

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



**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JANUARY 25, 2022 @ 5:30 PM**

Register for the meeting using the link below:

<https://attendee.gotowebinar.com/register/5782749884958162192>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by McCurter Land Company LLC to Zone 9.84 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre) located at 2537 G 3/8 Road. | [Staff Presentation](#) | **Phone in comment code: 7875**
2. Consider a request by Applewood South LLC to rezone Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70-acres total from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located south of Hwy. 50 and west of B ½ Road. | [Staff Presentation](#) | **Phone in comment code: 3578**
3. Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the “Department of Human Services of CO”) to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road. | [Staff Presentation](#) | **Phone in comment code: 1481**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
January 11, 2022 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Shanon Secrest, Keith Ehlers, Ken Scissors, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer), Trent Pall (Director of Public Works), and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 14 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 14, 2021.

2. 791 Jordanna Road Irrigation Easement Vacation File # VAC-2021-758

Consider a request by George and Sharon Pettit for vacation of a public irrigation easement on .427639 acres located at 791 Jordanna Road in a neighborhood zoned as Planned Development.

3. Eagle Estates Platting Extension File # SUB-2017-605

Consider a Request by Normal Brothers LLC to Extend for a one-year extension (January 11, 2023) for the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

Motion and Vote

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Secrest seconded the motion. The motion carried 7-0.

REGULAR AGENDA

1. GJ Regional Center Group Home Rezone File # RZN-2021-733

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

RESCHEDULED TO JANUARY 25, 2022.

2. Redlands 360 Outline Development Plan

File # PLD-2020-698

Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The applicant Doug Quimby, owner of La Plata Communities, Robert McGregor owner of the property, Cody Humpfree, director of planning at La Plata Communities, Ted Chivone, and John Justice presented.

Questions for Staff

Commissioner Gatseos and Ehlers asked about the conditional approval for the project.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via www.GJSpeaks.org.

Debra Witsman made a comment to keep the name easter hill, does not want to have access to easter hill.

Richard Swingle made a comment about the cost impact for the city of the development.

The public hearing was closed at 7:44 p.m. on January 11, 2022.

Questions for Applicant

Commissioner Gatseos asked about the applicant's involvement in the comprehensive plan.

Commissioner Ehlers asked about the appraisal variance.

Commissioner Gatseos asked about phasing and market value.

Commissioner Ehlers asked about the land evaluation assessments.

Commissioner Gatseos asked about the traffic flow.

Commissioner Ehlers asked about density projections and traffic studies.

Commissioner Gatseos asked the applicant to define gross and net density.

Commissioner Ehlers, Gatseos, and Scissors made comments in support of the development and their commitment to keeping public land and trails.

Discussion

Motion and Vote

Chairman Teske and Commissioner Secrest abstained from item #2.

Commissioner Ehlers made the following motion, Vice Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and subject to the land valuation assessment condition and imposition of an expiration date on the ODP of December 31, 2046, all as stated in the Staff Report dated January 11, 2022 and admitted as an exhibit at the hearings on PLD-2020-698.

Commissioner Gatseos seconded the motion. The motion carried 5-0. Scissors, Ehlers, Gatseos, Duyvejonck, and Herek.

3. Density Cap Code Amendment

Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify residential density regulations for development projects occurring within the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

Staff Presentation

Felix Landry, Planning Supervisor, gave a presentation regarding the request.

Questions for Staff

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via www.GJSpeaks.org.

No public comment.

The public hearing was closed at 7:47 p.m. on January 11, 2022.

Staff Response

None.

Questions for Staff

None.

Discussion

None.

Motion and Vote

Commissioner Ehlers made the following motion, Vice Chair, on the Zoning and Development Code Amendments, ZCA-2022-4, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Commissioner Secrest seconded the motion. The motion carried 6-0. Scissors, Secrest, Ehlers, Gatseos, Duyvejonck, and Herek.

4. Other Business

None.

5. Adjournment

Commissioner Gatseos moved to adjourn the meeting. Commissioner Herek seconded the motion. The vote to adjourn was 6-0. Scissors, Secrest, Ehlers, Gatseos, Duyvejonck, and Herek. The meeting adjourned at 8:33 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: January 25, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck Principal Planner

Information

SUBJECT:

Consider a request by McCurter Land Company LLC to Zone 9.84 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre) located at 2537 G 3/8 Road. | [Staff Presentation](#) | **Phone in comment code: 7875**

RECOMMENDATION:

Staff recommends approval of the request

EXECUTIVE SUMMARY:

The Applicant, McCurter Land Company LLC is requesting a zone of annexation to R-4 (Residential 4 dwelling units per acre) for the Brown Property. The approximately 9.82 acres consists of 1 parcel located at 2537 G-3/8 Road. The subject property includes an existing single-family home and a few outbuildings. There is 0.02 acres (982 square feet) of G-3/8 Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The requested zone district of R-4 is consistent with the Residential Low (2 to 5.5 dwelling units per acres) land use category of the Comprehensive Plan and the PD (Wilson Ranch) and R-4 zoning of adjacent properties within the City limits. The request for annexation will be considered by City Council, concurrent with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Annexation Request

The Applicant, McCurter Land Company LLC is requesting annexation of approximately 9.82 acres consisting of one parcel of land located at 2537 G-3/8 Road. The subject

property has an existing single-family home and a few outbuildings.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development of the property. The Applicant is requesting a zone district of R-4 (Residential – 4 dwelling units per acre) which is consistent with the Residential Low (2 to 5.5 dwelling units per acre) land use category of the Comprehensive Plan. Current Mesa County zoning is RSF-R.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – January 5, 2022
- Planning Commission considers Zone of Annexation – January 25, 2022
- Introduction of a Proposed Ordinance on Zoning by City Council – February 2, 2022
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – February 16, 2022
- Effective date of Annexation and Zoning – March 17, 2022

Zone of Annexation Request

The Applicant's property is currently in the County and has a County zoning of RSF-R (Residential Rural). Surrounding properties to the north, south and west are zoned RSF-R in Mesa County with some City R-4 (Residential 4 dwelling units per acre). Directly to the east is City PD (Planned Development) which is the Wilson Ranch subdivision. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to “encourage infill and redevelopment to leverage existing infrastructure” supports the Applicant's request of a zone of annexation of R-4.

The Applicant is interested in preparing the property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the Land Use Map designation of Residential Low (2 to 5.5 dwelling units per acre) density. The R-4 zoning requires a minimum of 2 dwelling units per acre, therefore the requested zoning of R-4 implements the designated land use category.

The purpose of the R-4 (Residential 4 dwelling units per acre) zone district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available. This property is located within an urban infill area of the community. The greater surrounding area both within the city limits and unincorporated Mesa County are a mix of large lot single family homes as well as developed with single-family detached homes with urban densities. Further subdivision development is encouraged within this infill area of the City with the 2020 One Grand Junction Comprehensive Plan. The property provides a large enough site to accommodate such development.

In addition to the R-4 zoning requested by the petitioners, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Low (2 to 5.5 dwelling units per acre).

- R-5 (Residential 5 dwelling units per acre)
- CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed Annexation and Zoning was held on August 21, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's representative and City staff were in attendance along with two members of the public.

An official development application was submitted to the City of Grand Junction for review on August 16, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code including posting the property with an application sign. 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 and the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. The opportunity for public comment is also available through the GJSpeaks platform.

ANALYSIS

Zone of Annexation Analysis

The criteria for review is set forth in Section 21.02.140 (a) and includes 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 owners have petitioned for annexation into the City limits and requested zoning of R-4 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5-12 dwelling units per acre). Since the Applicant's property is currently in the County, and the current County zoning is not in compliance with the Comprehensive Plan, the annexation of the property is a subsequent event that invalidates the original premises, including the existing county zoning designation.

Therefore, staff has found 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 or condition of the areas has not substantially changed to satisfy this criterion. Staff finds that this criterion has not 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 the proposed R-4 zone district. The Applicant intends to develop the property with single family residential lots in compliance with the requested R-4 zone district. The property has street access to G-3/8 Road as well as from Brush Creek Road stubbed to the property from the south. Water and sewer services are available to this property. The property is within the Ute Water District service area. The property is currently within the Persigo 201 Sewer Service Area with three 8-inch sewer lines proximate to the property in Castle Creek Road, Brush Creek Rd, and 25 ½ Road. The sewer lines have sufficient capacity to serve urban densities as proposed on this site.

The site is served by Mesa County Valley School District 51 public schools including Appleton Elementary, West Middle School and Grand Junction High School. Commercial Services are located within 2 to 3 miles along the Patterson Road corridor.

No changes in fire protection and emergency medical response are expected due to development of this property. Primary response is from Fire Station 3 at 582 25 ½ Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 3 has the capacity to handle the increase in calls for service resulting from this annexation and development.

Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 density, therefore staff has found 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 subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 dwelling units per acre). The proposed zoning designation of R-4 meets the intent of achieving the minimum and desired density for the property with this request, to develop within the contemplated Residential Low density land use category. For properties already annexed into the City limits in this area they are zoned mostly R-4 with some PD that is developed at a similar density (Wilson Ranch). There are a number of larger undeveloped or underdeveloped parcels in the vicinity that are currently in the County but, if annexed to the City as developed would most likely be zoned similarly. Therefore, while not

presently zoned as such, there is an adequate supply of suitably designated land in the Comprehensive Plan in the area that could be developed at R-4 densities. Thus, Staff finds that there is not an inadequate supply of R-4 zoning and therefore finds this criterion has not been met.

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

Annexation and zoning of the property will create additional land within the City limits for anticipated growth and it continues to fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits within the infill tier of the Comprehensive Plan. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the ongoing needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-5 and CSR zone districts could be considered in a Residential Low Land Use area, the R-4 zone district is consistent with the recommendations of the Plan and most compatible with the surrounding neighborhood.

Consistency with Comprehensive Plan

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 which promotes annexation of area where urban services already exist and generally meet service levels, where the focus is on intensifying residential areas through

infill. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Brown Property Zone of Annexation, ANX-2021-585, a request for the property located at 2537 G-3/8 Road, from County RSF-R (Residential Rural) to a City R-4 (Residential 4 dwelling units per acre) zoning, the following findings of facts have been made:

1. The request meets 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, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2537 G-3/8 Road, City file number ANX-2021-585, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Annexation Schedule
3. Annexation Plat
4. Site Location and Zoning Maps
5. Public Correspondence Received
6. ORD-Zoning Brown Property Annexation

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Ivan Geer

, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

[Signature]

Subscribed and sworn to before me this 1st day of September, 2021.

Witness my hand and official seal.

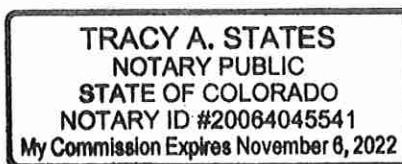
Tracy A. States

Notary Public

466 Duffy Drive
Grand Junction, Co 81504

Address

My commission expires: 11/06/2022



**BROWN PROPERTY ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 2537 G-3/8 Road generally located on the southwest corner of G-3/8 Road and 25-1/2 Road.

Tax Identification Number: 2701-343-00-108

As described and shown on the attached Annexation Parcel Description

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Brown Property Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

James R. McCurter, Member
McCurter Land Company, LLC
NAME

2458 Home Ranch Ct.
Grand Junction, Co 81505
ADDRESS

Print Name, Title: James R. McCurter, Member


SIGNATURE

9-1-21
DATE

**PERIMETER BOUNDARY LEGAL DESCRIPTION
BROWN PROPERTY ANNEXATION**

A tract of land located in the SW 1/4 NE 1/4 SW 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 of said Section 34, thence along the 1 West line of said SW 1/4 of Section 34 an assumed bearing of South 00°00' 00" West with all bearings herein being relative thereto, a distance of 668.13 feet to the extended centerline of G 3/8 Road, thence South 89°55'38" East along said centerline a distance of 1983.5 feet, thence South 00°43'52" West 20.00 feet to the True Point of Beginning also being the Northeast corner of Lot 41 of Pamona Park as filed in the records of Mesa County, Colorado, thence continuing South 00° 43' 52" West along the East line of the said Lot 41 a distance of 627.60 feet to the corner of said Lot 41, thence along the South line of said Lot 41 North 89° 55' 38" West a distance of 93.23 feet, thence North 00° 04' 22" East 108. 72 feet, thence North 18° 50' 38" West 371. 84 feet, thence North 00° 00' 00" East 167.34 feet to a point on the North line of said Lot 41 also being the South right of way line of G 3/8 Road, thence South 89° 55' 38" East along the North line of said Lot 41, a distance of 221.24 feet to the true point of beginning,

Lot 42 in PAMONA PARK SUBDIVISION,
EXCEPT Beginning at the Northeast corner of said Lot 42, thence South 204 feet, thence West 404 feet, thence North 204 feet, thence East 404 feet to point of beginning, AND EXCEPT Beginning at a point 131 feet East of the Northwest corner of said Lot 42, thence South 189 feet, thence East 90 feet, thence North 189 feet, thence West 90 feet to the point of beginning,
ALL IN MESA COUNTY, COLORADO.

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

McCurter Land Company, LLC, an Arkansas Limited Liability Company
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172,
C.R.S.

The type of entity is: Limited Liability Company.

The entity is formed under the laws of the State of Arkansas.

The mailing address for the entity is: 2458 Home Ranch Court, Grand Junction, CO 81505
_____.

The name and position of each person authorized to execute instruments conveying,
encumbering, or otherwise affecting title to real property on behalf of the entity is:

James R. McCurter, Member OR Mary Tweedy McCurter, Member
OR Linda Kramer as authorized agent.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as
follows):

2537 G 3/8 Road, Grand Junction, CO, 81505

Other matters concerning the manner in which the entity deals with interests in real
property:

_____.

Executed this 23rd day of August, 2021.


Signature (Type or Print Name Below)

James R. McCurter, Member

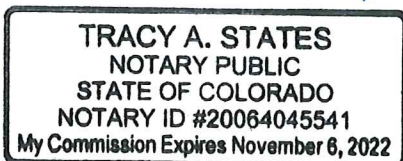
STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 23rd day of
August, 2021, by James R. McCurter (insert name of individual) as
Member (insert office held or role (President, Vice President or
member, manager or managing member for LLCs) for McCurter Land Company (insert
name of corporation or LLC) LLC

Witness my hand and official seal.

My commissioner expires: 11/06/2022


Notary Public



Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2021.07.23 13:43:54 -06'00'

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) McCurter Land Company, LLC ("Entity") is the owner of the following property:

(b) 2537 G 3/8 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) Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

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

To matters pertaining to 2537 G 3/8 Road, Grand Junction, CO.

☒ The Entity is the sole owner of the property.

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

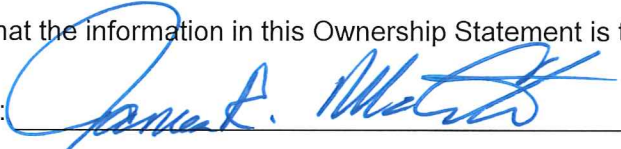
On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: James R. McCurter, Member

State of Colorado)

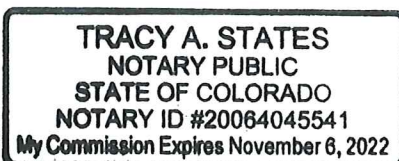
County of Mesa) ss.

Subscribed and sworn to before me on this 23rd day of August, 20 21

by James R. McCurter, Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



Tracy A. States
Notary Public Signature



State Documentary Fee
Date: August 19, 2021
\$120.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

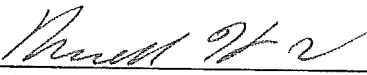
Grantor(s), **RUSSELL H. BROWN AND SHAROL L. BROWN**, whose street address is **2537 G 3/8 RD, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,200,000.00) ***One Million Two Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **MCCURTER LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**, whose street address is **2458 HOME RANCH CT, Grand Junction, CO 81505**, City or Town of **Grand Junction**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **2537 G 3/8 RD, GRAND JUNCTION, CO 81505**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **August 19, 2021**.



RUSSELL H. BROWN



SHAROL L. BROWN

State of **Colorado**

)
)ss.
)

County of **MESA**

The foregoing instrument was acknowledged before me on this day of **August 19th, 2021** by **RUSSELL H. BROWN AND SHAROL L. BROWN**

Witness my hand and official seal

My Commission expires: 12-5-21



Notary Public

JESSICA CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974021948
My Commission Expires December 5, 2021
County of Mesa

When recorded return to: **MCCURTER LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**
2458 HOME RANCH CT, Grand Junction, CO 81505



Exhibit A

A TRACT OF LAND LOCATED IN THE SW¼ NE¼ SW¼ OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW¼ OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SW¼ OF SECTION 34 AN ASSUMED BEARING OF SOUTH 00°00'00" WEST WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 668.13 FEET TO THE EXTENDED CENTERLINE OF G 3/8 ROAD;
THENCE SOUTH 89°55'38" EAST ALONG SAID CENTERLINE A DISTANCE OF 1983.5 FEET;
THENCE SOUTH 00°43'52" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF LOT 41 OF POMONA PARK AS FILED IN THE RECORDS OF MESA COUNTY, COLORADO;
THENCE CONTINUING SOUTH 00°43'52" WEST ALONG THE EAST LINE OF THE SAID LOT 41 A DISTANCE OF 627.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41;
THENCE ALONG THE SOUTH LINE OF SAID LOT 41 NORTH 89°55'38" WEST A DISTANCE OF 93.23 FEET;
THENCE NORTH 00°04'22" EAST 108.72 FEET;
THENCE NORTH 18°50'38" WEST 371.84 FEET;
THENCE NORTH 00°00'00" EAST 167.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41 ALSO BEING THE SOUTH RIGHT OF WAY LINE OF G 3/8 ROAD;
THENCE SOUTH 89°55'38" EAST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 221.24 FEET TO THE POINT OF BEGINNING;

AND

LOT 42 OF POMONA PARK SUBDIVISION;
EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42;
THENCE SOUTH 204 FEET;
THENCE WEST 404 FEET;
THENCE NORTH 204 FEET;
THENCE EAST 404 FEET TO THE POINT OF BEGINNING;
AND EXCEPT BEGINNING AT A POINT 131 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 42;
THENCE SOUTH 189 FEET;
THENCE EAST 90 FEET;
THENCE NORTH 189 FEET;
THENCE WEST 90 FEET TO THE POINT OF BEGINNING,

ALL IN COUNTY OF MESA, STATE OF COLORADO.

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

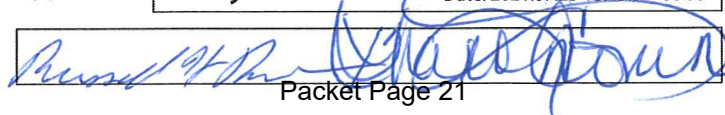
Signature of Person Completing the Application

Tracy States

Digitally signed by Tracy States
Date: 2021.07.23 13:43:54 -06'00'

Date

Signature of Legal Property Owner



Date

General Project Report

**Brown Property Annexation & Zoning
2737 G 3/8 Road, Grand Junction, CO
Parcel No. 2701-343-00-108**

August 12, 2021

Prepared for:

McCurter Land Company, LLC

2458 Home Ranch Court, Grand Junction, CO 81505

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

1) Location: The project is located at 2537 G 3/8 Road (Parcel No. 2701-343-00-108).

2) Acreage: The subject parcel contains approximately 9.82 Acres.

3) Proposed Use: This submittal is for the Annexation into the City of Grand Junction limits and requests a zoning of the parcel to R-4. The future land use is Residential Low (2-5.5 DU/Acre). The proposed R-4 zoning (2-4 DU/Acre) meets the intent of the 2020 Comprehensive Plan with regards to density and use. A separate submittal will be made with regards to the subdivision of the parcel.

B. Public Benefit

The proposed Annexation and Zoning will provide low density, single family residential lots needed to keep up with growth and demand for housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on August 10, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and Zoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The R-4 zoning is an appropriate district for the Residential Low category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of large lot residential and agricultural uses, as well as low density residential.

3) Site access and traffic patterns:

Not applicable for this submittal.

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

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sewer
Grand Valley Water Users Association
Xcel Energy (Gas)
Grand Valley Power
City of Grand Junction Fire – Station 6
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form will be obtained at the Preliminary/Final submittal stage.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone.

6) Effects on public facilities:

The Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

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

None are anticipated.

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

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Annexation and Zoning request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

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

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

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

All public facilities and utilities will be available concurrent with the rezoning and subsequent development of this property.

- (v) **Received all applicable local, State and federal permits.**
All applicable permits will be obtained for this project.

Section 21.02.140 Code amendment and rezoning:

(a) **Approval Criteria.** 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

The proposed Annexation and Zoning request to the R-4 zone district will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The parcel's location within the 201 boundary dictates that the project must annex and establish zoning in the City limits in order to develop.

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

The annexation and zoning would allow the continuation of low density, affordable, quality housing in this much desired area of Grand Junction and is consistent with the Comprehensive Plan.

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

Public and community facilities are existing and adequate and will support low density residential and industrial developments and are not affected as a result of the Annexation and Zoning request.

(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

This parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of low-density development parcels in this area, that haven't already been developed, to meet demand.

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

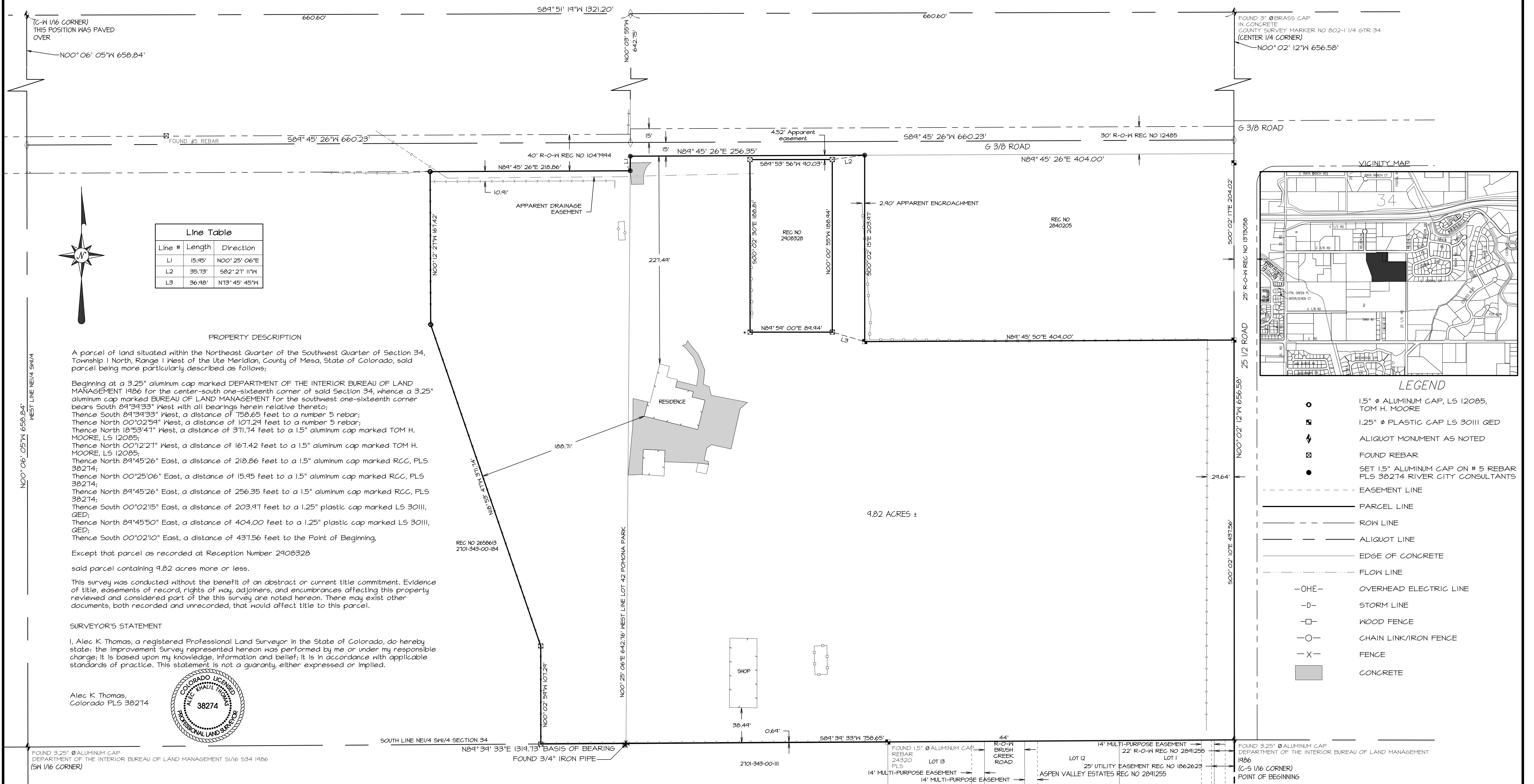
The area will benefit with the development of low-density residential development with the extension of services.

F. Development Schedule

Not applicable for this submittal.

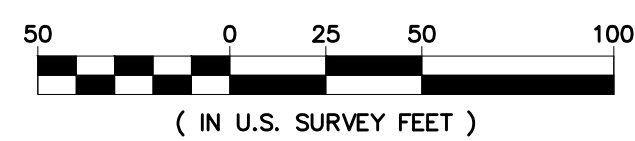
IMPROVEMENT SURVEY PLAT

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN. MESA COUNTY, COLORADO



FOUND 3.25" Ø ALUMINUM CAP
DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 51/6 534 1986
(SW 1/16 CORNER)

SCALE



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____

Deposit Number _____

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

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (GNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.7246N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000 FT
EASTING: 100,000 FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVDB88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the south line of the Northeast Quarter of the Southwest Quarter of Section 34, T1S, R1W, Ute Meridian, a 3.25" aluminum cap marked DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1986 for the center-south one-sixteenth corner, and a 3.25" aluminum cap marked DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1986 for the southwest one-sixteenth corner which bears South 89°39'33" West with all bearings herein relative thereto.

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

IMPROVEMENT SURVEY PLAT

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 34
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY,
COLORADO

Sheet 1 of 1 Date: 5/20/21 Job No. 1071-015
Surveyed: CVW Drawn: AKT Checked: BDM
Drawing name: S:\PROJECTS\0171 Freeway Properties (McCurley)\015 2591 & 3.8 Roadway\DWG\0171-015 15P.dwg



**2537 G 3/8 Road Annexation and Zoning
(Parcel No. 2701-343-00-108)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, AUGUST 10, 2021 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation and Zoning, was held Tuesday, August 10, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on July 29, 2021, per the mailing list received from the City of Grand Junction. There were five attendees including Tracy States, Project Coordinator, with River City Consultants, Jim McCurter, the Developer and Scott Peterson, Senior Planner with the City of Grand Junction. There were two neighbors in attendance.

The meeting included a brief presentation and a question/answer session. Information about the proposed subdivision was presented, and it was explained the zoning district proposed was R-4 (2 to 4 dwelling units per acre) and that 39 single family residential building lots were planned on approximately 9.82 acres. A Concept Plan was shown to the attendees and a copy is included with this summary.

The only concern expressed was with regards to irrigation delivery. Jim McCurter addressed this and assured that the irrigation will remain in the same condition it is currently or may even be improved as a result of the project. He explained that he will diligently work with affected parties. The other neighbor in attendance agreed that Jim is a conscientious developer and so far, the development he has seen that Jim is involved with in the area has been good.

Scott Peterson wrapped up by explaining the process and that cards would be sent out notifying when the project was scheduled for public hearings.

The meeting adjourned at approximately 5:45 PM.

On August 12, 2021, Tracy States receive a phone call from Maria Arrieta who lives directly north of the project. She was unable to attend the meeting and wanted information. Tracy shared with her what was presented at the meeting. Maria is not in favor of the property being subdivided. Tracy explained that the property is an area designated for this type of development and suggested Maria drive through Aspen Valley Estates to get an idea of what the development would likely look like. Maria did not want to lose her view of the Monument nor did she want to see more people in the area.

Location Map

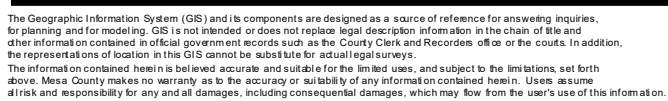


Printed: 8/10/2021
1 inch equals 94 feet
Scale: 1:1,128

Zoning Map City GJ



Printed: 8/10/2021
1 inch equals 188 feet
Scale: 1:2,257

Print Date: August 10, 2021
Packet Page 30

2020 Comprehensive Plan

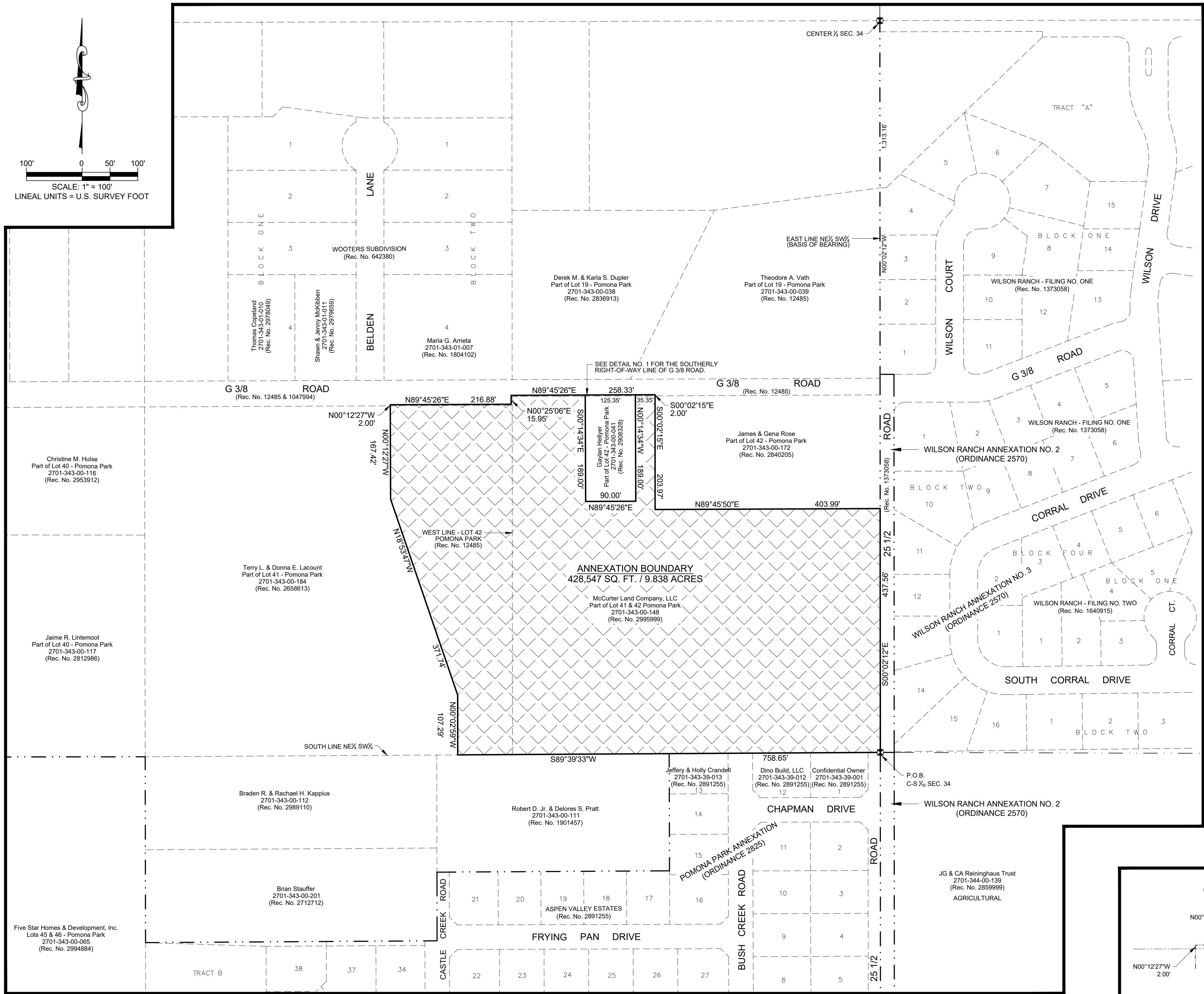
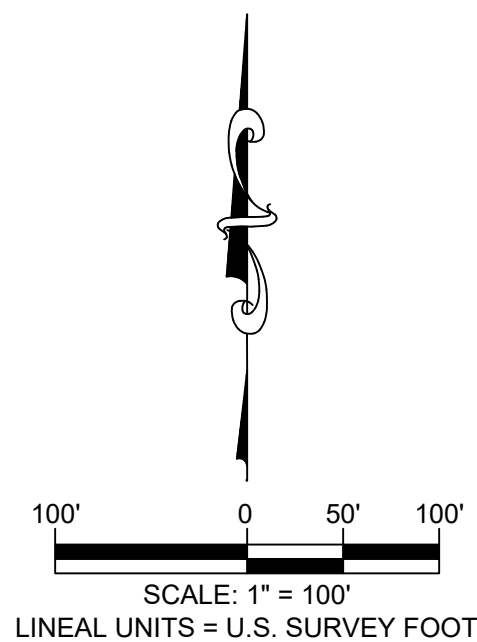


Printed: 8/10/2021
1 inch equals 94 feet
Scale: 1:1,128

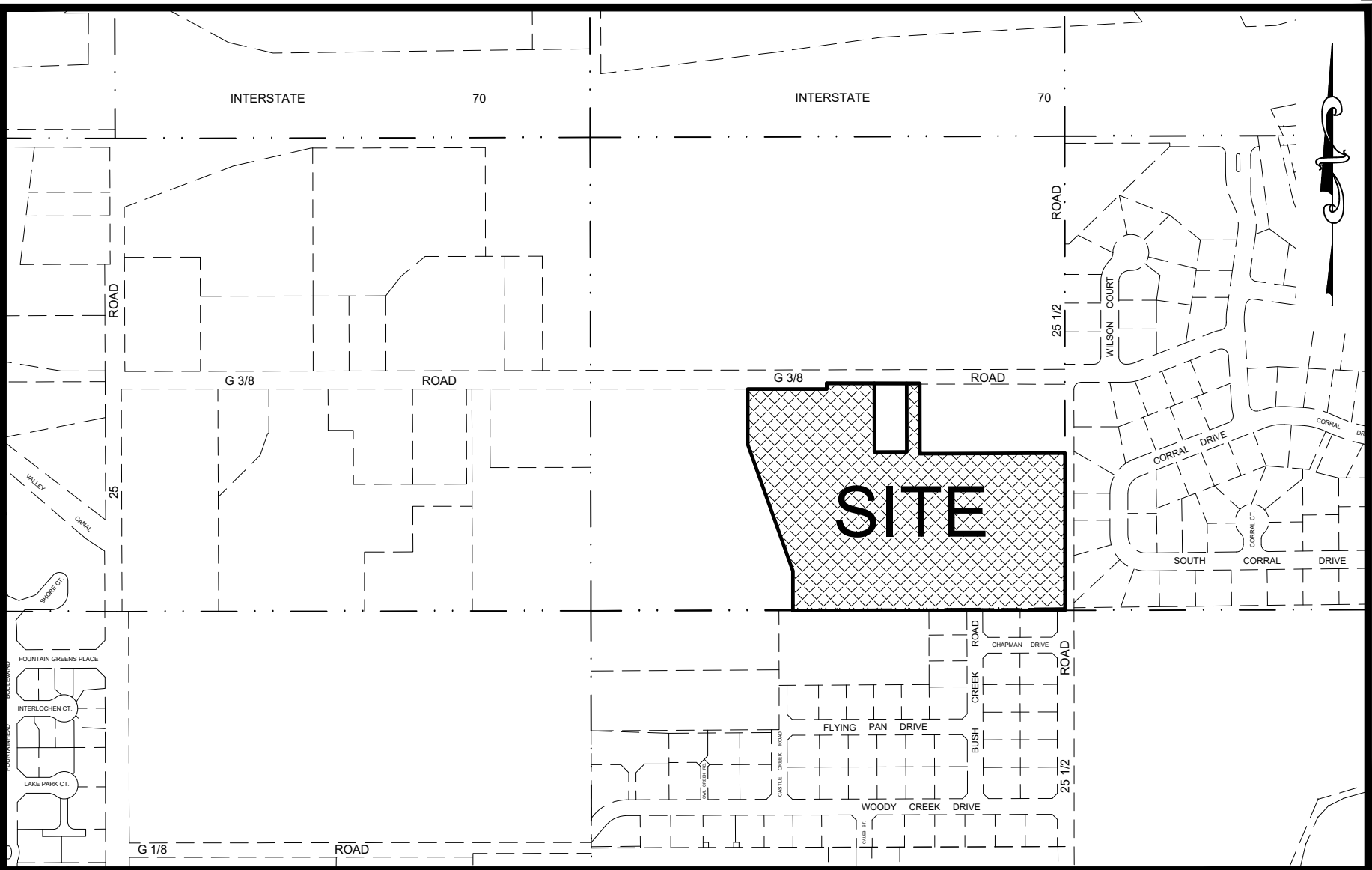
BROWN PROPERTY ANNEXATION				
5 January 2022		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
25 January 2022		Planning Commission Considers Zone of Annexation		
2 February 2022		City Council Intro Proposed Zoning Ordinance		
16 February 2022		City Council Accept Petition/Annex and Zoning Public Hearing		
17 March 2022		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-585		
Location		2537 G 3/8 Road		
Tax ID Number(s)		2701-343-00-108		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		0		
Number of Dwelling Units		1		
Acres Land Annexed		9.84		
Developable Acres Remaining		9.73		
Right-of-way in Annexation		982 square feet of G 3/8 Road		
Previous County Zoning		RSF-R		
Proposed City Zoning		R-4		
Surrounding Zoning:	North:	RSF-R (Mesa County)		
	South:	RSF-R (Mesa County) and R-4 (City)		
	East:	PD (Planned Development)		
	West:	RSF-R (Mesa County)		
Current Land Use		Large Lot Single Family Residential (SFR)		
Proposed Land Use		Appx 37 Detached Single Family		
Surrounding Land Use:	North:	Large Lot Single Family Residential		
	South:	Large Lot SFR and Aspen Valley SFR		
	East:	SFR – Wilson Ranch		
	West:	Large Lot Single Family Residential		
Comprehensive Plan Designation:		Residential Low		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$26,630		
	Actual	\$328,390		
Address Ranges		2533 – 2545 G 3/8 Road		
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire	Grand Junction Rural Fire District		
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County Valley School District 51		
	Pest	Grand River Mosquito Control District		

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 400'

LEGAL DESCRIPTION

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING **428,547** square feet or **9.84** Acres, more or less, as described.

LEGEND

ANNEXATION
BOUNDARY
EXISTING
CITY LIMITS

SURVEY ABBREVIATIONS

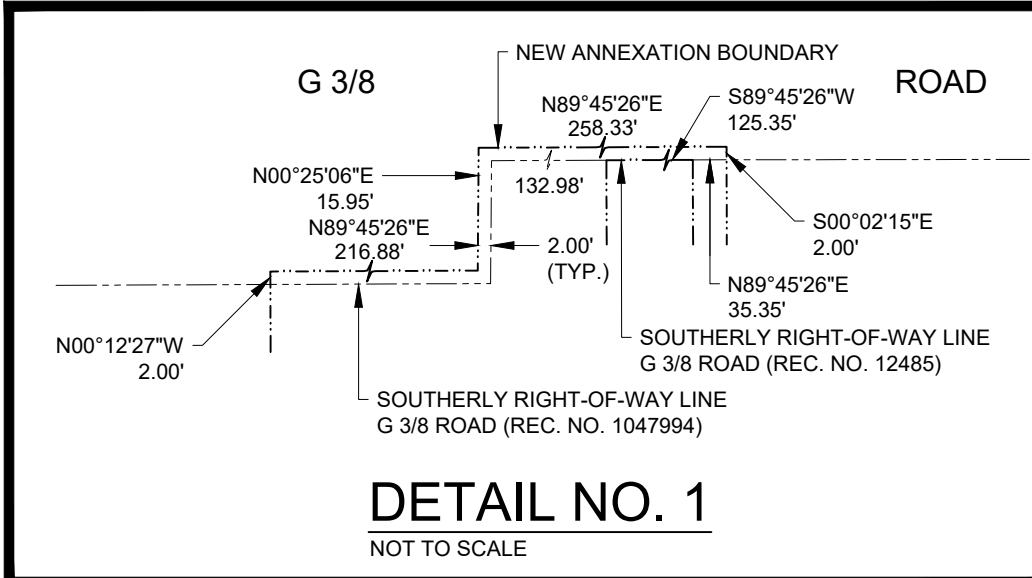
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	A=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,570.50 FT.
CONTIGUOUS PERIMETER	816 FT.
AREA IN SQUARE FEET	428,547
AREA IN ACRES	9.84
AREA WITHIN R.O.W.	982 SQ. FT.
	0.02 ACRES

ORDINANCE NO.
XXXX

EFFECTIVE DATE
NOVEMBER XX, 2021



NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT & DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

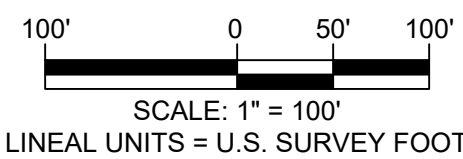
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

DATE

G:\Data\SURVEY\Annexations\2021\585 - Browns - Kris\60 CAD\Browns Annexation Plat.dwg - PLOTTED 2021-12-09

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 11/2021
DESIGNED BY: DATE:
CHECKED BY: RBP DATE: 12/09/2021
APPROVED BY: RBP DATE: 11/2021



CITY OF
Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

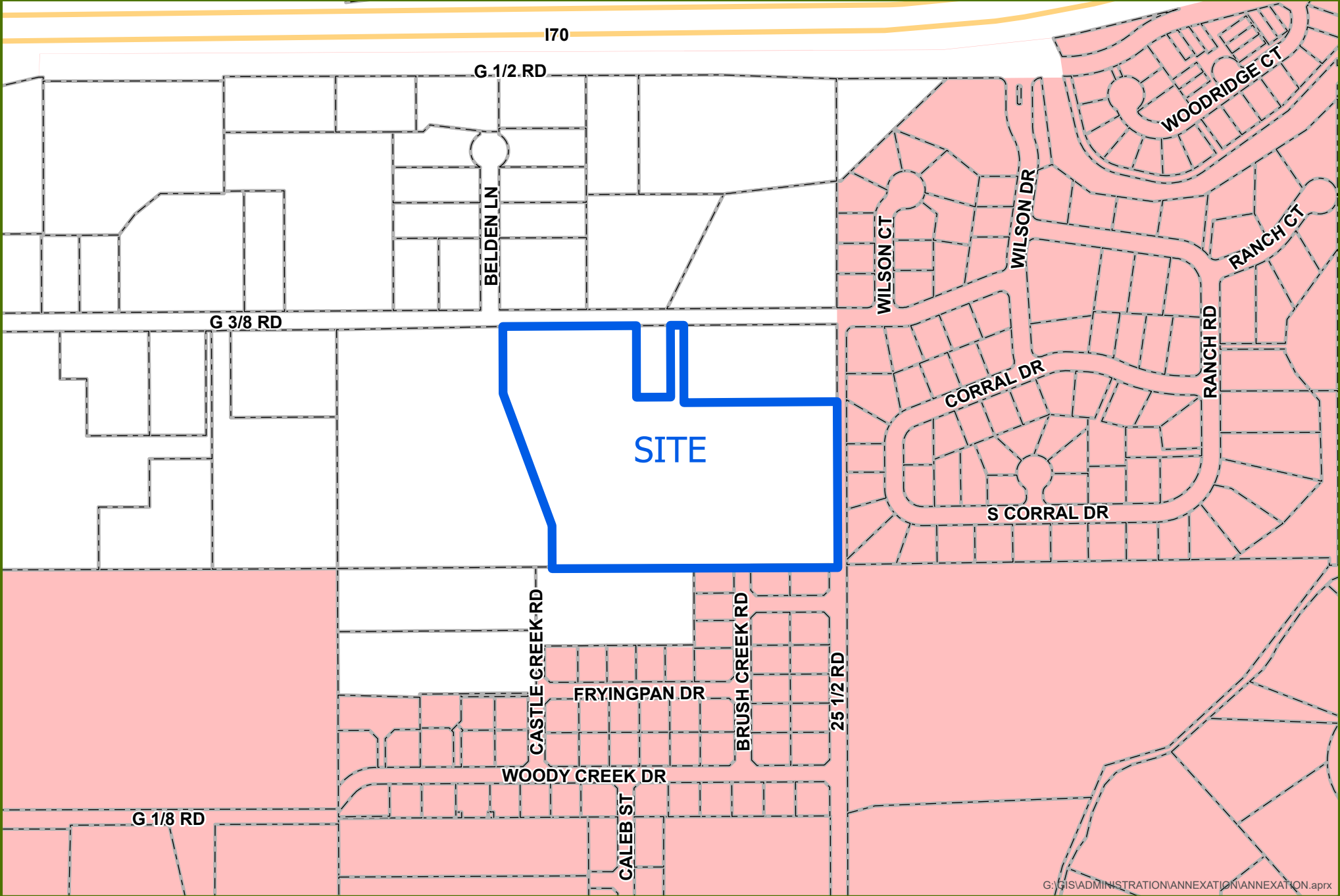
PUBLIC WORKS
ENGINEERING DIVISION

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1
OF
1

BROWN ANNEXATION



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

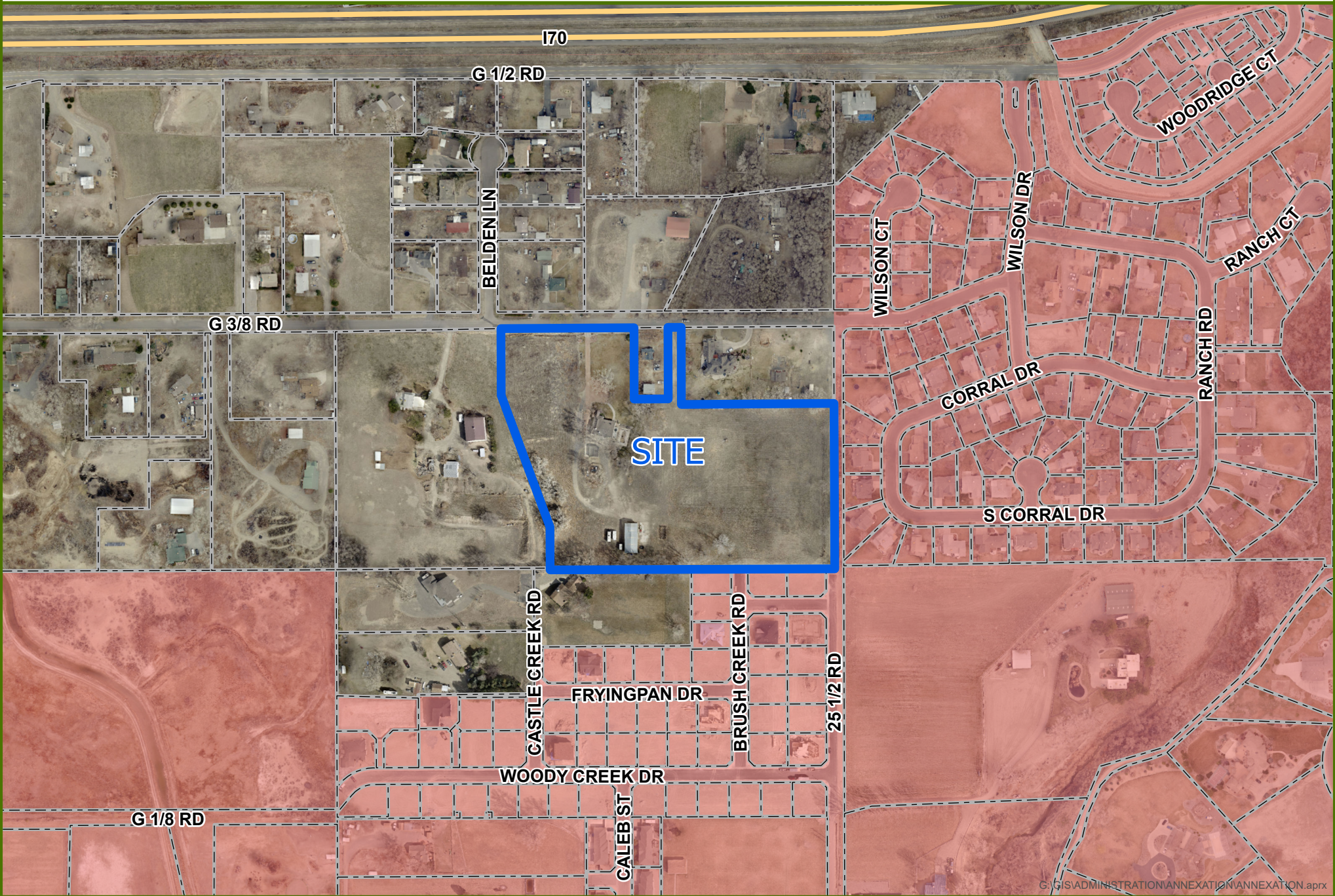


Annexation



City Limits

BROWN ANNEXATION



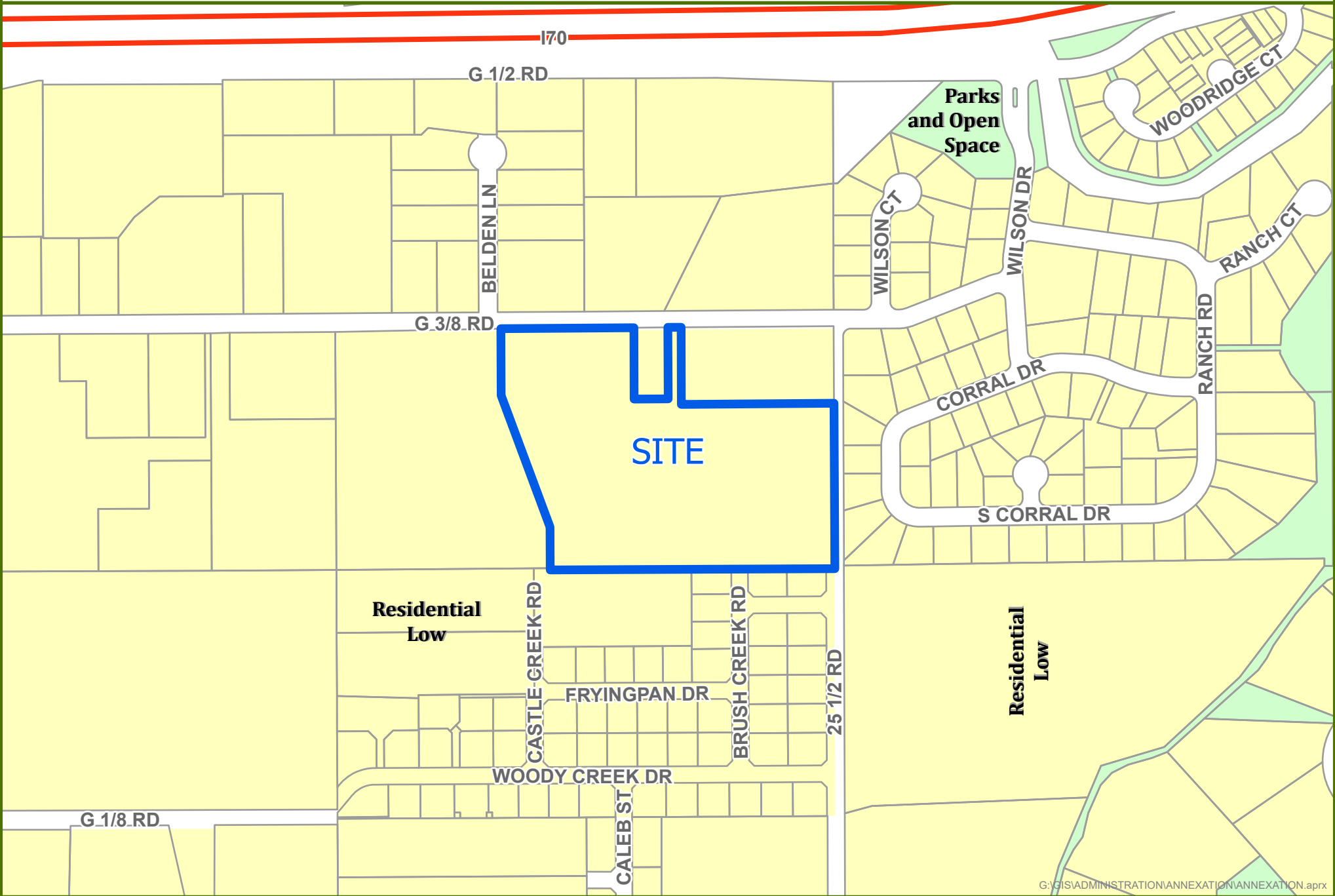
G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

 Annexation  City Limits

BROWN ANNEXATION - LAND USE



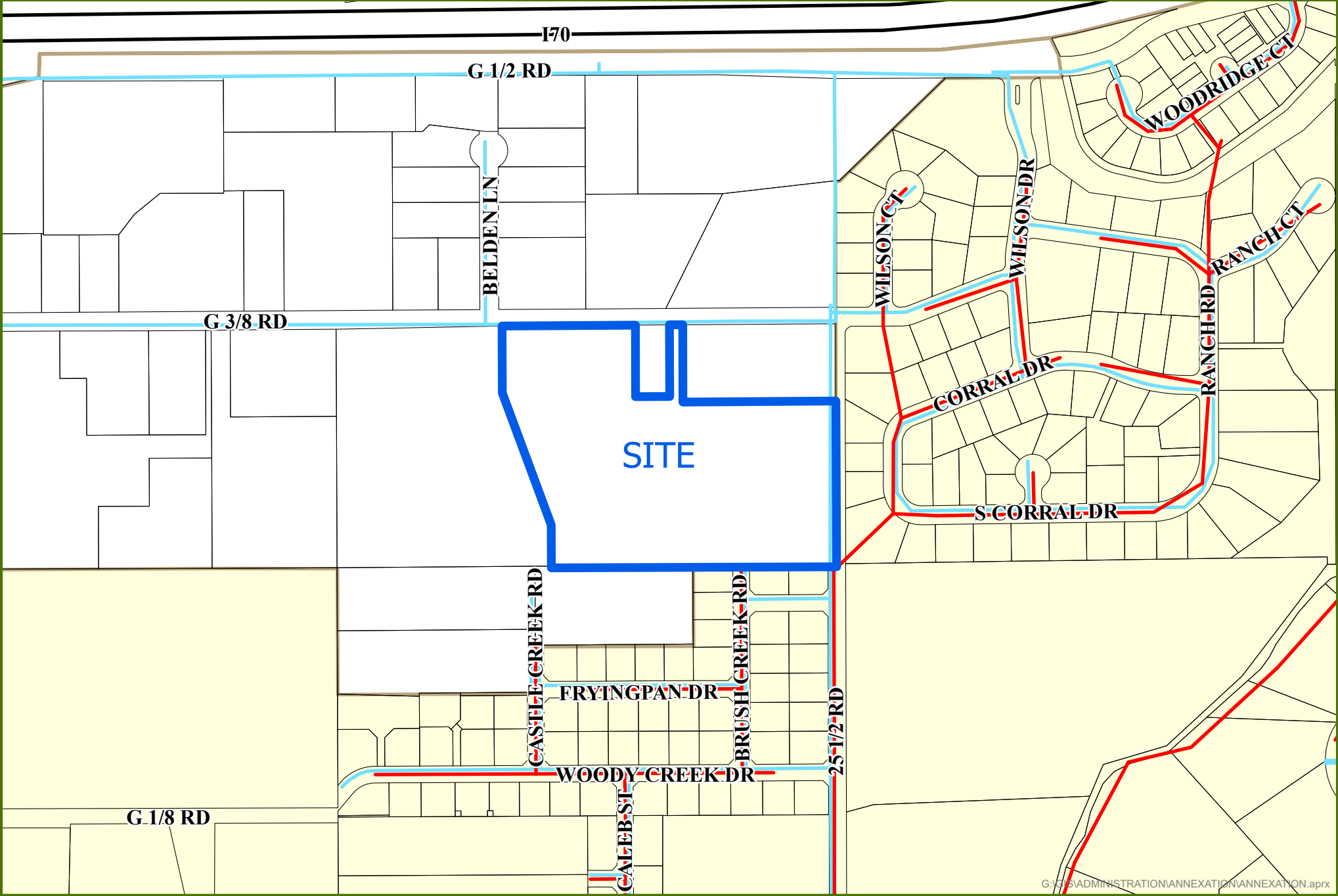
G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

 Annexation Boundary

BROWN ANNEXATION - UTILITIES



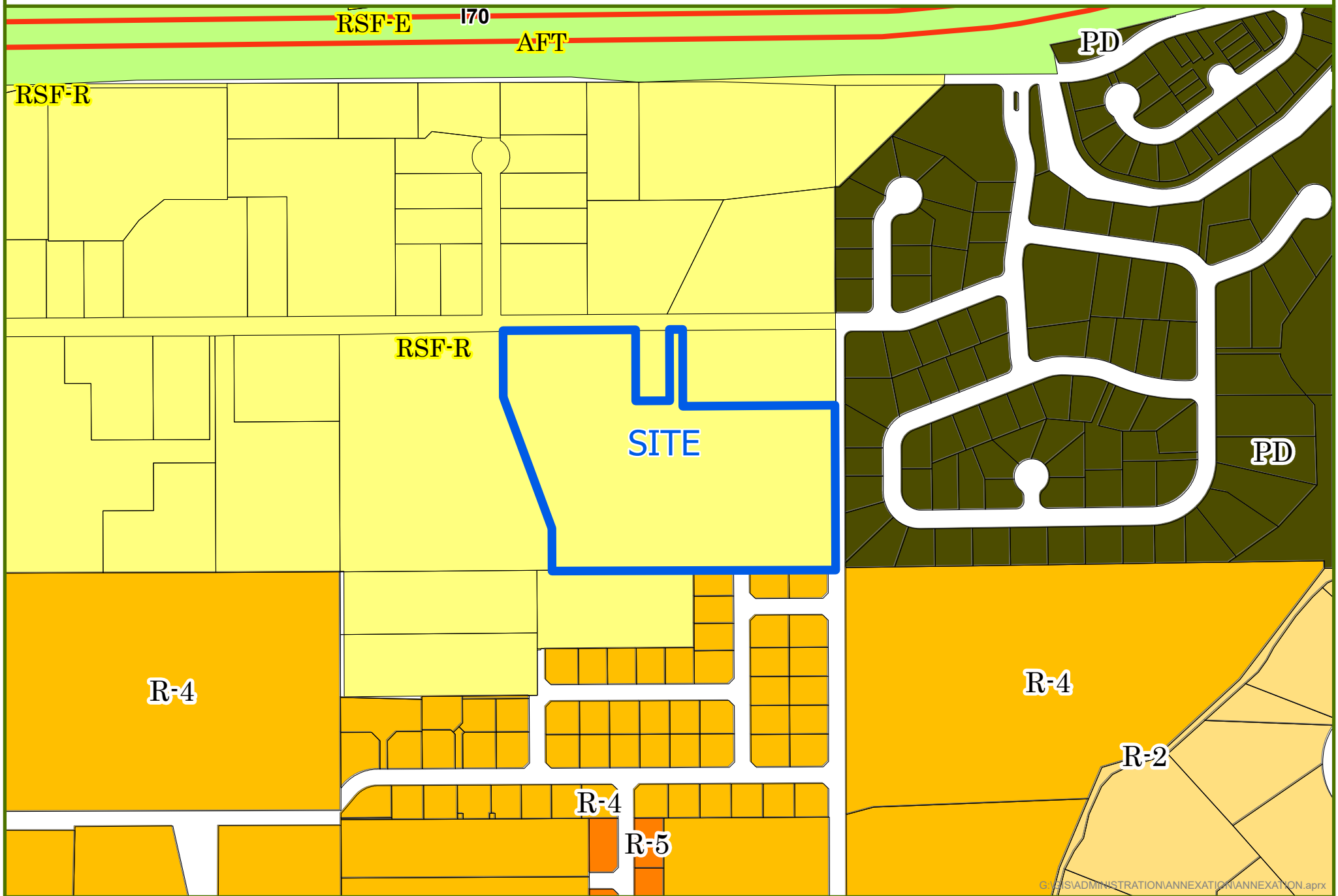
G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

SEWER UTE WATER CITY LIMITS

BROWN ANNEXATION - ZONING



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.05 0.1 Miles

 Annexation

City Zoning
Packet Page 30

County Zoning

Date Created: 9/27/2021



November 28, 2021

Dear Mr. Secrest,

We are writing you regarding the Brown Annexation ANX-2021-585 at 2537 G 3/8 Road. There is significant apprehension among existing residents along this corridor who will be affected by this proposed development. We believe our issues have merit and should be addressed by our current representatives, particularly in light of the fact that this development plan has moved forward without addressing the concerns of those who stand to be most affected by the changes it entails.

As proposed, the current plan will absolutely create an undue strain on the existing infrastructure of the neighborhood and create a human and material burden on existing residents. In addition to a prolonged building period, which will disrupt daily activities, increase environmental health hazards for vulnerable residents, and stress the surrounding agricultural ventures, the facilities and systems to safely support an additional 37 homes on fewer than 10 acres are simply not in place.

To begin with, no provisions for amending environmental concerns has been shared with existing residents beyond the vaguest assurances of water trucks to mitigate some of the dust. Considering the chemical composition of the surrounding soil, this does not seem to be adequate amendment to protect the people of this neighborhood, the animals, and the irrigation waters used to grow human- and animal-consumed crops. Additionally, no discussion regarding the preemptive building of privacy fences to surround the development – which would alleviate some of the noise, litter, and exposure of construction – has been shared with direct neighbors. These are significant quality of life issues that stand to affect the current members of this neighborhood.

Two planned egresses to this unnecessarily dense housing proposal are on G 3/8 Road, which is not equipped to handle the additional influx of traffic. This road currently does not have any sidewalks and already suffers from limited space for pedestrian and small vehicle traffic. It is used by local families with young children and bikers, runners, and walkers of all ages. The lack of sidewalks and sight line issues on the road are already of grave concern to residents. Additional congestion of, at minimum, 37 additional vehicles is untenable and will result in unacceptable danger to residents. These problems will propagate to the juncture of G 3/8 and 25 Road, where congestion and safety will also become larger issues that the city and county will need to address.

One of the egress points currently plotted is between two residential homes: 2545 and 2538 G 3/8 Road. Neither household was contacted by the developers or the city to discuss the building of a road which would significantly impact their safety, quality of life, and vital irrigation access (this road would interrupt access to the irrigation canal). Both residents adamantly oppose an egress point at this juncture and submit to the council and to the developer that this egress point be removed. It is both unnecessary, there being another egress

onto the same road less than 250 feet away, and invasive to adjacent properties. There is no legitimate reason that the burden of traffic should be placed between existing homes and not at a point of access which will disrupt fewer families, offer better line of sight to exiting traffic, and minimize dangers to residents who do not stand to benefit from this venture but have nonetheless been volunteered to shoulder the burdens created by it.

In summation, we submit these proposed changes to the development plan:

- Lower density housing, reducing the planned number of lots from 37 to at most 24.
- Commissioning and sharing an environmental study to ensure health risks of construction are identified and minimized.
- Prioritizing placement of privacy fences along the borders of existing properties prior to the start of construction.
- A joint city/county plan to construct sidewalks and bike lanes on G 3/8 Road to accommodate the increase in automotive traffic.
- Elimination of the egress point between 2438 and 2545 G 3/8 Road, or at a minimum moving it away from existing properties.

This expansion, in addition to disenfranchising current residents materially and decreasing quality of life, poses a threat to some of the more unique features of residential life in our valley. Affordable housing, fast and safe commutes, and responsible stewardship of land and resources are all disappearing as a result of plans that favor high-density redistribution of space in order to maximize profit. This plan is literally in our backyards and on our doorsteps, and we urge you to listen to our concerns and be responsive to the issues we have raised. We chose to live in Grand Junction for the benefits that are available here and not in similar cities that have succumbed to sprawl and erosion of neighborhood-level character. If we had seen this overdevelopment in effect when we first visited, we would have settled elsewhere, and others considering a move to this area will be thinking the same thing. We are not opposed to developing land, or fulfilling the city's needs, but we trust that compromises can be made to ensure that the human cost – the needs and daily lives of current residents – are not buried under the sole consideration of maximizing financial gain.

Sincerely,

Gena and James Rose
2545 G 3/8 Road
Grand Junction, CO

To Whom it may concern:

I am writing regarding the Brown Annexation ANX-2021-585 at 2537 G 3/8 Rd as well as the rest of the excessive development along G Rd. There is no reason to consider annexation of this parcel for McCurder to develop. There are half a dozen other parcels along G R that are already set for development. The Planning Commission, City Council, and Mesa County are more concerned with increasing tax revenue than with creating a sustainable plan for the future of Grand Junction.

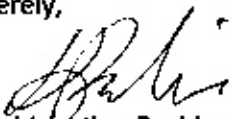
There are numerous reasons to oppose development:

- Grand Junction residents are opposed to urban sprawl; folks who want to live in major cities already do
- Grand Junction health care infrastructure cannot support growth of the city; both hospitals are routinely at capacity and face daily staffing challenges while Grand Junction residents are transferred to Denver or Salt Lake for medical care that has previously been available locally
- Grand Junction residents are being priced out of Grand Junction; house prices have surged well beyond what local people can afford
- Grand Junction properties are devalued by planned road expansions; houses located along Patterson, G Rd, and other corridors will be unpleasant to live in, difficult/impossible to sell, and sellers won't be able to afford new housing locally
- Grand Junction bicycle commuters and young/elderly drivers will be endangered by increased traffic
- Grand Junction children will suffer; D51 does not have the facilities or staffing to accommodate more learners
- Grand Junction law enforcement will not be able to serve a growing community; Grand Junction Police Department is rarely fully staffed for our current population and will be inadequate for a population surge
- Grand Junction needs to attract people who are eager to work in our community; new developments increasingly attract technology workers and independently wealthy people while house prices discourage average workers from coming to the area

It is very disappointing that the City Planners value expansion over preserving the unique features of our valley: affordable housing, rapid commutes, quality education, accessible health care, good air quality, etc.

Given the challenging times with the COVID-19 pandemic the city's expansion plans should be promptly abandoned. Every individual in the Planning Commission and City Council should be ashamed to place more value on tax revenue than the health, happiness, and safety of Grand Junction residents.

Sincerely,



Grand Junction Resident

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE BROWN PROPERTY ANNEXATION
LOCATED AT 2537 G-3/8 ROAD
TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 9.82 acres into the City limits. The annexation is referred to as the “Brown Property Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Brown Property Annexation consisting of 9.82 acres from County RSF-R (Residential Rural) to R-4 (Residential – 4 dwelling units per acre) finding that the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan, the principles and strategies of the Plan 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 the R-4 (Residential 4 dwelling units per acre) zone district and is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code for the parcel as designated.

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

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado known as the Brown Property Annexation is hereby zoned R-4 (Residential 4 dwelling units per acre).

2537 G-3/8 Road

Tax Parcel 2701-343-00-108

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein

being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described.

INTRODUCED on first reading this 19th day of January, 2022 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 25, 2022
Presented By: Scott Peterson, Senior Planner
Department: Community Development
Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Applewood South LLC to rezone Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70-acres total from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located south of Hwy. 50 and west of B ½ Road. | [Staff Presentation](#) | **Phone in comment code: 3578**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Applewood South LLC, is requesting a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for a platted lot (Lot 7, Block 5, Cimarron Mesa Subdivision) totaling 16.70-acres located south of Hwy. 50 and west of B ½ Road in anticipation of future residential subdivision development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium, if approved.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated south of Highway 50 and west of B ½ Road and Dos Rios Elementary School. The property is currently vacant. The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan and also in preparation for future residential subdivision development. The current City zoning for the property is R-4 (Residential 4 du/ac) which is not consistent with nor implements the adopted Comprehensive Plan.

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 dwellings 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.

The request for a rezone anticipates future subdivision and development on the property. The Applicant seeks to develop a residential subdivision with a density range between 5.5 – 8 dwelling units an acre. Understanding that the Comprehensive Plan adopted in 2020 promotes growth through infill, the future land use requires a minimum density of 5.5 units per acre. The current zone district of R-4 (Residential – 4 du/ac) does not implement this goal, as the maximum permitted density (4 du/ac) is less than the minimum required by the Comprehensive Plan (5.5 du/ac). The R-4 zone district allows a minimum density of 2 du/acre while proposed R-8 (Residential – 8 du/ac) zone district has a minimum density requirement of 5.5 units per acre that aligns well with and implements the land use designation of Residential Medium.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Medium (5.5 – 12 du/ac):

- a. R-12 (Residential – 12 du/ac)
- b. CSR (Community Services and Recreation)
- c. MXR-3 (Mixed Use Residential)
- d. MXG-3 (Mixed Use General)
- e. MXS-3 (Mixed Use Shopfront)

In reviewing the other zoning district options for implementing the Residential Medium land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre, while the R-12 zone district allows for two-family dwelling units and multi-family development and the Mixed-Use zone districts allow for multi-family. Given the applicant's intent to build single-family residential homes, the R-12 or CSR would be the only zone districts able to implement the land use designation of Residential Medium.

The properties adjacent to the subject property to the north are zoned R-4 (Residential – 4 du/ac), which is also owned by the applicant, PD (Planned Development) for an existing manufactured home park and R-8 (Residential – 8 du/ac), with a future land use designation of Residential Medium. The adjacent Antietam Subdivision to the west is zoned R-4 (Residential – 4 du/ac) with R-4 zoning also to the east and south for Dos Rios Elementary School and the existing Cimarron Mesa Subdivision. Also to the south are properties zoned R-2 (Residential – 2 du/ac).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone and subdivision request were held on November 30, 2021, in accordance with Section 21.02.080 (e) & 21.02.070 (a) (2) (iv) of the Zoning and Development Code. The applicant's representative and City

staff were in attendance along with over twenty residents. A presentation of the rezone request to R-8 was made by the applicant's representative, along with information about the proposed subdivision which would have over 132 single-family detached and attached residential lots when fully built out between the applicant's two properties.

Those in attendance expressed concerns regarding increased traffic from the proposed addition of the residential development into the neighboring subdivisions and the need for a signalized intersection at Highway 50.

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 January 13, 2022. 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 January 14, 2022. The notice of this public hearing was published January 18, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which 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 existing platted lot is currently zoned R-4, (Residential – 4 du/ac). While the property owner could still develop under the R-4 zone district, they have requested a rezone to increase the residential density consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from Residential Medium Low (2 – 4 du/ac) under the 2010 Comprehensive Plan to Residential Medium. This change in land use designation now requires a minimum of 5.5 dwelling units per acre, therefore the current zoning of R-4 is not in compliance with Future Land Use designation.

Therefore, staff finds that this criterion is met.

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

The existing platted adjacent subdivisions of Antietam and Cimarron Mesa to the west and east are currently zoned R-4 (Residential – 4 du/ac) which are in compliance with their Comprehensive Plan Future Land Use map designations of Residential Low. Both subdivisions were platted and developed in 2005 and 2003 respectfully. The applicant's property requested to be rezoned to R-8 is designated as Residential Medium. However, the character of the area has not changed since 2005 with the exception of the proposed Tracy's Village commercial development adjacent to

Highway 50 located to the northeast of the applicant's property, which will also include a new Taco Bell restaurant. Final approvals and infrastructure installation for this subdivision and fast-food restaurant will begin in first quarter 2022. A new signalized intersection would also be installed at Palmer and Highway 50 with this commercial development.

Therefore, staff finds that this criterion has not 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 the proposed R-8 zone district. Public sanitary sewer service, Ute Water domestic water service, Xcel Energy electrical and gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scoped associated with the R-8 zone district. The City Fire Department also expressed no concern with providing service for the additional density proposed by the rezone.

Therefore, staff finds that this criterion is 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

There is currently an inadequate supply of suitably designated land located on the southside of Highway 50 in this area that is zoned R-8. The applicant has requested a rezone to increase the residential density to be consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from Residential Medium Low (2 – 4 du/ac) under the 2010 Comprehensive Plan to Residential Medium in order to promote additional densities on existing vacant parcels of land to aid in the avoidance of leapfrog and sprawl development. This change in land use designation now requires a minimum of 5.5 dwelling units per acre, therefore the current zoning of R-4 is not in compliance with Future Land Use designation.

Therefore, Staff finds this criterion to be met.

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

The requested zone district of R-8 will provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan in this area to meet the needs of a growing community. The current property is vacant. By rezoning the property to R-8 which is compliance with the 2020 Comprehensive Plan Future Land Use Map and developing at a minimum of 5.5 du/ac, will provide for additional opportunities for housing to be constructed at a higher density. The community and area will also benefit from the potential for development of currently vacant parcels of land and

underutilized site, close to existing an existing elementary school and commercial services along the Highway 50 corridor that, should it develop, will be required to meet current code standards for such subdivision improvements and other on-site improvements.

Therefore, Staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
 - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
 - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
 - o The proposed rezone will provide for a higher density of development as allowed under the Comprehensive Plan nestled into an existing community where infrastructure is already available to the site.
- Plan Principle 5: Strong Neighborhoods and Housing Choices
 - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
 - o The R-8 (Residential – 8 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family attached and detached living units. With this ability, it becomes easier to add diversity to the City's housing stock.
- Plan Principle 6: Efficient and Connected Transportation
 - o Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - o The subject property is located south of Highway 50 and connects or has the ability to connect to existing and future commercial business located along the Highway 50 corridor. Dos Rios Elementary School is also located within walking distance of the proposed residential development.
- Plan Principle 8: Resource Stewardship
 - o Goal: Promote the use of sustainable development.
 - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure, which is already available on the site of the proposed rezone.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Cimarron Mesa II Rezone request from R-4 (Residential 4 du/ac) to R-8 (Residential – 8 du/ac) for Lot 7, Block 5, Cimarron Mesa Subdivision, the following findings of facts 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, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the Cimarron Mesa II Rezone for Lot 7, Block 5, Cimarron Mesa Subdivision, located south of Highway 50 and west of B ½ Road, City file number RZN-2021-861, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application Dated December 3, 2021
2. Site Location, Aerial & Zoning Maps, Etc (2)
3. Correspondence Recieved from Applicant Removing Northern Lot from Rezone Consideration
4. City Ordinance

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation Agricultural

Existing Zoning R-4

Proposed Land Use Designation Residential

Proposed Zoning R-8

Property Information

Site Location: South of Highway 50 & West of B 1/2 Road

Site Acreage: 6.78 & 16.7

Site Tax No(s): 2945-261-36-001 & 2945-262-39-007

Site Zoning: Agricultural

Project Description: Request to Rezone the two properties to R-8.

Property Owner Information

Name: Applewood South, LLC

Street Address: 301 Dakota Dr.

City/State/Zip: Grand Junction, CO 81501

Business Phone #:

E-Mail: timothyfoster57@gmail.com

Fax #:

Contact Person: Tim Foster

Contact Phone #: 970-260-8785

Applicant Information

Name: Kim Kerk Land Consulting & Development

Street Address: 2829 North Ave. #105

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-314-9131

E-Mail: Kimk355@outlook.com

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

Representative Information

Name: Kim Kerk Land Consulting & Development

Street Address: 2829 North Ave. #105

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-314-9131

E-Mail: Kimk355@outlook.com

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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

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

Signature of Person Completing the Application Kim Kerk

Date 10/28/2021

Signature of Legal Property Owner [Signature]

Date 11-1-21



**Project Narrative Rezone Application
Cimarron Mesa
Grand Junction, CO 81503
November 2021**

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**



Date: November 10th, 2021

Prepared by: Kim Kerk, PM

Submitted to: City of Grand Junction

250 N. 5th Street

Grand Junction, CO 81501

Project: Request to rezone from R-4 to R-8 (4-8 du/acre)

Property Address: South of Highway 50, Grand Junction, CO

Tax Schedule No.: # 2945-261-36-001 & 2945-262-39-007



Project Applicant: Kim Kerk Land Consulting & Dev.
Project Developer: Applewood South, LLC

2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913



**Project Narrative for Rezone Application
Cimarron Mesa
Grand Junction, Colorado**

Introduction: Proposed Rezone Request to R-8 (Residential 8- 8 units/acre).

Property Locations/Zonings and Legal

The subject properties are located at 2945-261-36-001 (parcel A) containing 6.78 acres and 2945-262-39-007 (parcel B) containing 16.7 acres, south of Highway 50 in Grand Junction, CO. The parcels are currently zoned R-4 (Residential-4 d/u acre). The developer is requesting to rezone the parcels to R-8 (8 d/u an acre). With an approved rezone the proposal for the subdivision is to build approximately 100+/- single family lots.

The legal description of this sites are as follows:

LOT 1 CARVILLE SIMPLE SUBDIVISION SEC 26 1S 1W - 6.78 AC

LOT 7 BLK 5 CIMARRON MESA SUBDIVISION SEC 26 1S 1W & AN UND INT IN TRACTS - 16.68AC

Petitioners Intent:

Applicant is requesting a rezone to R-8 (Residential 8- 8 units/acres). The 2020 GJ Comprehensive Plan designates this property as Residential Medium. Rezone of the property to R-8 (Residential 8-8 du/ac) is appropriate to the Residential Medium (RM) designation as Residential Medium encompasses density ranging from 5.5 to 12 d/u an acre.

Cimarron Mesa, the proposed subdivision, would include single family detached residential homes as well as pods of individually owned multi-family homes. The proposed number of homes is 100 plus, (73 is the minimum number of units required) and equates to an overall density of 5.61 d/u per acre.

Development Schedule and Phasing:

The subdivision development plan is to construct in 2 phases.

Current Use/Site Characteristics:

Currently the property is vacant.

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**

21.02.140 Code Amendment and Rezoning.

(a) **Approval Criteria.** 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

Subsequent events have invalidated the original premises as it did not account for the unforeseeable continual medium density growth along highway 50, which is now a densely populated Minor Collector in the Grand Junction 2020 Comprehensive Plan.

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

The character of the area has changed significantly. The proposed new neighborhood, Cimarron Mesa, is compatible with existing zoning to the north, south, east, and west and other neighboring properties. R-8 zoning is not only compatible with the neighborhood it is supported by the 2020 Comprehensive Plan designation Residential Medium (5.5 -12 d/u an acre). It creates a good transition from medium density to higher density on the east, bordering Dos Rios Elementary and R-16 zoning.

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

The impact on public facilities (i.e., schools, fire, police, roads, parks, etc.) is reasonable given the size of this development and considering that the project proposal is to develop within the recommended density of the 2020 Comprehensive Plan. Additionally, Impact Fees will be collected contributing to future needs such as schools and parks.

All utilities are available and have capacity to serve the proposed development.

Water- Ute Water

Sewer- City of Grand Junction

Irrigation Water- Orchard Mesa Irrigation District

Drainage- Grand Valley Drainage District

Fire Protection- City of Grand Junction

Police- City of Grand Junction

Communications- Charter and Century Link

- (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

Suitably designated land is becoming less & less available to meet the demand for R-8 (Residential 8 units per acre). The additional benefit of this proposed development is the promotion of infill and the reduction of leapfrog and/ or sprawling development.

2829 North Ave. #105, Grand Junction, CO 81501

Ph: 970-640-6913



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

The surrounding community will derive benefit from R-8 zoning simply because we are proposing a compatible and consistent neighborhood, instead of adding much higher or lower density in the middle of this medium density community. It does appear to be appropriate and transitional to develop medium density lots in this neighborhood that is mainly comprised of R-4 to R-8 zoning.

2020 Comprehensive Plan definition of Residential Medium Designations:

Residential Medium Range of Density • Between 5.5 and 12 dwelling units per acre. Characteristics • Comprised of residential uses with a range of housing types and densities. • Typically located in areas within walking distance of services and amenities and public transit. • Provides housing near commercial and employment areas. Land Uses • Primary: residential, home-based businesses. • Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses. Implementing Zone Districts • Residential-8 (R-8 du/ac) • Residential-12 (R-12 du/ac) • Community Services and Recreation (CSR) • Mixed Use Residential (MXR-3) • Mixed Use General (MXG-3) • Mixed Use Shopfront (MXS-3).

In summary, the applicant respectfully submits to request a Rezone from City of Grand Junction Community Development Department from R-4 to R-8.

Thank you.

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**

Legal Description

LOT 1 CARVILLE SIMPLE SUBDIVISION SEC 26 1S 1W - 6.78 AC

LOT 7 BLK 5 CIMARRON MESA SUBDIVISION SEC 26 1S 1W & AN UND INT IN TRACTS - 16.68AC

Neighborhood Meeting Sign In Sheet			
Date:	November 30th, 2021		
Subdivision:	Cimarron Mesa Subdivision		
Name	Email Address	Phone	Comments
S. Toolson	sy.toolson@yahoo.com	970-361-8442	
Rich Toolson	rw.Toolson@yahoo.com		
Athar Jameson	atharjameson2018@gmail.com		
Jack Jameson		970-234-2657	
Janie Cucuiat	j.cucuiat@icloud.com	970-250-4549	
Gary Ketchum	gapaake@netzero.com	970-261-2822	
CHANCE BARFOOT	CHANCE1BARFOOT@GMAIL.COM	970-799-9391	
Emison Giezantanner	drem37@gmail.com	970-985-5941	
Russell Jameson		970-314-7229	
James Colby	itsJamesColby@gmail.com	970-261-4981	
Terry Strade	TstradeBGA@gmail.com	970-270-6948	
DOMINIC EDGINTON	DOMINIC.EDGINTON@GMAIL.COM	(210) 667-5369	
CARISSA EDGINTON	CEDGINTON@D7@GMAIL.COM	(210) 792-5406	
DON POTTER	dsp399@gmail.com	970-978-1192	
Kim Kerk	KimK355@outlook.com	970-640-6913	
Allison Hamel	allisonh355@outlook	970-314-9131	

[illegible]

Cimarron Mesa Neighborhood Meeting – 11/30/2021

The meeting started at 5:30 pm. In attendance were 20 neighbors, 1 GJ City Planning employee, Scott Peterson and 2 project representatives, Kim Kerk and Allison Hamel, see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working with team to coordinate project. All comments will be submitted to city for submittal process. The subdivision is for 117 +/- lots.

The developer is requesting a rezone to R-8 (Residential 8- 8 units/acres). Cimarron Mesa, the proposed subdivision, would include single family detached residential homes as well as pods of individually owned multi-family homes. The proposed number of homes is 100 +/-, (73 is the minimum number of units required) and equates to an overall density of 5.61 d/u per acre.

Questions and discussion points as follows:

1. How does the density compare to the subdivision on the East side of the project?
 - A. The subdivision on the East is very similar to the density that we are proposing for this project.
2. What homes will be built first?
 - A. Because we are in the early stages of planning & development, we are not sure. Single family homes will likely be built first, however, it also depends on Tracy's Village project that is located to the East.
3. Is electricity going to be installed above or underground?
 - A. All of the electric lines and cables will be undergrounded.
4. How many units will be built in the multi-family homes?
 - A. We are proposing three townhomes with 15 units each and 28 duplexes.
What are you envisioning for the duplexes?
 - A. There will be a combination of 1 & 2 story duplexes.
Will there be apartments?
 - A. No, there will not be any apartments.
5. How does Aspen St. connect into the proposed subdivision?
 - A. This street is part of the subdivision and will be built with the development of this project. The timeline on the development of this street is to be determined and will be built out when the houses in the northeast corner are developed.
6. What is the guarantee that the signalized intersection will be built on Palmer Street?
 - A. The Tracy's village project is very close to being approved by the City and this intersection is a requirement.
7. My concern is the heavy equipment that will be used during construction on B ½ road. Who will be responsible for the improvement of this street if/when it is needed?
 - A. Anyone can reach out to the City street team or Public Works to voice their concerns regarding street improvements.
8. When will construction begin, and how are you going to prepare the current homeowners for construction?
 - A. We estimate to start building homes around 2023. There will be a designated construction entrance before construction begins. Please feel free to reach out to

myself, Kim Kerk, or the City Planner, Scott Peterson, for any questions or concerns. We will also notify you if there are any updates or changes in the plans.

9. Are there any development plans for 26 ¼ road?
 - A. There are no proposed development or improvements for this street at this current time.
 - B. Where is the entrance from Highway 50 going to be?
 - C. The entrance from Highway 50 will be from Linden Ave. and Palmer Street.
 - D. Will B ½ road be accessible?
 - E. Yes, it will be accessible.
10. Could you please tell us who will be building the homes and if this subdivision will have an HOA.
 - A. The developer will bring in four to five different companies to build the homes. The existing Cimarron Mesa HOA eliminated these parcels from the HOA. We will create a new HOA for this subdivision and will work together to create consistencies within the neighborhoods.
11. Would it be possible to place speed bumps on Linden Avenue to slow traffic down?
 - A. The City does not like to do that.
12. Are there any plans for open space or parks?
 - A. There are not any proposed plans at this time. This is something that I could mention to the developer.
13. With the Rezone, are you proposing to build more homes than the current density of the property?
 - A. The current density allows for 4 units per acre. The proposed subdivision is planned to transition from lower density on the South end and expand to higher density in the North to match the existing neighborhoods.
14. Will there be irrigation available to the new subdivision?
 - A. Orchard Mesa Irrigation Company will supply irrigation water to the property. There is a 54-foot irrigation easement that runs along the West side of the parcels that will be narrowed down to about 25 feet. A pressurized irrigation system is proposed with the subdivision.

The meeting adjourned at 6:30 pm.

Both Scott Peterson and Kim Kerk expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Applewood South, LLC, am the owner of the following real property:

(b) 2945-261-36-001 & 2945-262-39-007

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Rezone pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: 

Printed name of owner: Tim Foster, Managing Member, Applewood South, LLC

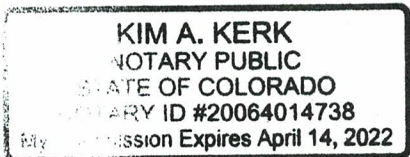
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 1st day of November, 20 21
by Tim Foster

Witness my hand and seal.

My Notary Commission expires on 04/14/2022




Notary Public Signature





State Documentary Fee
Date: September 29, 2021
\$72.50

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

Grantor(s), **C. CHRIS CARNES AND CRYSTAL L. CARNES**, whose street address is **1172 23 1/2 RD, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$725,000.00) ***Seven Hundred Twenty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **APPLEWOOD SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **301 EAST DAKOTA DRIVE, Grand Junction, CO 81507**, City or Town of **Grand Junction**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

PARCEL A:

LOT 1 OF CARVILLE SIMPLE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

PARCEL B:

LOT 7 IN BLOCK 5 OF CIMARRON MESA SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2650 B 1/2 ROAD, GRAND JUNCTION, CO 81503**

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

Signed this day of **September 29, 2021**.

C. CHRIS CARNES

CRYSTAL L. CARNES

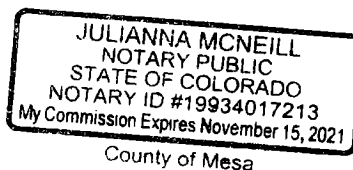
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **September 29th, 2021** by **C. CHRIS CARNES AND CRYSTAL L. CARNES**

Witness my hand and official seal

My Commission expires: 11-15-21

Notary Public



When recorded return to: **APPLEWOOD SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY**
301 EAST DAKOTA DRIVE, Grand Junction, CO 81507



City of Grand Junction Review Comments

Date: January 3, 2022 **Comment Round No.** 1 **Page No.** 1 of 4
Project Name: Cimarron Mesa II Rezone **File No:** RZN-2021-861
Project Location: South of Hwy 50 & west of B ½ Road

Check appropriate ☒ if comments were mailed, emailed, and/or picked up.

Property Owner(s): Applewood South LLC – Attn: Tim Foster

Mailing Address: 301 E. Dakota Drive, Grand Junction, CO 81507

☒ **Email:** Timothyfoster57@gmail.com **Telephone:** (970) 260-8785

☐ **Date Picked Up:** _____ **Signature:** _____

Representative(s): Land Consulting & Development LLC – Attn: Kim Kerk

Mailing Address: 2829 North Avenue, Suite 105, Grand Junction, CO 81501

☒ **Email:** Kimk355@outlook.com **Telephone:** (970) 640-6913

☐ **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: Rick Dorris

Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) in anticipation of future residential subdivision development. Existing two (2) properties total 23.47 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the properties as Residential Medium. The proposed R-8 (Residential – 8 du/c) Zone District is an applicable zone district within the Residential Medium category. No additional response required.

Applicant's Response:

Document Reference:

2. Public Correspondence Received:

As of this date, City Project Manager has not received any additional public correspondence concerning the proposed rezone application, other than what was received at the Neighborhood Meeting on November 30, 2021. If any future correspondence is received, City Project Manager will forward to the applicant and representative for their information and file.

Applicant's Response:

Document Reference:

3. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: January 25, 2022.
- b. First Reading of request by City Council: February 2, 2022.
- c. Second Reading of request by City Council: February 16, 2022.

Please plan on attending the January 25th Planning Commission meeting and the February 16th City Council Meeting. The February 2nd meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the January 25th and February 16th meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

Reviewed legal description for parcel to be rezoned.

The legal descriptions are not complete, the county and state need to be included and block needs to be spelled out. It would also be good to include the city. What was provided appeared to be an abbreviation from the GIS system. See below, similar to what appears in the Warranty Deed provided:

LOT 1, CARVILLE SIMPLE SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LOT 7, BLOCK 5, CIMARRON MESA SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Applicant's Response:

Document Reference:

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

The Grand Junction Fire Department has no comments for the proposed rezoning.

If you have any questions, call the Grand Junction Fire Department at 970-549-5800.

Applicant's Response:

Document Reference:

No comments.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department

Contact Name: Harry Middlemas

Email / Telephone Number: harry.middlemas@mesacounty.us (970) 244-1656

MCBD has no objections to this project.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Mike Castro

Email / Telephone Number: Michael.a.castro@xcelenergy.com (970) 244-2715

Xcel Energy has received an application for tentative load study and proposed facility locations.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection to rezone; however, it should be noted that the District has existing water facilities and recorded easements (presented on Subdivision Sketch) which have not been considered in the layout of the proposed subdivision. Easement language would prohibit the development of these improvements as proposed. Please contact David Priske (Ute Water District Engineer).
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

REVIEW AGENCIES

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

The following Review Agencies have responded with “No Comment.”

1. City Development Engineer

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

1. Orchard Mesa Irrigation District

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

1. **N/A.**

Date due: **N/A. Application will proceed to public hearing schedule.**

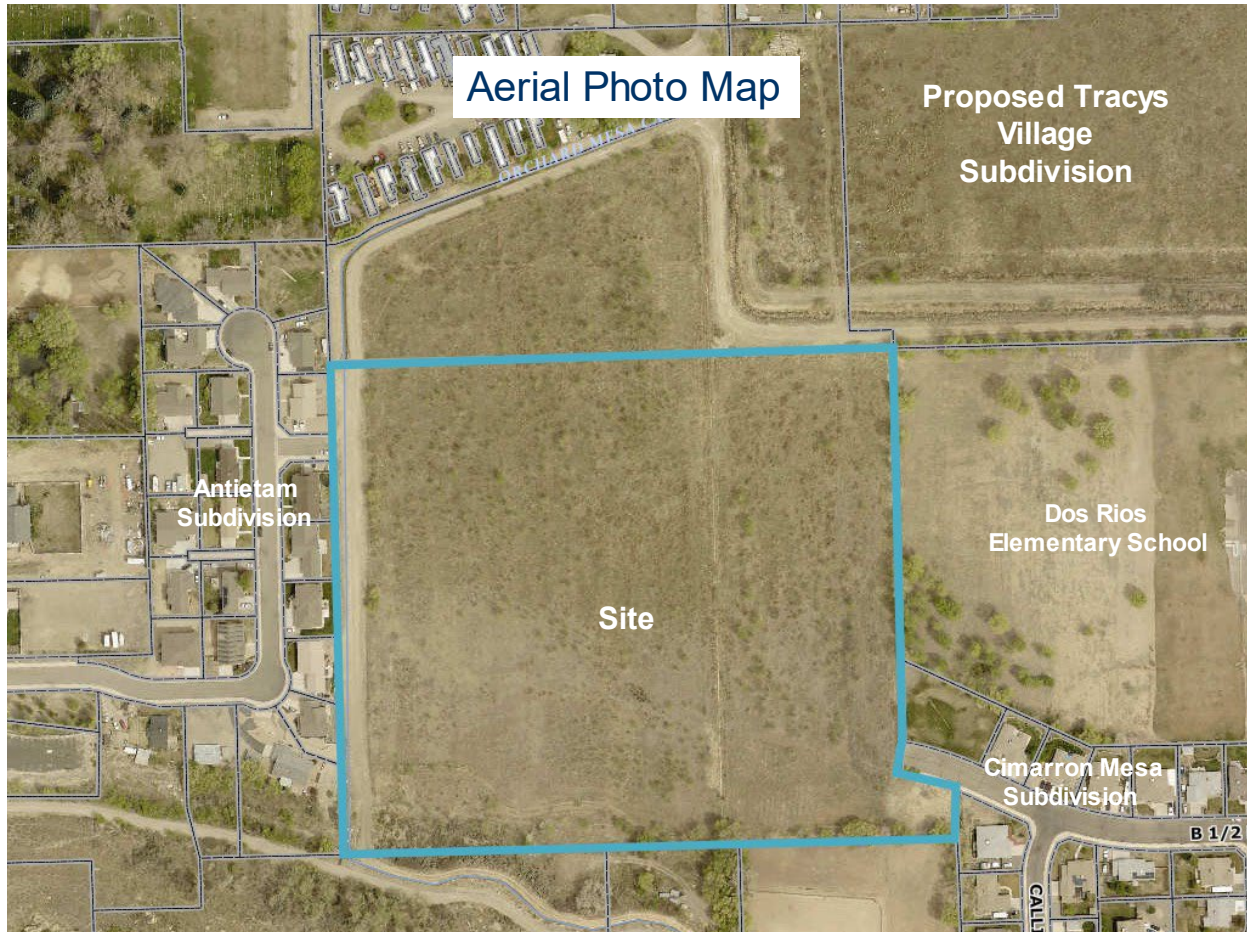
Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

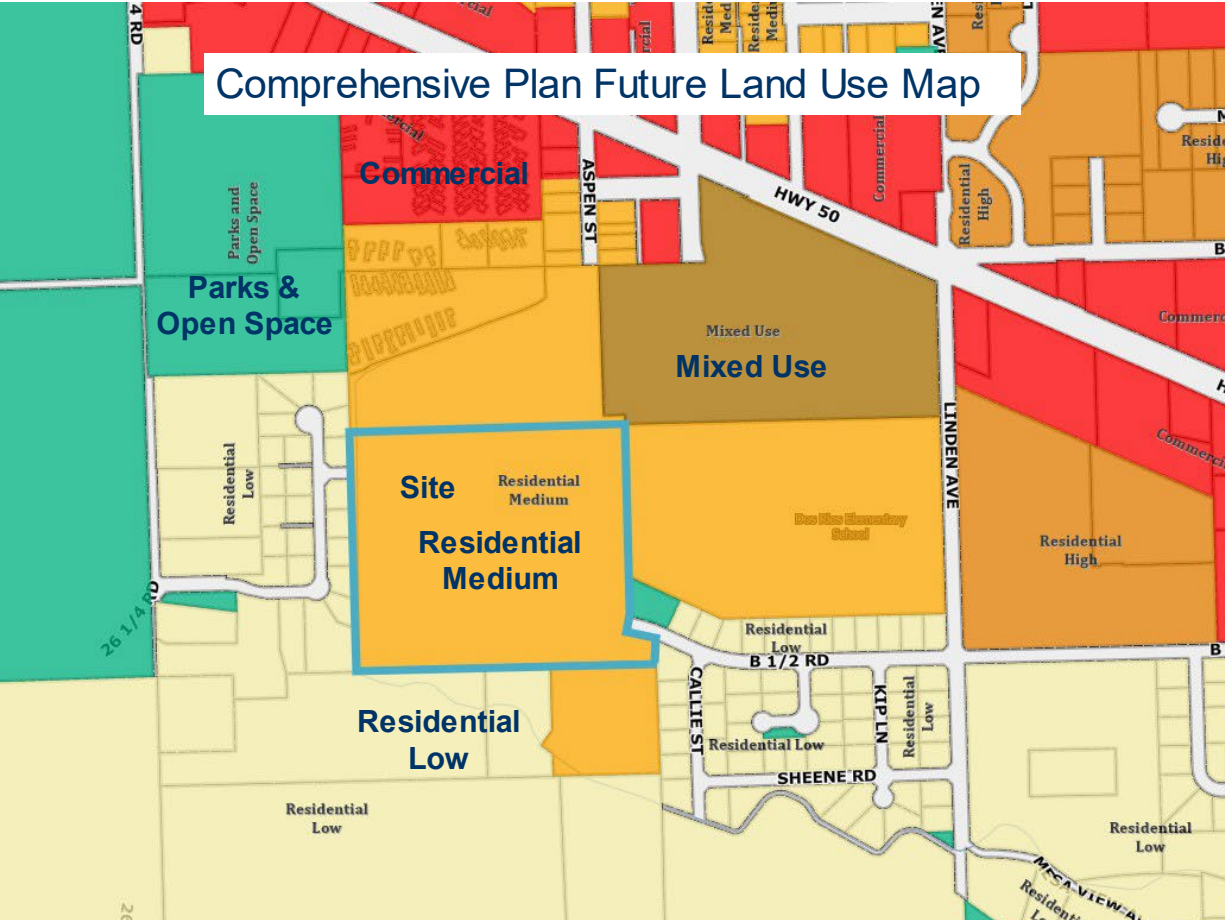
I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

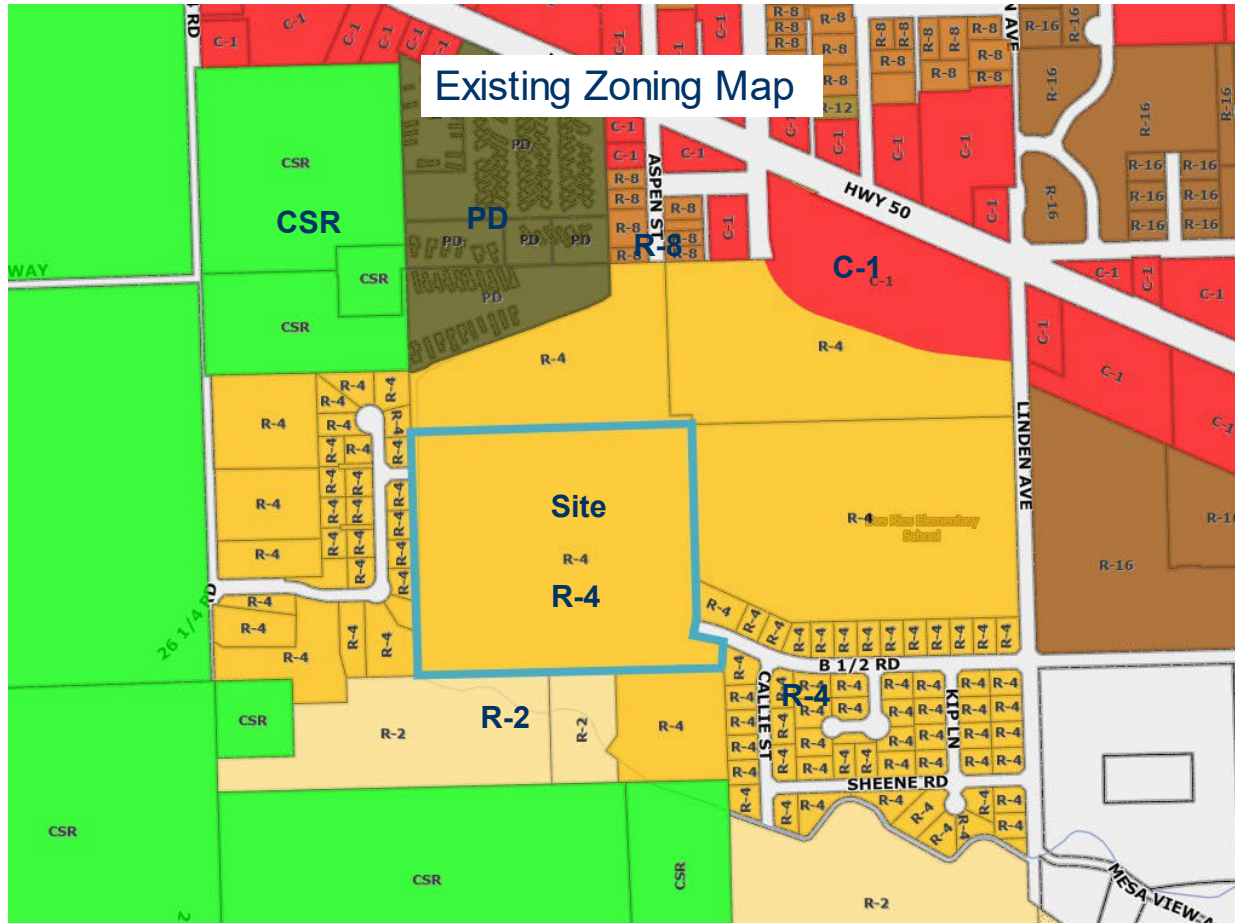
Applicant's Signature

Date











Google Maps Street view of property from B ½ Road, looking west – July 2012



Google Maps Street view of property from Vicksburg Avenue, looking east – July 2012

From: [Tim Foster](#)
To: [Scott Peterson](#)
Cc: [Kim Kerk](#); [Mike Foster](#); merlin@assetengineering.net; [Ivan Geer](#)
Subject: Re: Pre-Application Review Comments - Cimarron Mesa II
Date: Wednesday, January 12, 2022 11:04:30 AM

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Scott this is to follow up on our phone conversation earlier today. I will not rehash the details of our interactions to date with the city engineer but suffice to say after four months and multiple conversations on the phone and in person the last minute and new proposed requirement that we build roads here there and everywhere including crossing a rather large ditch simply make moving forward in our current format not feasible.

Therefore, please accept this e mail as the withdrawal of the northern parcel from any consideration. That parcel clearly fits with the properties to the north and potentially to the east. We will continue forward with the southern parcel or Lot 7 IN BLOCK 5 OF CIMARRON MESA SUBDIVISION. As this is the final portion of the Cimarron Mesa Subdivision the previously anticipated access points should suffice.

Thank you for your time and consideration if you have any questions or comments please feel free to contact me at your convenience.

Tim Foster

On Tue, Jan 11, 2022 at 11:49 AM Scott Peterson <scottp@gjcity.org> wrote:

Kim,

See attached Pre-Application Review Comments that have been received so far in preparation for our meeting this afternoon at 3:30 PM.

See you then.

Scott Peterson

Senior Planner

City of Grand Junction

scottp@gjcity.org

| (970) 244-1447

From: [Tim Foster](#)
To: [Scott Peterson](#)
Cc: [Ivan Geer](#); [Kim Kerk](#); [Merlin Schreiner](#); [Mike Foster](#)
Subject: Re: Cimarron Mesa II Rezone - RZN-2021-861
Date: Thursday, January 13, 2022 2:52:54 PM

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

We are firm in our decision. We thought that made sense initially but given the level and variety of new exactions and requirements it makes sense to keep it simple. So we are only moving forward with the southern parcel as I informed you on the phone and in my e mail.

Lot 1 of the Carville subdivision is a very different parcel and does not fit with the southern parcel which I might note again is simply the completion of the Cimarron subdivision.

On Thu, Jan 13, 2022 at 2:37 PM Scott Peterson <scottp@gjcity.org> wrote:

Tim,

I am in receipt of your email from yesterday, but I just wanted to verify that you still wish to remove the northern parcel (Lot 1, Carville Simple Subdivision) from your rezone request from R-4 to R-8. You mentioned that the intention was to market the property for sale, however, please keep in mind that whoever buys the property would more than likely need to rezone to R-8 in order to develop the site. Since you are going through the rezone process (public hearings) at this time for the southern parcel (Lot 7, Block 5, Cimarron Mesa Subdivision), you might want to consider keeping the northern parcel as part of the R-8 rezone request, but I will defer to your wishes if that is what you would like to do to only rezone one (1) of the parcels. Let me know your thoughts and if you would still like to proceed with only the rezone request for the southern parcel as I am in the process of finalizing my Staff Report in preparation for the January 25th Planning Commission meeting.

Thanks Tim.

Scott Peterson

Senior Planner

City of Grand Junction

scottp@gjcity.org

(970) 244-1447

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING
LOT 7, BLOCK 5, CIMARRON MESA SUBDIVISION
FROM R-4 (RESIDENTIAL – 4 DU/AC) TO R-8 (RESIDENTIAL – 8 DU/AC)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended rezoning Lot 7, Block 5, Cimarron Mesa Subdivision, to the R-8 (Residential – 8 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Medium of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone district is in conformance with at least one of the stated criteria of §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 rezoned from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac)

Lot 7, Block 5, Cimarron Mesa Subdivision

Introduced on first reading this _____ day of _____ 2022 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: January 25, 2022

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello

Information

SUBJECT:

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road. | [Staff Presentation](#) | **Phone in comment code: 1481**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, the State of Colorado, acting by and through the Department of Human Services of Colorado, is requesting a rezone of one parcel totaling 2.4 acres located at 639 Pioneer Road from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac). The requested R-5 (Residential 5 du/ac) is consistent with the Comprehensive Plan Land Use Map designation of Residential Low.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The property is a rectangular parcel totaling 2.4 acres located at the north end of Pioneer Road northeast of the 29 ½ Road and Patterson Road intersection. The property was annexed in 2008 with the Pinson-Hergistad two-part serial Annexation which was a total of 3.02 acres and zoned R-4 (Residential 4 du/ac).

The property was part of the Grover Acres, a simple subdivision to separate the eastern 2.4-acre lot from the house located on the property, in 2008.

The Applicant is requesting the rezone to facilitate the development of the property with a two-structure group living facility, with accommodations for 6 residents in each structure. As the homes will be located on a single property in a campus-style design, the zoning and development code considers the project a single facility and classifies it as a Large Group Living Facility. The code prohibits Large Group Living Facilities in the R-4 (Residential 4 du/ac) zone district but allows them in the R-5 (Residential 5 du/ac) zone district.

The comprehensive plan identifies both the current R-4 (Residential 4 du/ac) and the proposed R-5 (Residential 5 du/ac) zone district as appropriate zoning districts to implement the Residential Low land use category.

The Applicant plans on submitting a Site Plan for review in the near future.

NOTIFICATION REQUIREMENTS

Neighborhood Meetings regarding the proposed rezone request was held on June 24, 2021 and July 22, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Both meetings were well attended by approximately 30 neighbors. There were a few questions regarding the proposed residents, staffing, and emergency vehicle frequency. The primary questions and concerns regarded the proposed street connection from Pioneer Road to North Acre Court, which was initially a requirement of the project. That requirement has been removed after additional discussion with neighbors, the applicant, city engineers, and community development staff.

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 an application sign on October 18, 2021. 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, as well as neighborhood associations within 1000 feet, on December 30, 2021 and again January 11, 2022 to all property owners within 1000 feet and all neighbors who signed in at the neighborhood meeting. The notice of this public hearing was published on January 4, 2022 and on January 18, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, 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 criteria:

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

The property was annexed under the previously adopted 2010 Comprehensive Plan and its corresponding Future Land Use designation of Residential Medium which was implemented by the R-4, R-5 and R-8 zone districts. In 2020, a new Comprehensive Plan was adopted with new designations. This property is now designated under the

new Plan as Residential Low; however, this designation is also implemented by the R-4 and R-5 zone districts. While there have been subsequent events that change for this property, they did not invalidate the original premise. Therefore, staff finds that 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

Properties in the area have historically and continue to residentially develop in densities that meet both the R-4 and R-5 zone district standards. There has not been a change in character or conditions in the area. Therefore, staff finds this criterion has not been met.

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

The subject property is within the urbanized area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the R-5 zone district. The type and scope of land use allowed within the R-5 zone district is similar in character and extent to the existing land use of nearby properties which contain single family residential and civic uses in the immediate vicinity and retail and service uses within 1/2 to 1 mile to the south along the Patterson Road corridor.

The site is currently served by Ute Water, City of Grand Junction sanitary sewer, storm water facilities, Xcel Energy natural gas service and Grand Valley Power electrical service. There is a GVT bus route along Patterson Road. Based on these considerations, staff finds that 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 surrounding neighborhood is largely zoned R-5 and R-8, along with county zones of RSF-4, RSF 5, or PD (Planned Development). The densities allowed within the various surrounding zoning districts complement the density of R-5 zoning. The prevalence of similarly scaled zoning categories in the neighborhood does not show an inadequate supply of R-5 zoning. Therefore, staff finds that this criterion has not been met.

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

The Department of Human Services of CO currently owns and operates the Grand Junction Regional Center, located at 2800 Riverside Parkway, which is a home for residents with intellectual and development disabilities. The Grand Junction Regional Center is looking at downsizing and/or ultimately no longer housing residents. The

proposed homes would provide housing for 12 residents, allowing them to remain in Grand Junction near their families and care givers. Without new homes being constructed locally, the residents would be moved to other cities which have facilities suitable to provide the care they need. The community derives a benefit by keeping these residents near their families and within the existing support network they are familiar with. Based on these considerations, staff finds that this criterion has been met.

Changes are consistent with the vision, goals and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-5 (Residential – 5 du/ac) implements the following Plan principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). Subject property is located within Tier 2 (Suburban Infil) – Description: Areas within the existing Urban Development Boundary and 201 that are urbanizing or proximate to areas that are urbanizing. This Tier also includes areas that were mostly developed in unincorporated Mesa County and infrequently improved with urban infrastructure such as curb, gutter, sidewalks, and parks. Annexation is appropriate for new development and redevelopment in Tier 2 areas, though annexation for existing subdivisions and/or neighborhoods is not generally desirable.

Policy: In Tier 2, the City should promote the annexation of those parcels which are surrounded by, or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and city services. Tier 2 includes the western portions of the Redlands on the city's west side, as well as Pear Park and Orchard Mesa.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation; and as a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The comprehensive plan identifies the requested R-5 (Residential 5 du/ac) zone district as suitable to implement the desired character described by the Residential Low Future Land Use designation present on this property.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing The Department of Human Services of CO Rezone request, RZN-2021-733, for the property located at 639 Pioneer Road, the following findings of fact have been made:

1. The request conforms with the 2020 Comprehensive Plan and Section 21.02.140(a) of the Zoning and Development Code.

SUGGESTED MOTION:

Mr. Chairman, on the rezone for the property located at 639 Pioneer Road, City file number RZN-2021-733, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps
3. Exhibit 3 - Public Comment from Neighborhood Meetings
4. Exhibit 4 - Previous Approvals-Ordinances
5. Exhibit 5 - Draft Zoning Ordinance

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Exempt

Existing Zoning: R-4

Proposed Land Use Designation: Residential

Proposed Zoning: R-5

Property Information

Site Location: 639 Pioneer Rd, Grand Junction, CO 81504

Site Acreage: 2.40 Acres

Site Tax No(s): Parcel Number: 2943-054-94-002

Site Zoning: R-4

Project Description:

Project is for construction of a pair of new 4,000sf homes with (6) bedrooms each. This project is new construction on a previously undeveloped site.

Property Owner Information

Name: Colorado - Dept of Personnel & Administration

Street Address: 1525 Sherman St.

City/State/Zip: Denver, CO 80203

Business Phone #: 303-866-6537

E-Mail: tobin.follenweider@state.co.us

Fax #: 303-866-5563

Contact Person: Tobin Follenweider

Contact Phone #: 720-255-6705

Applicant Information

Name: Chamberlin Architects

Street Address: 437 Main Street

City/State/Zip: Grand Junction

Business Phone #: 970-242-6804

E-Mail: etscherter@chamberlinarchitects.com

Fax #: 970-422-7422

Contact Person: Eric Tschertter

Contact Phone #: 970-242-6804

Representative Information

Name: Planning & Technical Services / Division of Facilities Management

Street Address: 4112 South Knox Court

City/State/Zip: Denver, CO 80236

Business Phone #: 303-866-7294

E-Mail: curtis.marwitz@state.co.us

Fax #: 303-866-7299

Contact Person: Curtis Marwitz

Contact Phone #: 303-866-7294

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:  Date: 7/12/21

Signature of Legal Property Owner: _____ Date: _____



GENERAL PROJECT REPORT

Grand Junction Regional Center Homes

September 29, 2021

Senta Costello, Associate Planner
City of Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Senta,

We are pleased to submit the attached information for your review and consideration for the above referenced project. Chamberlin Architects has been engaged by the Colorado Department of Human Services to help them with the design and construction of two homes for intellectual and developmentally disabled adults.

Please accept the following as our General Project Report:

A. Project Description:

1. Location: 639 Pioneer Road, Grand Junction, CO 81504
2. Acreage: 2.40 Acres.
3. Proposed Use: Residential to house and rehabilitate individuals under the direct care of the State with intellectual/developmental disabilities. These homes will not accept people with violent or sexual inappropriate behavior per CDHS placement regulations.
4. Project Scope: Two new 6-bed houses. In addition to bedrooms, the homes will have a full bath, $\frac{3}{4}$ bath, $\frac{1}{2}$ bath, Living Room, Kitchen, Dining room, Den, Meds Room, Staff Office, Laundry, and a Mechanical Room. A small storage shed will be located between the homes. Site improvements include landscaping (trees, shrubs, xero-scaping) as well as asphalt parking and concrete walks. Privacy fencing will be provided at the property lines between the new and existing homes.
5. Building Height: 25'

· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (970) 242-6804
FAX (970) 245-4303
WEBPAGE www.chamberlinarchitects.com

6. Building Area, gross	
Home A:	3,905 gsf
Home B:	3,905 gsf
<u>Shed:</u>	<u>215 gsf</u>
Total	8,025 gsf

B. Public Benefit:

The Reginal Center Homes provide housing for developmentally disabled individuals in the community. These homes will be a place for these individuals to live as part of a neighborhood community environment (not an institutional environment). Residents in these homes will be provided proper care and support as they endeavor to re-enter society on their own terms.

- C. Neighborhood Meeting: Two meetings were completed (6/23/2021 and 7/22/2021). The 7/22/21 meeting provided the required notification to residents within 1,000ft of the planned development as required for a group living facility. All notes, attendees and comments received at two meetings conducted will be provided to planning. No further meetings are required to our knowledge. The public can attend the planning commission and city council meetings for this project.

D. Project Compliance, Compatibility, and Impact:

1. Adopted Plans and/or policies
Residential development on previously undeveloped site.
2. Land Use in the Surrounding Area:
Residential single-family homes with R-4 and R-5 zoning within the City of Grand Junction. The immediately adjacent Mesa County zoning is RSF-4 and RMF-5 which are comparable zoning densities to the City of GJ R-4 and R-5.
3. Site Access and Traffic Patterns:
Per City Planning direction, a connection is planned between Northacre Court and Pioneer Road. Two entry drives into the property off of this new connection will provide access to parking and the homes. The two drives are for safety and will allow the vans used for transporting the residents to avoid going in reverse on the property.
4. Availability of Utilities:
Utilities are immediately available in the adjacent streets for all the primary utilities electric, gas, water, sanitary and storm.
5. Special Demands on Utilities:

The City development engineer has expressed concerns over the storm water conveyance that currently flows through the property in a large underground pipe. This drainage pipe allows flow from the new neighborhoods continuing to be developed to the northwest of this property. This project has limited impervious surface increase and at the proposed layout would have less impact than that allowed by its R-4 or requested R-5 zoning.

6. Effects on Public Facilities:

The addition of these Regional Center Homes to the neighborhood will be comparable to the addition of typical residential homes. The connection between Northacre Court and Pioneer Road will allow additional neighborhood circulation for police, fire vehicles and emergency vehicles as required by the development engineer. A traffic study has been requested by the City Of Grand Junction and is currently in process to evaluate traffic capacity on the streets connected by this proposed development. The residents do not drive so transportation of residents will be by staff using vans.

7. Parking: Per GJMC 21.06.050 the parking required for group living is 1 per 4 beds plus 1 per each 3 employees. Therefore:

$$\begin{array}{rcl} 12 \text{ beds} / 4 & = & 3 \\ 12 \text{ employees} / 3 & = & 4 \\ \text{Total} & = & 7 \text{ (20 provided)} \end{array}$$

8. Hours of Operation: Residents will be full time and semi-permanent in nature.

9. Number of Employees: Per CDHS, there are three staff members on each shift per home, with two shifts per day.

10. Signage Plans: No signing of the property except for required traffic signage and home numbering are anticipated.

11. Site Soils and Geology:
See Attached Soils Report.

12. Impact of Project on Site Geology and Geological Hazards: none expected.

E. Zoning and Development Code:

We are requesting a rezone of the property from R-4 to R-5 to allow the two group homes to be on the same property allowing the 12 residents under the R-5 zoning. The R-4 zoning only allows a small group living facility with a maximum occupancy of 5 to 9 residents. The R-5 zoning allows a large group living facility with 10 to 16 residents which accommodates the planned 12 residents.

The surrounding neighborhood that is within the City of Grand Junction zoning is R-4 and R-5. The balance of the adjacent neighborhood is in Mesa County which has RSF-4 and RMF-5 zoning which are comparable zoning densities to the City of Grand Junction R-4 and R-5 zones.

The group living facility will be registered as required per code annually.

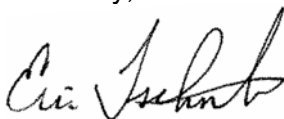
We therefore hold that the planned development and rezone requested is in conformity with the current neighborhood's use and zoning. Also it is of lesser impact to traffic than the maximum density allowed under the current R-4 zoning which is 4 units/acre x 2.4 acres = 9 units.

F. Development Schedule and Phasing

Construction is planned to begin in the Winter/Spring of 2022 and is expected to take approximately 7 months. This is dependent upon receipt of the required planning approvals.

Let me know if you have any questions concerning the above information.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Tscherter".

Eric Tscherter, AIA, LEED AP

Cc: Curtis Marwitz, Architect II / Division of Facilities Management

Attachments:

Development Application GJRC Homes
Statement of Ownership w/Deed
Improvement Survey w/Legal Description

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- As shown
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.
- Gross land area.
-2.40 Acres / 104,359 square feet
- Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon
- Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

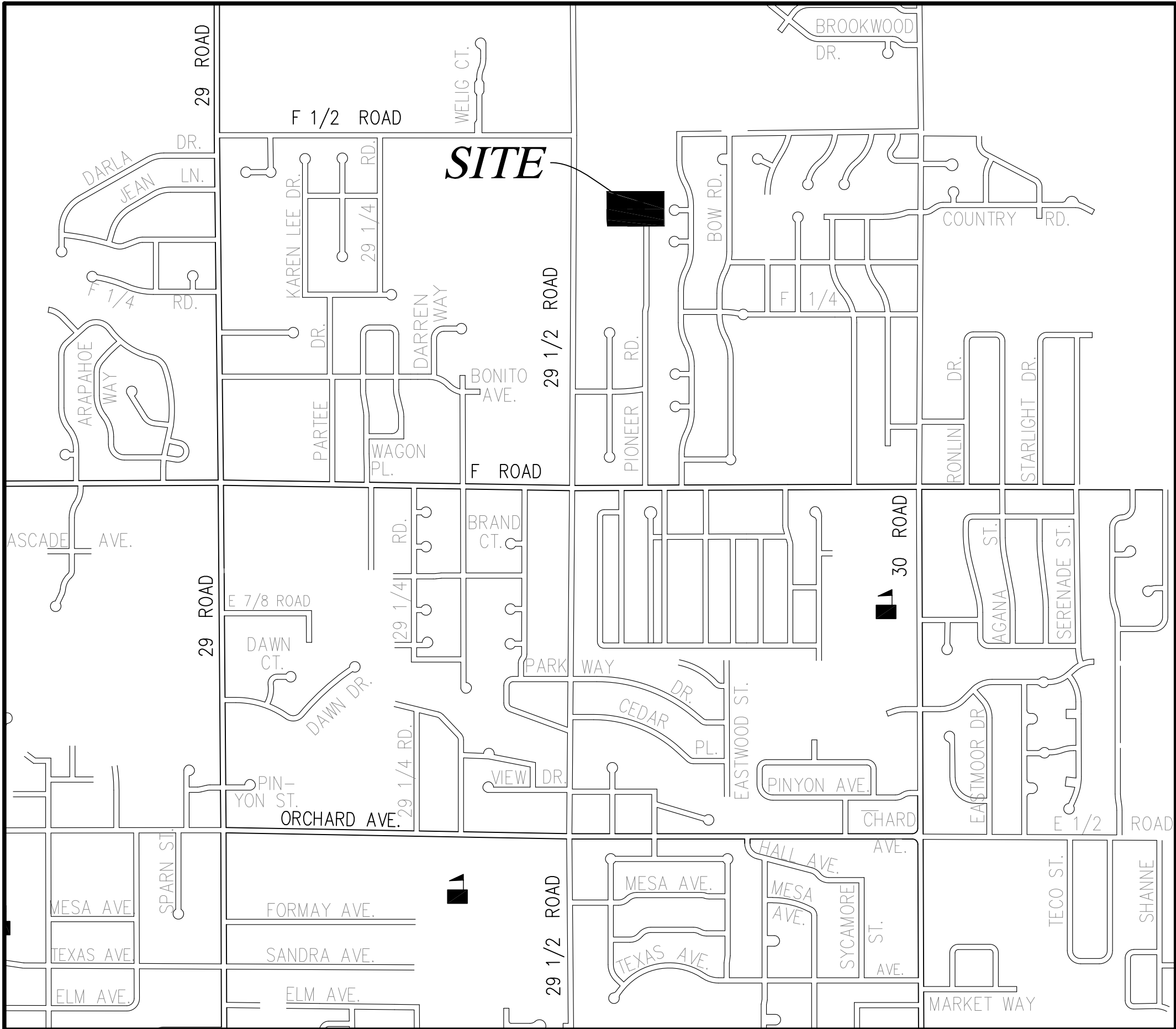
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed

- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed

- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38-51-102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38-51-102(9).
- PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHAcre COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904



LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter
- THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262. EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTRATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, WITH THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 07, 1987 IN BOOK 1665 AT PAGE 314 UNDER RECEPTION NO. 1468394; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126. NOTE: AFFIDAVIT OF CORRECTION PERTAINING TO SAID EASEMENT ABANDONMENT AGREEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 801 UNDER RECEPTION NO. 2408170.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED FEBRUARY 25, 1993 IN BOOK 182 UNDER RECEPTION NO. 1630597; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON-EXCLUSIVE IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 13, 1995 IN BOOK 2132 AT PAGE 800 UNDER RECEPTION NO. 1711431.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAY SUBDIVISION, RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 2363798.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GROVER ACRES RECORDED JUNE 16, 2008 UNDER RECEPTION NO. 2444541.
- shown hereon

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

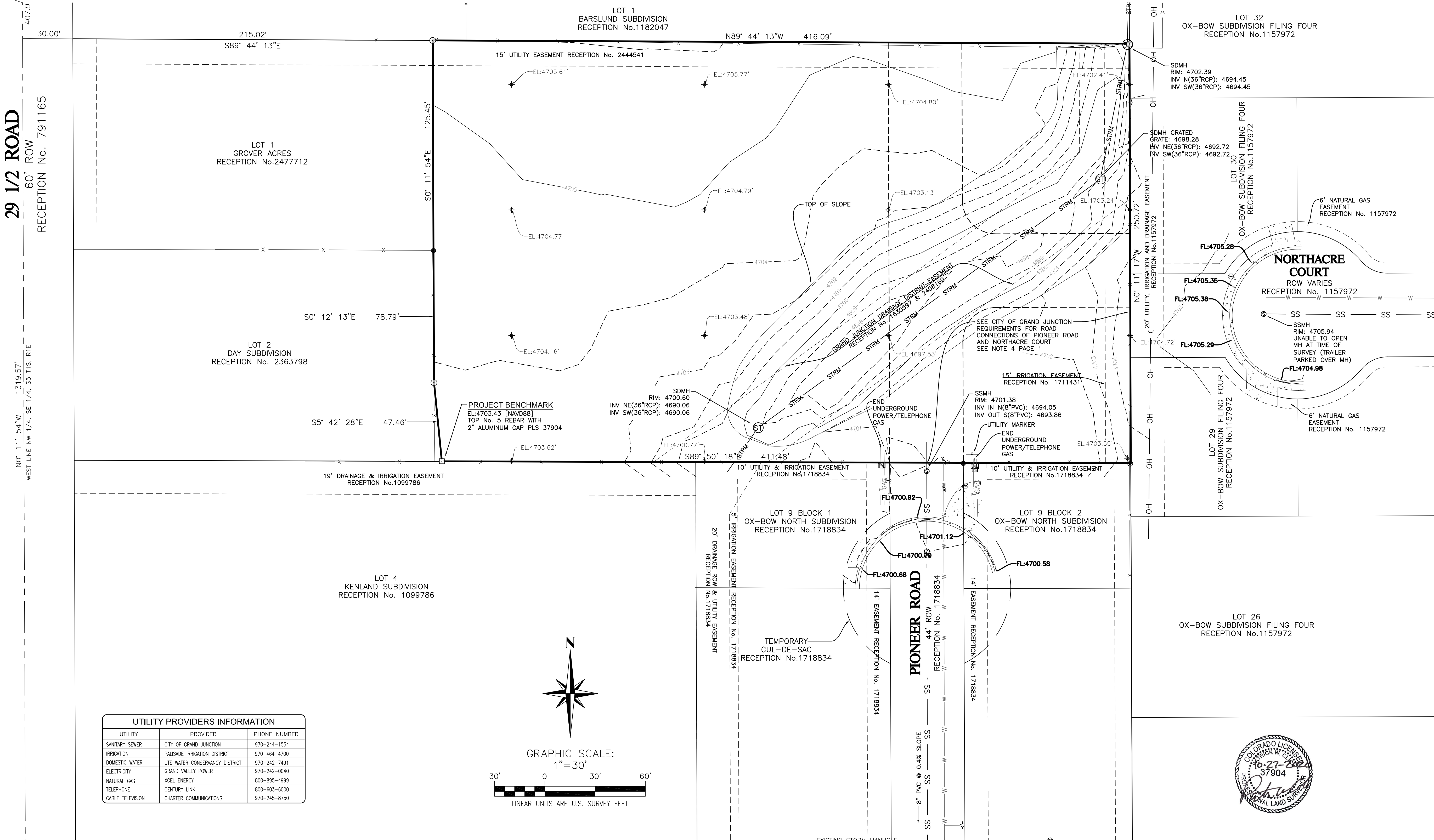
FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 44' 02"E 1322.48'

BASIS OF BEARING



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH RED PLASTIC CAP LS 24943
FOUND No. 5 REBAR WITH 2" ALUMINUM CAP FROM ROLLAND ENGINEERING
FOUND No. 5 REBAR WITH NO CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
EXISTING SIGN
EXISTING UTILITY PEDESTAL
EXISTING SANITARY SEWER MANHOLE

EXISTING STORM MANHOLE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FENCE LINE
EXISTING SANITARY SEWER LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND GAS LINE
EXISTING STORM LINE
EXISTING UNDERGROUND WATER LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING CONCRETE

SS SS
UGE UGE
GAS GAS
STRM STRM
W W
T T
OH OH

SHEET 2 OF 2



ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

OWNERSHIP STATEMENT – GOVERNMENT ENTITY

(a) STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES ("Entity") is the owner of the following property:

(b) LOT 2 GROVER ACRES SEC 5 1S 1E - 2.40AC, known as No. 639 Pioneer Road, Grand Junction, CO 81504

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) Deputy Executive Director of Department of Personnel & Administration 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) Rezoning of property from R-4 to R-5

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: _____

State of Colorado)

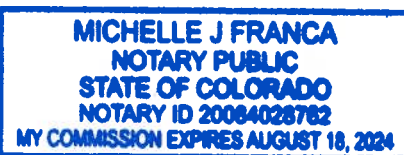
County of Denver ss.

Subscribed and sworn to before me, in my presence, this 9th day of June, 20 21, a Notary Public in and for the State of Colorado.

Michelle J Franca

Notary Public

My Notary Commission expires on 08/18/2024.



ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

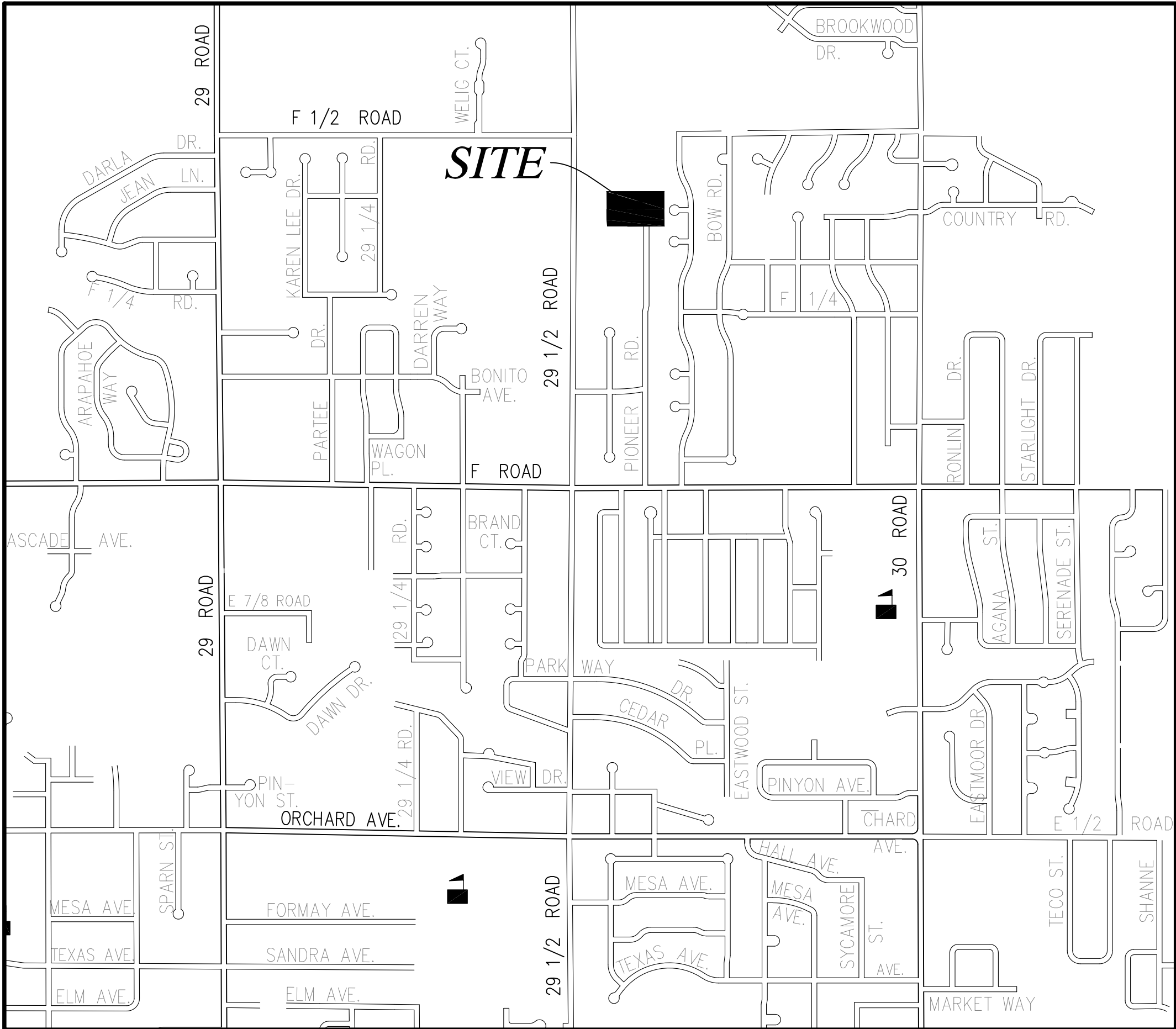
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- As shown
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.
- Gross land area.
-2.40 Acres / 104,359 square feet
- Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon
- Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed
- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38-51-102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38-51-102(9).
- PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHAcre COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904



LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter
- THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262. EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTRATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, WITH THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 07, 1987 IN BOOK 1665 AT PAGE 314 UNDER RECEPTION NO. 1468394; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126. NOTE: AFFIDAVIT OF CORRECTION PERTAINING TO SAID EASEMENT ABANDONMENT AGREEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 801 UNDER RECEPTION NO. 2408170.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED FEBRUARY 25, 1993 IN BOOK 182 UNDER RECEPTION NO. 1630597; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON-EXCLUSIVE IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 13, 1995 IN BOOK 2132 AT PAGE 800 UNDER RECEPTION NO. 1711431.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAY SUBDIVISION, RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 2363798.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GROVER ACRES RECORDED JUNE 16, 2008 UNDER RECEPTION NO. 2444541.
- shown hereon

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

City of Grand Junction Application Review Comments

Date: November 15, 2021 **Comment Round No.** 1
Project Name: GJ Regional Center Group Home Rezone **File No:** RZN-2021-733
Project Location: 639 Pioneer Rd

Check appropriate box(es)

Property Owner(s): State of Colorado - Dept of Human Services - Curtis Marwitz

☐ **Mailing Address:** 4112 S Knox Ct, Denver CO 80236

☒ **Email:** curtis.marwitz@state.co.us **Telephone:** 303-866-7294

Applicant(s): Same as owner

Representative(s): Chamberlin Architects – Eric Tscherter / Scott Hagen

☐ **Mailing Address:** 437 Main St, Grand Junction CO 81501

☒ **Email:** etscherter@chamberlainarchitects.com / shagen@chamberlinarchitects.com **Telephone:** 970-242-6804

Project Manager: Senta Costello **Email:** sentac@gjcity.org **Telephone:** 970-244-1442

Development Engineer: Rick Dorris **Email:** rickdo@gjcity.org **Telephone:** 970-256-4034

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements: Please provide a legal description for the property proposed to be rezoned.

Applicant's Response: LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO

Document Reference: ALTA Commitment dated 10/12/20, American Land Title Association

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

Date due: February 13, 2022

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



State Documentary Fee
Date: December 02, 2020
\$13.00

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

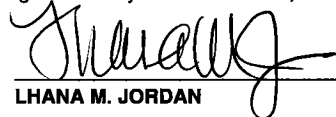
Grantor(s), **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**, whose street address is , City or Town of , County of and State of **None** , for the consideration of **(\$130,000.00) ***One Hundred Thirty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**, whose street address is **1525 SHERMAN STREET, Denver, CO 80203**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

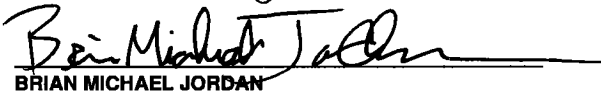
also known by street and number as: **639 PIONEER RD, GRAND JUNCTION, CO 81504**

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

Signed this day of **December 02, 2020**.



LHANA M. JORDAN



BRIAN MICHAEL JORDAN

State of **Colorado**)
)ss.
County of **MESA**)

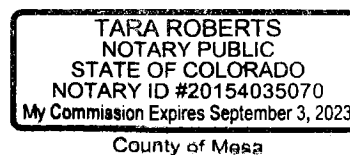
The foregoing instrument was acknowledged before me on this day of **December 2nd, 2020** by **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**

Witness my hand and official seal

My Commission expires: 9.3.23



Notary Public



When recorded return to: **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**
1525 SHERMAN STREET, Denver, CO 80203



ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 44' 02"E 1322.48'

BASIS OF BEARING

29 1/2 ROAD
60' ROW
RECEPTION No. 791165

N0° 11' 54"W 1319.57'

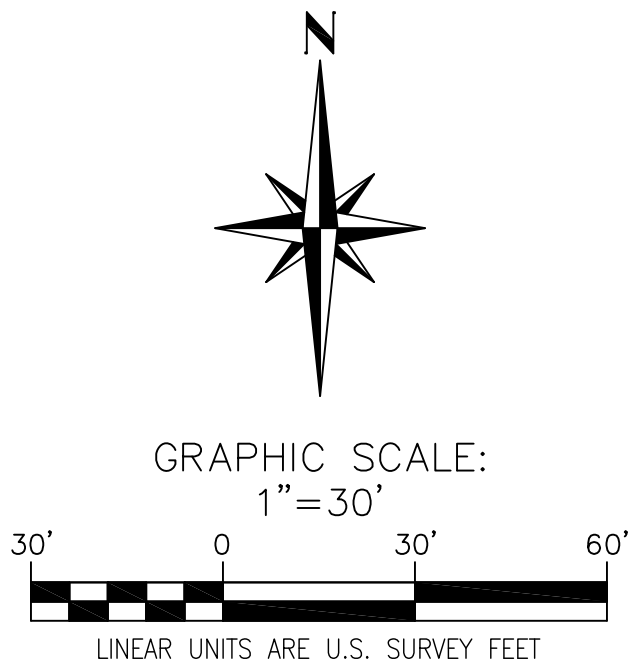
WEST LINE NW 1/4, SE 1/4, S5 T1S, R1E

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
IRRIGATION	PALISADE IRRIGATION DISTRICT	970-464-4700
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURY LINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	970-245-8750

FOUND
SOUTHEAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, BLM ILLEGIBLE
0.4' ABOVE GRADE

SOUTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

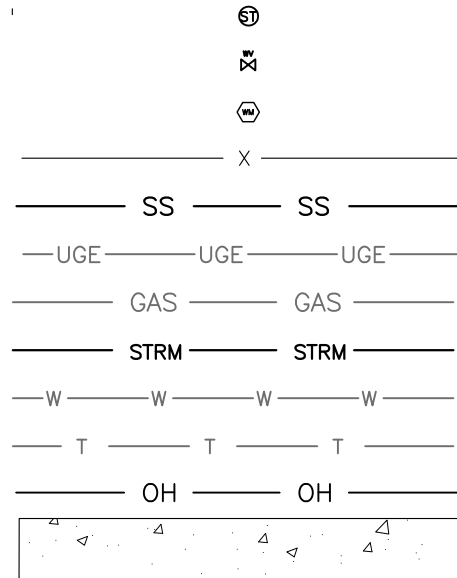
S89° 51' 42"E 1321.90'



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH RED PLASTIC CAP LS 24943
FOUND No. 5 REBAR WITH 2" ALUMINUM CAP FROM ROLLAND ENGINEERING
FOUND No. 5 REBAR WITH NO CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
EXISTING SIGN
EXISTING UTILITY PEDESTAL
EXISTING SANITARY SEWER MANHOLE

EXISTING STORM MANHOLE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FENCE LINE
EXISTING SANITARY SEWER LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND GAS LINE
EXISTING STORM LINE
EXISTING UNDERGROUND WATER LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING CONCRETE



SHEET 2 OF 2



ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

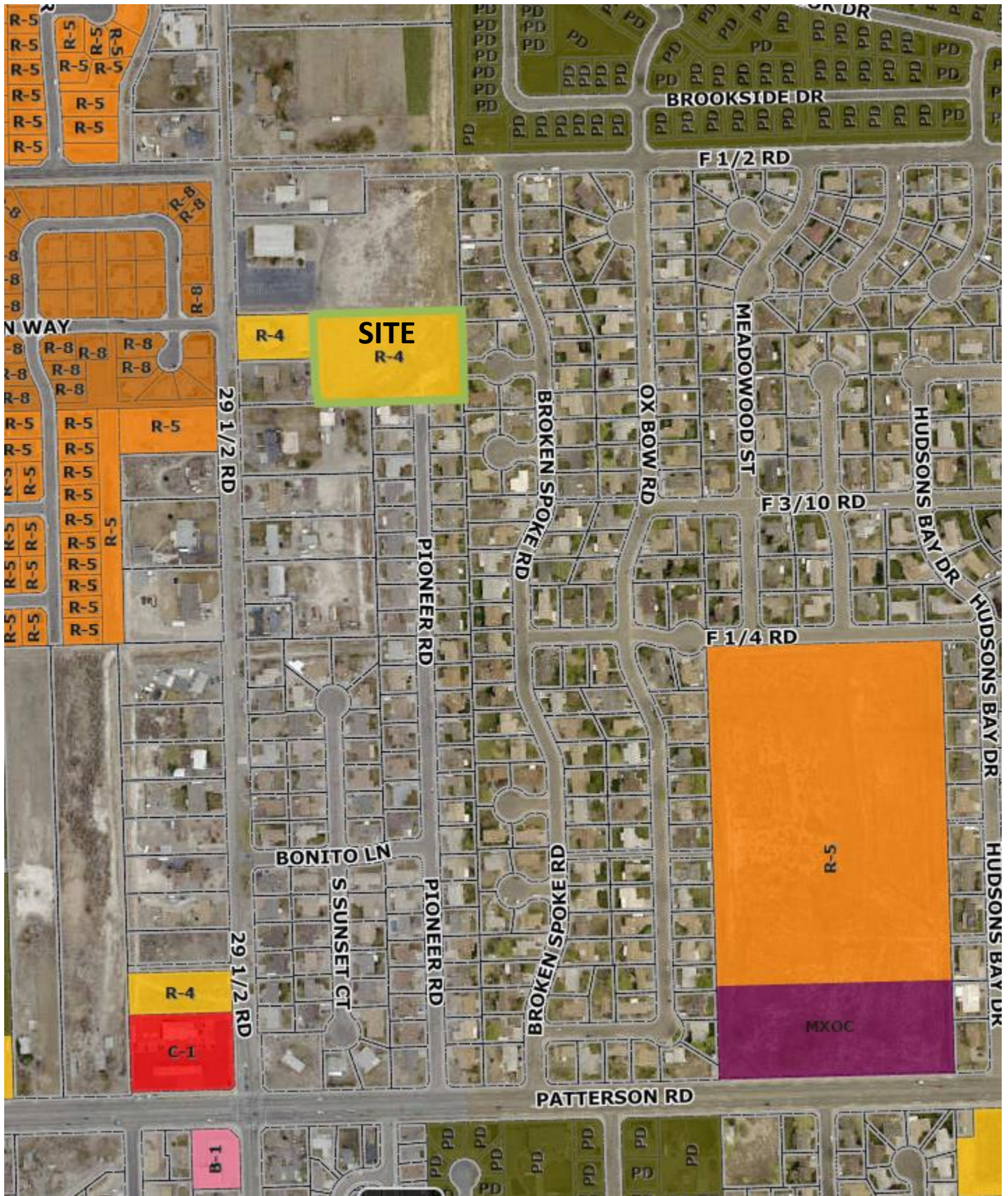
AERIAL / LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP



STREET VIEW



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 6:08 PM
To: Bernie and Mary Anne Pacini
Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com
Subject: RE: 639 Pioneer Road Project

Good evening, Mr. Pacini

I'm copying the applicant and their representative so they may also address any of the questions as appropriate.

The Zoning and Development Code requires a mailing list be generated by the Community Development Department using the Mesa County Assessor's property owner information, using a radius of 500 feet from the property line of the subject property for all property owners and 1000 feet for all registered Home Owner's Associations for projects requesting a rezone. This is the list that was prepared and used for mailing the invitations for the meeting held last week. The Applicant intended that meeting to cover both the rezone and group living facility, which is allowed by Code. However, the Code also requires the mailing/neighborhood meeting list for a group living facility to use a 1000-foot radius for all property owners. Our staff member who was preparing the list was unaware that the list was also for a group living facility and so did not prepare the larger list. The error was discovered this morning. A new mailing list has been created using the 1000-foot radius for all property owners. The Applicant and their Representative will be hosting another meeting in the next couple of weeks using this list for mailing the invitations, so all neighbors are notified and have the opportunity to attend and/or comment.

As for access, the City Engineering office may consider other alternatives for access if any were presented; however, at this point the only legal access available is via Pioneer Rd and Northacre Ct. That said, I have reviewed several group living facilities of this size and type of residents, including the one north of this site on 29 ½ Rd; typically they generate similar traffic as a single family home. The residents don't drive so the vehicles that come and go are staff, the occasional visitor and Emergency Services which in most cases don't use lights/sirens when coming to the properties unless it is truly warranted like they would if coming to your house or mine. Should the property be developed as is under the current zone, it could potentially have up to 9 homes which would generate much more traffic.

Please don't hesitate to email or call with additional questions, comments and/or concerns or if you'd like to further discuss.

Respectfully,

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

-----Original Message-----

From: Bernie and Mary Anne Pacini <brpacini@gmail.com>
Sent: Saturday, June 26, 2021 12:48 PM
To: Senta Costello <sentac@gjcity.org>

Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com

Subject: 639 Pioneer Road Project

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Dear Mr. Costello,

I was unable to attend the meeting regarding the 639 Pioneer Road Project. It concerns me that notification was given only to the immediately adjacent properties and included no details as to use of this property. This did create trust issues with the rest of the neighborhood. It is my understanding this project is designed to house residents of the now closing State Home. My concern is the increased traffic this project will bring to a cul-de-sac. Is it at all feasible to develop alternate access to this site other than up a dead end street? 291/2 Road is already a through street. Indeed, there is already a similar facility further north on 291/2 Road. The increased housing developments off 291/2 road will require further traffic control measures in the near future. Can you combine objectives to solve two problems? I have lived in this neighborhood for 40 years and would hate to see Pioneer Road developed into a high volume street.

Sincerely,

Bernard R. Pacini, M.D.

Senta Costello

To: Therese Paquette; curtis.marwitz@state.co.us; Eric Tscherter
Cc: Rick Dorris
Subject: RE: 639 Pioneer Road Proposed project
Attachments: 639 Pioneer Project.doc

Good morning, Kevin and Therese

I've responded to the Planning related questions directly in your letter in blue. Some of the items I've left for responses by the Applicant and/or their Representative as they are project specific. There are also some of the access questions that I am referring to our Development Engineer, who is out of the office until next week.

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Therese Paquette <theresepaq@yahoo.com>
Sent: Tuesday, June 29, 2021 6:44 PM
To: Senta Costello <sentac@gjcity.org>; curtis.marwitz@state.co.us; Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: 639 Pioneer Road Proposed project

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Please read the attached letter. Thanks!

Kevin and Therese Paquette
622 Pioneer Road
Grand Junction, CO 81504
theresepaq@yahoo.com

Senta Costello

From: Eric Tscherter <etscherter@chamberlinarchitects.com>
Sent: Monday, June 28, 2021 2:42 PM
To: mandy@mandyrush.com
Cc: Senta Costello
Subject: RE: 639 Pioneer Road

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Ms. Rush,

DHS will operate the two – six bed homes for residents who are intellectually and developmentally disabled. Of the residents from the Regional Center that will be the first residents some are medically fragile (which means they cannot move on their own) in wheelchairs and some are autistic. All the residents are adults. There will not be any sexual offenders per DHS intake and evaluation requirements as shared in the meeting last week. There will be a six foot privacy fence around the DHS property for resident privacy. None of the residents drive but are transported to and from their homes in vans once a day. The (8) staff per shift for both the homes will change shifts at 7am and 7pm daily. The residents do have occasional family visitors.

Eric Tscherter, AIA, LEED AP
Architect



Architecture | Interior Design
437 Main Street
Grand Junction, CO 81501
970.242.6804 M: 970.623.3470
chamberlinarchitects.com

From: Senta Costello <sentac@gjcity.org>
Sent: Monday, June 28, 2021 9:32 AM
To: Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: FW: 639 Pioneer

Hi Eric,

Could you and/or your Applicant get back to Mandy about her questions. I've responded with some of the basic Code information and some historical knowledge from the last homes established when the Regional Center downsized 12 yrs. ago.

Senta Costello
Associate Planner
City of Grand Junction
Community Development

970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

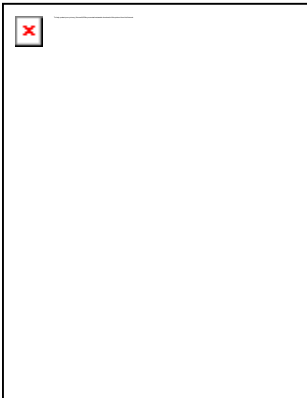
Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--

Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 9:23 AM
To: Mandy Rush
Cc: Scott Peterson
Subject: RE: 639 Pioneer

Good morning, Mandy

Yes, they are proposing 2 buildings with 6 residents each. Typically, we don't see traffic all that different than a single family home; however, the representative or applicant can likely give you the best picture of the residents demographics, staffing, etc.

There are 4 other homes that were established in residential neighborhoods when the Regional Center downsized about 12 yrs. ago and have not had any issues reported from the neighbors.

I've forwarded your email to the applicant and representative so they can provide you with additional information. There will also be another neighborhood meeting in the next couple of weeks that you and/or prospective buyers are welcome to attend. It has not been scheduled as yet, but I can let you know when there is additional information.

Have a great week!

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--

Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4181

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

PINSON-HERIGSTAD ANNEXATION #1

APPROXIMATELY 0.33 ACRES

LOCATED AT 644 1/2 29 1/2 ROAD

WHEREAS, on the 14th day of January, 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of February, 2008; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

PINSON-HERIGSTAD ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates

Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

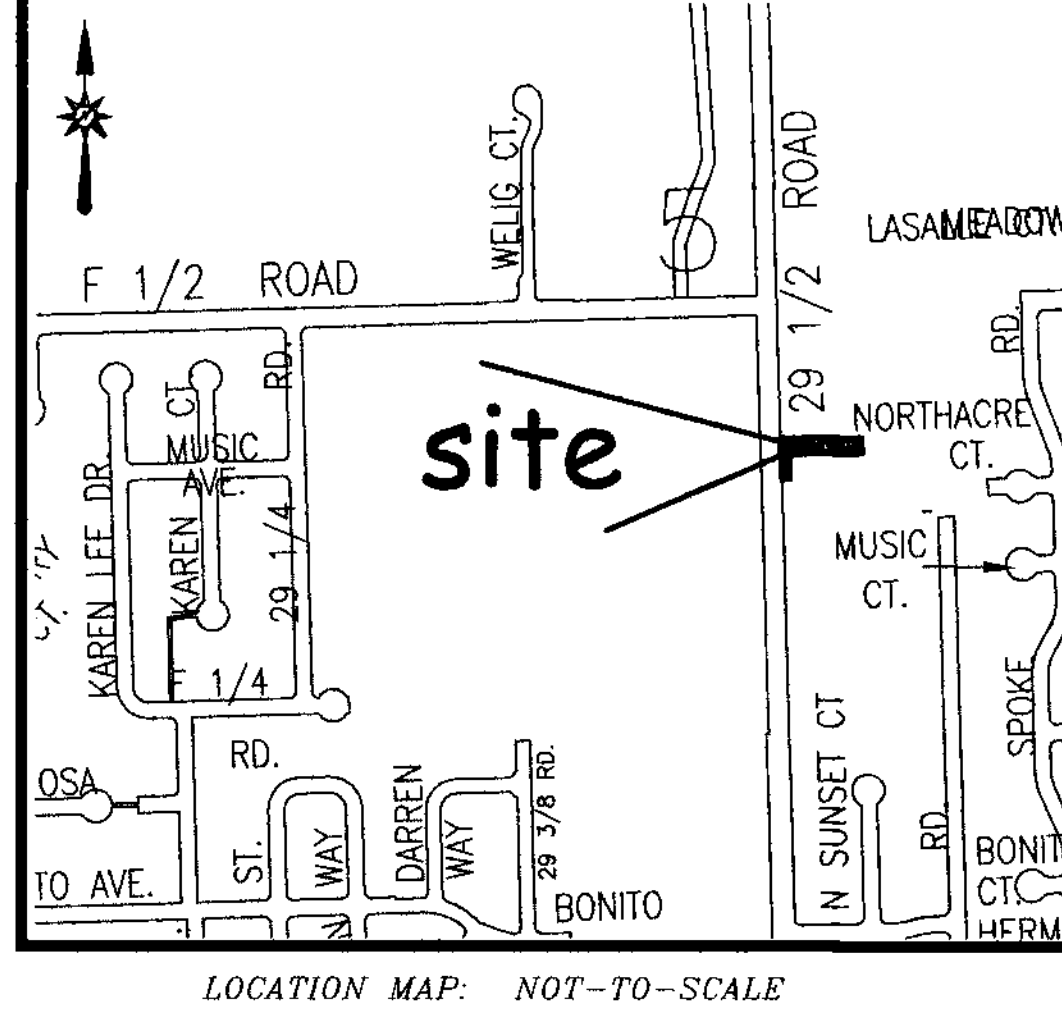
Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

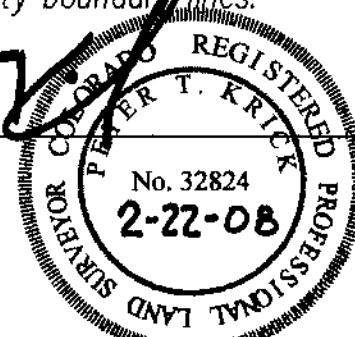
A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ°	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: February 22nd, 2008



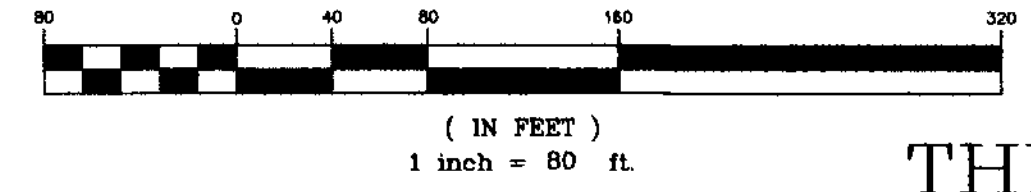
AREA OF ANNEXATION

ANNEXATION PERIMETER	751.62 FT
CONTIGUOUS PERIMETER	125.84 FT
AREA IN SQUARE FEET	14,395.13
AREA IN ACRES	0.33

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	- - -

GRAPHIC SCALE



ORDINANCE NO.
4181

EFFECTIVE DATE
March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON - HERIGSTAD
ANNEXATION NO. 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4182

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
PINSON-HERIGSTAD ANNEXATION #2
APPROXIMATELY 2.69 ACRES
LOCATED AT 644 1/2 29 1/2 ROAD**

WHEREAS, on the 14th day of January, 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of February, 2008; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

PINSON-HERIGSTAD ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of

75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

ORDINANCE NO. 4183

**AN ORDINANCE ZONING THE PINSON-HERIGSTAD ANNEXATION TO
R-4
LOCATED AT 644 1/2 29 1/2 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Pinson-Herigstad Annexation to the R-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district is in conformance with the stated criteria of Section 2.6 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 be zoned R-4 (Residential 4 du/ac).

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

And also,

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal

Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading the 6th day of February, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

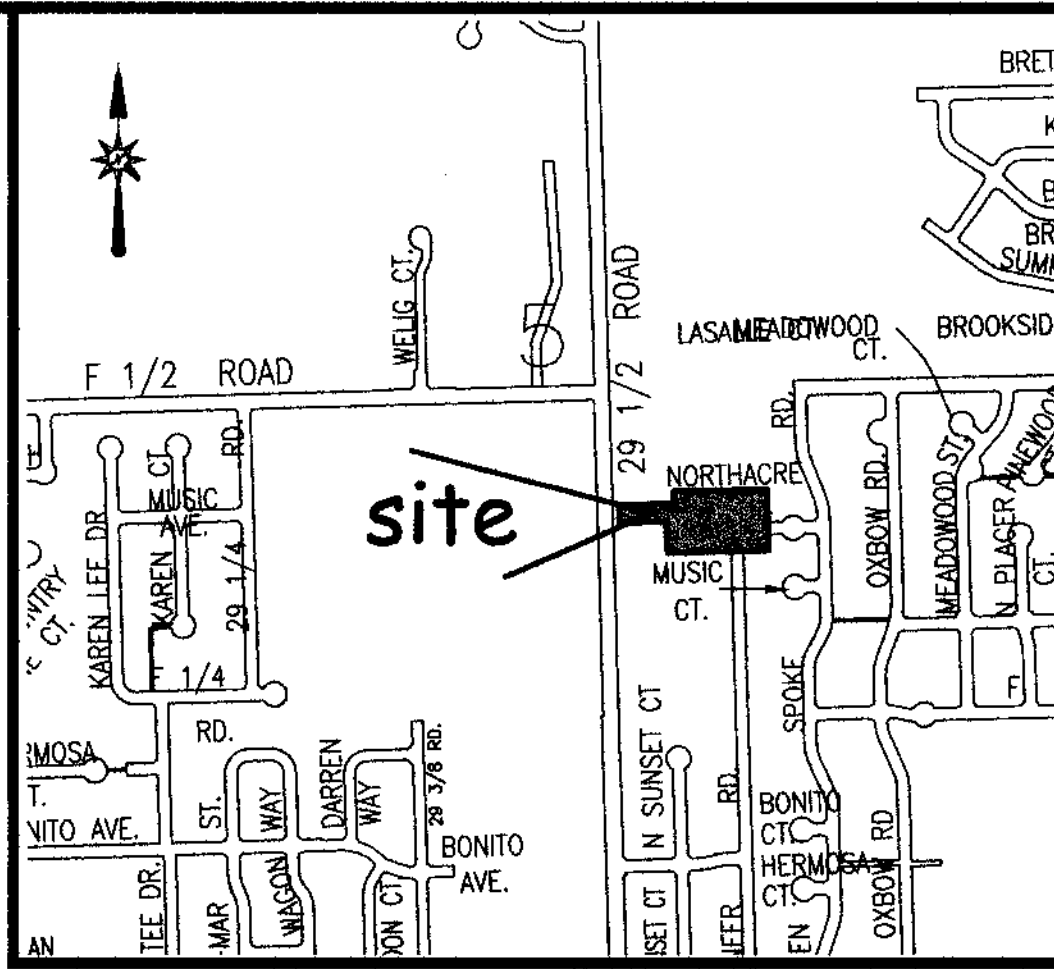
ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

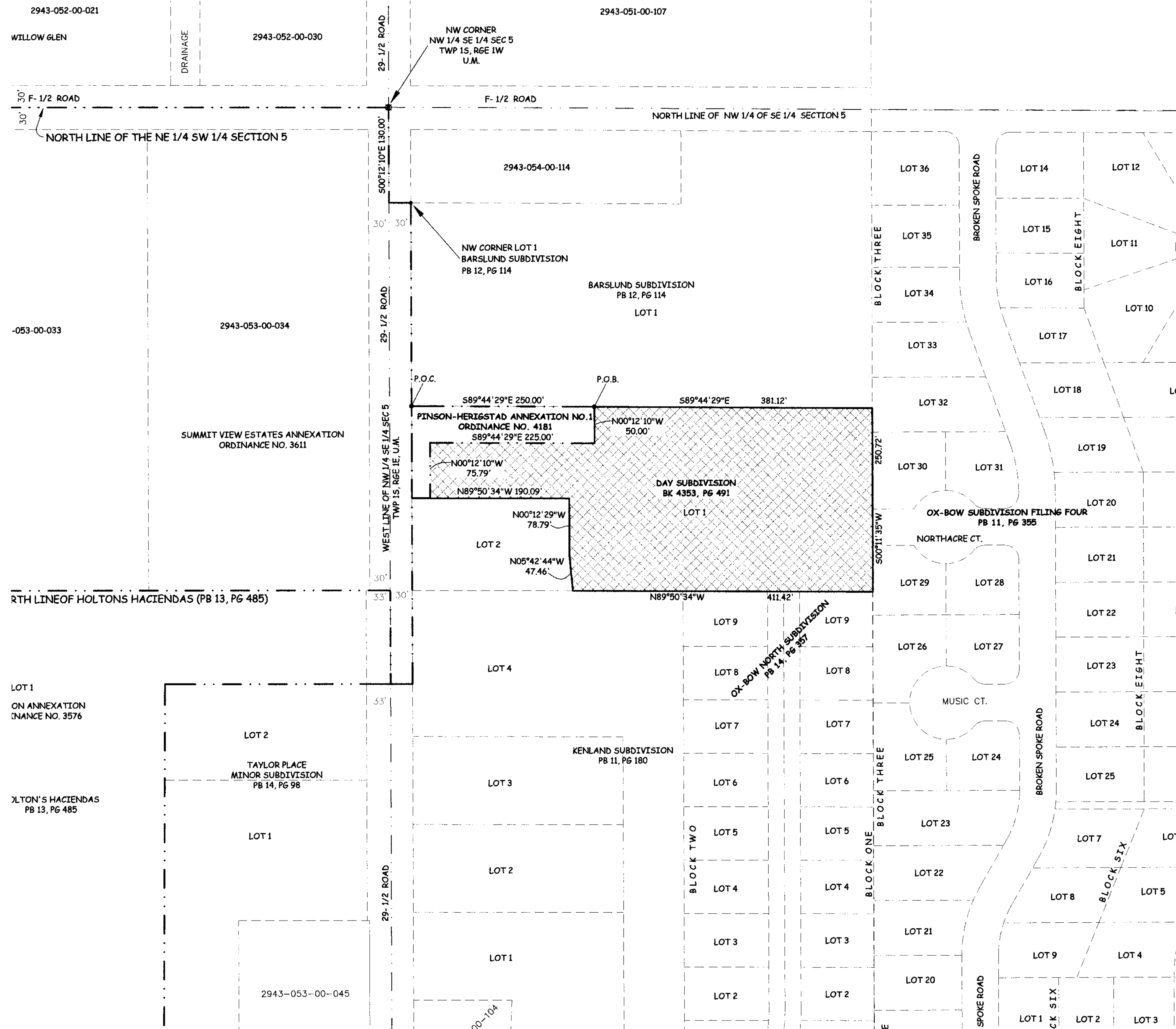


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

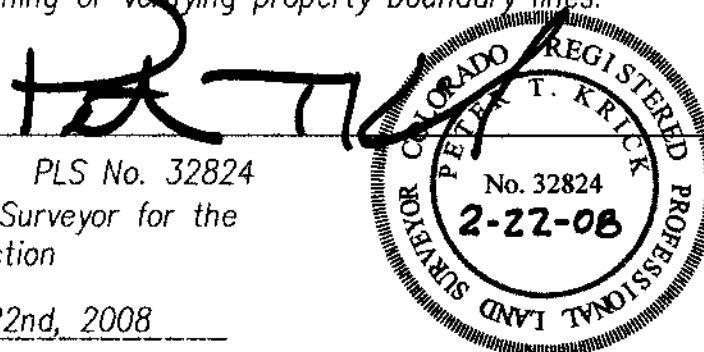
A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.



ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: February 22nd, 2008

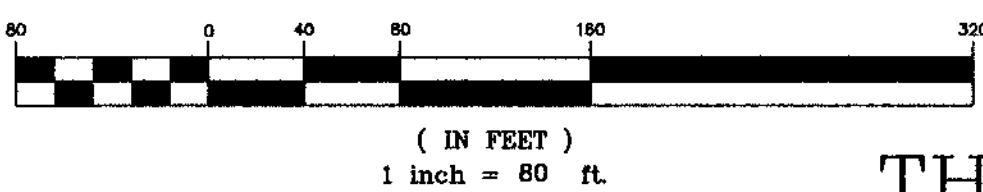
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,710.39 FT
CONTIGUOUS PERIMETER	350.79 FT
AREA IN SQUARE FEET	116,972.39
AREA IN ACRES	2.69

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---

GRAPHIC SCALE



ORDINANCE NO.
4182

EFFECTIVE DATE
March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON - HERIGSTAD
ANNEXATION NO. 2

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

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'

Packet Page 116

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING FROM R-4 (4 DU/ACRE) TO R-5 (RESIDENTIAL 5 DU/AC) ZONE DISTRICT THE PROPERTY LOCATED AT 639 PIONEER ROAD, GRAND JUNCTION, COLORADO

Recitals:

The property owner, State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services, proposes a rezone from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) on a total of 2.4-acres, located at 639 Pioneer 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 changing the zoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) 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 rezone.

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

The following described property in the City of Grand Junction shall be zoned R-5 (Residential – 5 du/ac) on the City zoning map:

LOT 2 OF GROVER ACRES, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this ____ day of _____, 2022 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of the City Council