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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JANUARY 10, 2023 - 5:30 PM
Attend virtually: <https://bit.ly/GJ-PC-01-10-2023>**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a Request by Normal Brothers, LLC to Extend for One-Year until January 11, 2024 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.

Regular Agenda

1. Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.
2. Consider a request by Roy A. Laplante, III, to zone 1.45 acres from County RSF-R (Residential Single Family Rural - one dwelling per five acres) to City I-1 (Light Industrial) located at 2795 Riverside Parkway.
3. Consider a request by Casas Land Partners LLC, to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', located at 365 W. Ridges Blvd.

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 10, 2023
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a Request by Normal Brothers, LLC to Extend for One-Year until January 11, 2024 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.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Normal Brothers, LLC, owner Robert Hurni, has requested an additional One-Year Extension to record the final plat of the Eagle Estates Subdivision, located at 2711 H Road and 2719 H Road. The applicant received administrative conditional approval from the City on January 11, 2019 for two years and a one-year extension to January 11, 2022 prior to receiving a one-year extension from Planning Commission to January 11, 2023. The Applicant is proposing an additional one-year extension requiring the plat to be recorded by January 11, 2024. No other changes are being requested. If the applicant does not complete all steps in preparation for recording a final plat within the proposed one-year extension approval, the preliminary subdivision plan and final plat shall require another review and processing as per Section 21.02.070 and shall then meet all the required current code regulations at that time.

BACKGROUND OR DETAILED INFORMATION:

The Eagle Estates Subdivision consists of ten (10) lots on 5.44 acres located at 2711 H Road and 2719 H Road. The zoning of the property is R-2. The Final Plat received administrative conditional approval on January 11, 2019.

The Zoning and Development Code provides for a two-year approval for subdivision plats by the Director with an allowed one-year extension by the director to allow for a

total three-year period before a developer seeks any extension(s) from Planning Commission. If the applicant does not complete all steps in preparation for recording a final plat within the proposed approval period, the preliminary subdivision plan and final plat shall require another review and processing as per Section 21.02.070 and shall then meet all the required current code regulations at that time. The applicant is seeking a longer time period to record the Eagle Estates Subdivision plat. Under Section 21.020070 of the Zoning and Development Code, Planning Commission can approve the extension(s) for recording a plat beyond what the Code allows the Director to permit.

Normal Brothers LLC is requesting a one-year extension on the Eagle Estates project because of unforeseen delays. It took them 18 months to clear up the title work on the Gail Redin property located to the east of Eagle Estates before they could get a sewer easement from her. It took another 8 months to finalize the sewer easement. They spent 6 - 8 months getting approval from the Bureau of Reclamation to construct the sewer line. The sewer line was constructed last winter when the canal had no water running through it. However it was determined that the agreement with the Bureau of Reclamation needs to be re-written and executed with language acceptable to the City that provides the City with the ability to accept the sewer line as public infrastructure. This process between the City and the Bureau of Reclamation ("BOR") is continuing but taking much longer than expected. The agreement/license with the BOR is relevant and important to the City as the sanitary sewer line lies within the right-of-way for the Highline Canal and a public sanitary sewer line with this development will allow for additional future development in this area of the City. There is also a need for a new sewer easement with the Redin property owner to be executed as well. None of this can be completed before the current 4-year development schedule expires on January 11, 2022 and therefore the applicant is seeking additional time (one year) to complete the subdivision.

Request for a One-Year Extension to Record the Plat

The following is language from the Zoning Code that provides these allowances as found in Section 21.02.070 Administrative development permits.

21.02.070(s) Final Plat.

(iv) Form of Final Action. The form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of this section. If the Director approves the final plat, then the applicant's surveyor or engineer shall then make any changes necessary or required to comply with final approval conditions. The plat shall then be recorded within two years of action by the Director or as directed in the approved phasing plan/development schedule, subject to extensions granted in accordance with subsection (u)(4) of this section.

(u) Recording of Subdivisions. The Director shall record all final plats and related documents as follows:

(4) If the applicant does not complete all steps in preparation for recording a final plat

within two years of approval of the preliminary subdivision plan.... One extension of 12 months may be granted by the Director so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

The developer is seeking Planning Commission approval of an additional One-Year extension to record the Eagle Estates Subdivision Plat until January 11, 2024.

NOTIFICATION REQUIREMENTS

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 December 23, 2022. Mailed notice of the public hearings before Planning Commission 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. The notice of this public hearing was published on January 3, 2023 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with the Zoning and Development Code, a request to extend the time for recordation of an approved plat may be extended beyond the 3-years the Director can grant pursuant to Section 21.02.070. The Applicant's request is to seek additional time to execute needed easement(s) and/or agreement(s) before the plat can be recorded, thus the purpose for the extension request. The proposed additional timeframe provides for the plat to be recorded before January 11, 2024.

Section 21.02.070(s) of the Code provides that the form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of section 21.02.070. Conditional approval was granted administratively by city staff for the Eagle Estates Subdivision on January 11, 2019. Section 21.02.070(u) of the Code provides the timeline for recording plats providing for a one-year extension beyond the initial 2-year approval given administratively. This includes recording the original plat with any required documentation. This one-year extension occurred for the Eagle Estates Subdivision to record the plat by January 11, 2022. Planning Commission's approval of an extension for one year approved, January 11, 2022 allowed for the plat to be recorded by January 11, 2023.

This subsection also permits the applicant to request and receive an extension of time multiple times from the Planning Commission to complete the recordation of the plat. Staff finds the applicant has been working on completing all necessary work in a timely fashion but has been delayed due to working within timeframes where others have influenced the time it took thereby, more time is needed to correct all deficiencies and documentation required before the plat can be recorded. As such, staff is supportive of the applicant's request to extend the time for one additional year to record the final plat by January 11, 2024.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to extend one year until January 11, 2024, the recordation of the Eagle Estates Subdivision plat, SUB-2017-605, located at 271 and 2719 H Road, the following findings of fact have been made:

1. The proposed one-year extension is in compliance with Section 21.02.070 of the Zoning and Development Code, and
2. The proposed extension is acceptable due to the unforeseen delays that have occurred over the past 4 years for the project.

Therefore, Staff recommends approval of the requested one-year extension.

SUGGESTED MOTION:

Chairman, on the request to extend for one-year until January 11, 2024, the approval to allow for recordation of the plat for the Eagle Estates Subdivision located at 2711 H Road and 2719 H Road, City file number SUB-2017-605, I move that the Planning Commission approve the request with the findings of fact as provided within the staff report.

Attachments

1. Request for One Year Extension to Record Plat
2. EAGLE ESTATES SUB REV10
3. Site Maps and Photo
4. Decision Letter with previous extension requests
5. Public Comments

David Thornton

From: Robert Hurni <rhurni@acsol.net>
Sent: Thursday, December 15, 2022 6:25 PM
To: David Thornton
Subject: Eagle Estates Extension

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

David Thornton,

Normal Brothers LLC is requesting a 1 year extension on the Eagle Estates project. We are still working with the BOR on the sewer line agreement within their easement for the City of Grand Junction. This has been a long slow process and it appears that the final agreement will take place but not this year. We are also in the process of finalizing the installation of said sewer to satisfy all concerned(City and BOR).

We are also working on finalizing the sewer easement from the Redin property due to an unknown name change from the original easement. Thank you for your cooperation in this matter.

Robert Hurni

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

David Thornton

From: Robert Hurni <rhurni@acsol.net>
Sent: Friday, December 16, 2022 12:39 PM
To: David Thornton
Subject: Eagle Estates Extension

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

David,

I also want to add that the offsite sewer line had to be raised approximately 4' and that precipitated a change in the engineering for the roadway and grading on the Eagle Estates Subdivision. This caused a 6 month delay in getting the final engineering done for final submittal to the city of which is being done now.

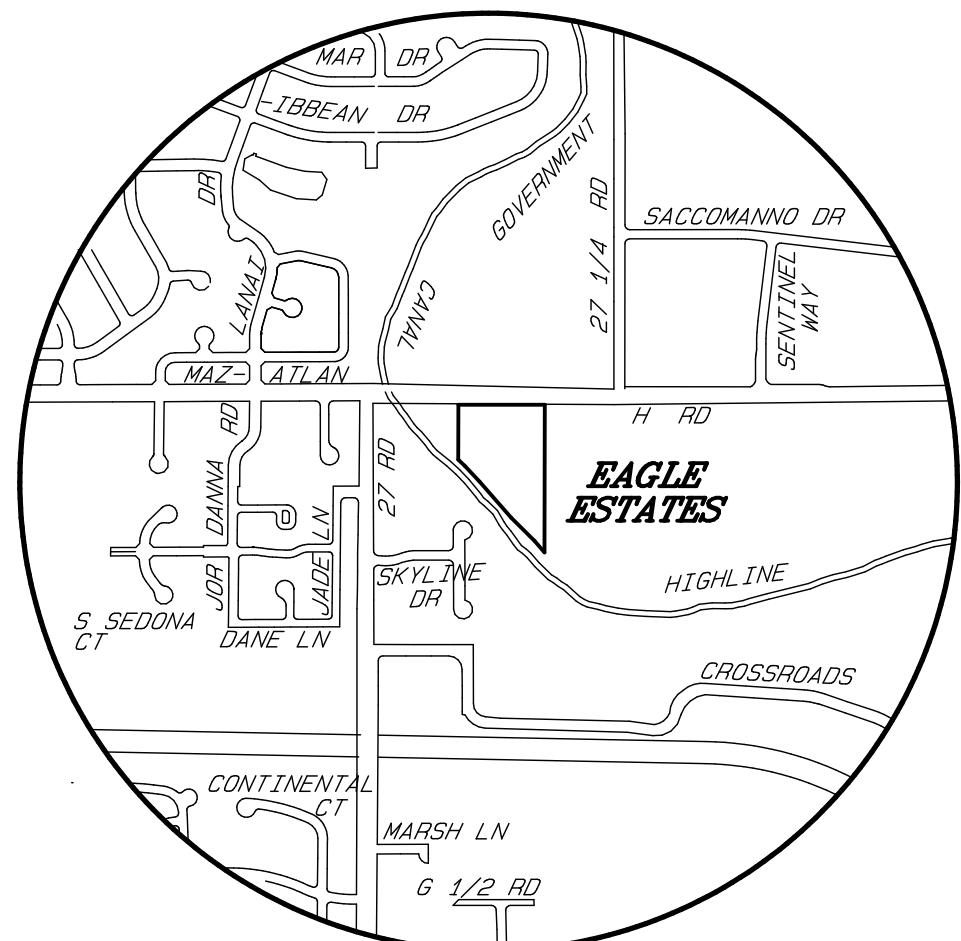
Robert Hurni

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

EAGLE ESTATES

A Replat of Lots 1 and 2, TUSCANY 5 SUBDIVISION, Reception No. 2493099
NW 1/4 NW 1/4, SEC. 36, T1N, R1W, U.M., City of Grand Junction, Mesa County, Colorado



VICINITY MAP
N.T.S.

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		19.97°			S45°00'07"W
C1	46°11'13"	11.29°	14.00'	10.98'	N66°54'24"W
C2	73°38'19"	48.84°	38.00'	45.55'	N80°37'57"W
C3	78°06'34"	51.80°	38.00'	47.88'	S23°29'37"E
C4	87°57'08"	58.33°	38.00'	52.77'	S59°32'14"E
C5	32°40'25"	21.67°	38.00'	21.36'	N60°08'59"E
C6	46°11'13"	11.29°	14.00'	10.98'	N66°54'23"E
L2		19.97°			S44°59'53"E
C7	21°41'16"	113.56°	300.00'	112.88'	S10°50'24"E
C8	8°02'04"	38.98°	278.00'	38.95'	N17°40'00"W
C9	13°39'13"	66.25°	278.00'	66.09'	N06°49'22"W
C10	1°26'33"	8.11°	322.00'	8.11'	S00°43'02"E
C11	2°08'21"	12.02°	322.00'	12.02'	S02°30'29"E
C12	11°42'19"	62.97°	322.00'	62.87'	S09°10'49"E
C13	6°54'03"	38.78°	322.00'	38.76'	S18°14'00"E
C14	54°44'37"	12.90°	13.50'	12.41'	N49°03'21"W
C15	76°30'57"	64.10°	48.00'	59.44'	S38°10'11"E
C16	134°46'00"	112.90°	48.00'	88.62'	S67°28'18"W
L3		33.14°			S89°54'42"E
L4		39.44°			S44°51'18"W
C17	78°12'17"	65.52°	48.00'	60.55'	N06°02'34"W
C18	54°44'37"	12.90°	13.50'	12.41'	S05°41'17"W

PLAT NOTE

The United States Department of the Interior, Bureau of Reclamation will allow construction and landscaping within their easement located in Lot 8, as shown hereon and recorded under Reception No. 2930545.

The east line of Eagle Estates has been moved east 2.18 feet from its platted location as shown on the recorded plat of Tuscany 5 Subdivision. This moved was made to match the adjoining descriptions on the east and the existing possession lines that existed at the time of this survey.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Advanced Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to The Redlin Family Trust dated March 9, 2010, amended and restated November 17, 2014; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: _____ By: _____

CITY APPROVAL

This plat of EAGLE ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the ____ day of _____, 2023.

City Manager _____ City Mayor _____

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at _____ o'clock _____ M., on this ____ day of _____, 2023 A.D., and was recorded at Reception No. _____, Drawer No. _____, and Fees _____.

Clerk and Recorder _____ Deputy _____

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration of Covenants, Conditions and Restrictions of the Eagle Estates Homeowner's Association, Inc. recorded under Reception No. _____

Tracts, Irrigation & Drainage Easements conveyed to the Eagle Estates Homeowner's Association, Inc. under Reception Nos. _____

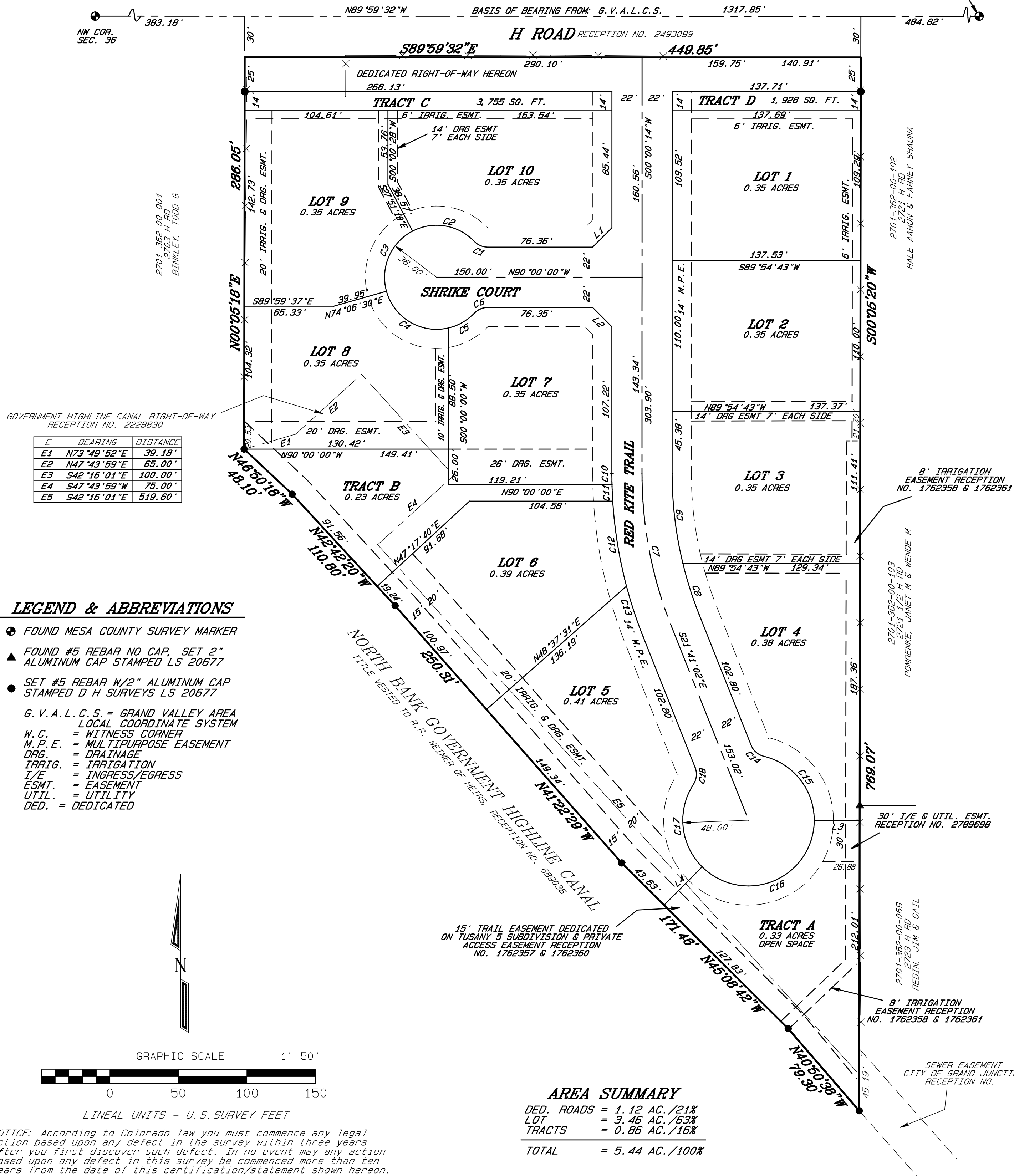
Sewer Easement to City recorded under Reception No. _____

Eagle Estates Site Plan recorded under Reception No. _____

Revocable Permit recorded under Reception No. _____

REVISED 05/24/18
REVISED 08/14/18
REVISED 12/21/18
REVISED 03/05/19
REVISED 05/04/21
REVISED 12/13/22

EAGLE ESTATES LOCATED IN THE NW 1/4 NW 1/4, SEC. 36, T1N, R1W, U.M.					
D H SURVEYS 485 VALLEJO DR. - GRAND JUNCTION, CO. (970) 623-0175					
Designed By	E. E. B.	Checked By	M. W. D.	Job No.	1279-15-03
Drawn By	TMODEL	Date	OCTOBER, 2015	Sheet	1 OF 1



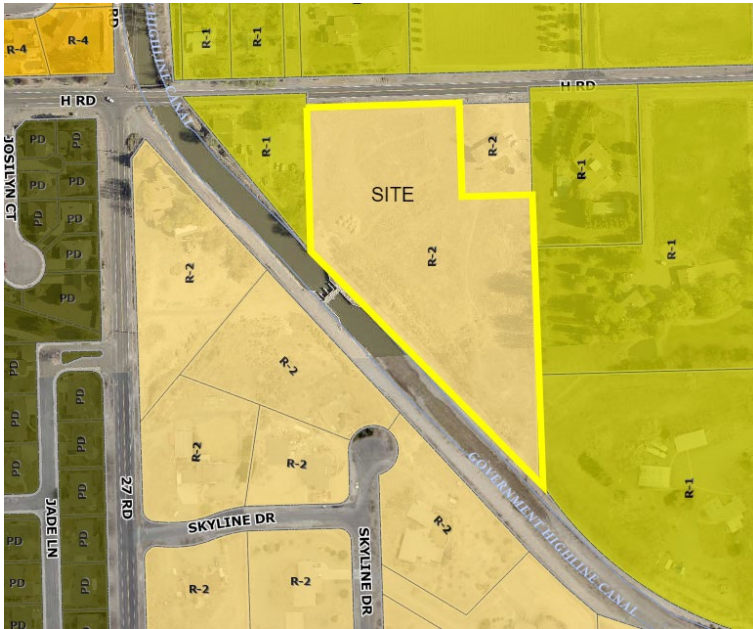
LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ▲ FOUND #5 REBAR NO CAP, SET 2" ALUMINUM CAP STAMPED LS 20677
- SET #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677

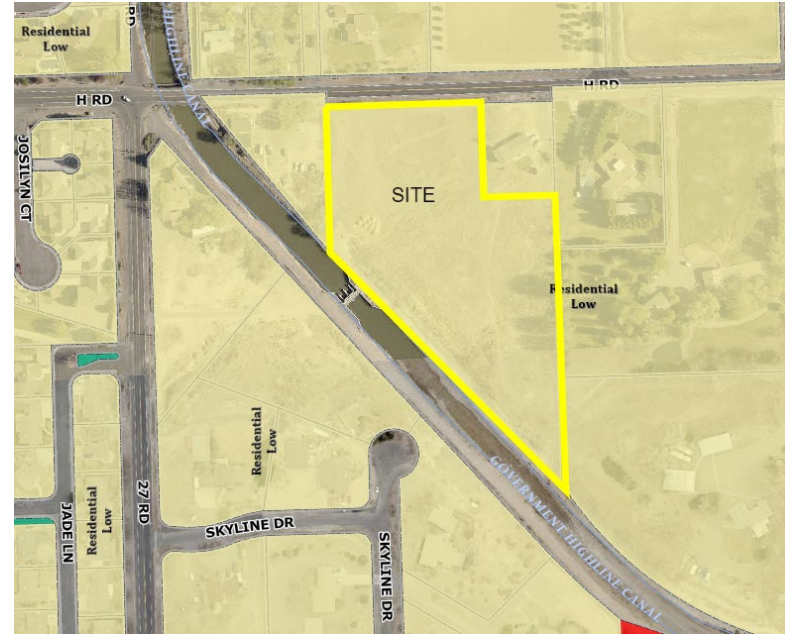
G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
W. C. = WITNESS CORNER
M. P. E. = MULTIPURPOSE EASEMENT
DRG. = DRAINAGE
IRRIG. = IRRIGATION
I/E = INGRESS/EGRESS
ESMT. = EASEMENT
UTIL. = UTILITY
DED. = DEDICATED

AREA SUMMARY

DED. ROADS = 1.12 AC./21%
LOT = 3.46 AC./63%
TRACTS = 0.86 AC./16%
TOTAL = 5.44 AC./100%



Zoning Map



Land Use Map



Air Photo



Site Photo

RECORD OF DECISION/FINDINGS OF FACT

DATE: January 11, 2019

FILE: SUB-2017-605 – Eagle Estates Subdivision

LOCATION: 2711 and 2719 H Road

PETITIONER: Normal Brothers, LLC, Owner (Robert Hurni)

PLANNER: David Thornton, Principal Planner

REQUEST: Approval of the Final Subdivision Plat

DECISION: **CONDITIONALLY APPROVED** - Administratively

In accordance with Section 21.02.070 (s) of the Zoning & Development Code, the Final Subdivision Plans for Eagle Estates Subdivision has been administratively approved.

The following items must be completed before preparing the mylar plat for recording:

- Provide and Execute a Warranty Deed granting Tracts A and B to the Homeowners Association.
- Submit a revised Site Plan - Provide a detail on the site plan showing the building envelope for Lot 8. This needs to show dimensions of the easements encroaching into the lot to make it clear where future structures can be located.
- Provide a letter from the building department stating they have received hard copies of 1) the geotechnical report, 2) the final grading plan, and 3) a tabulation of the minimum and maximum finished floor elevations by lot. This must be the final grading plan and tabulation after all revisions. Include the revision date for the grading plan on the letter: this date must match the revision date on the final plans to be approved by the City.
- Storm water Permit is required prior to any construction. The following items are needed prior to the issuance of a 5-2-1 storm water permit:
 - 1) A CSWMP in accordance with section 1500 of the Mesa County/ City of Grand Junction SWMM manual. www.521drainageauthority.org
 - 2) A completed 5-2-1 permit application with a \$250.00 review fee and \$250.00 permit/inspection fee payable by check to the 5-2-1.

Prior to ANY disturbance, please contact Mark Barslund @ (970) 201-1362
These documents can be turned into the GJ City Hall Planning Department, the 5-2-1 office at 333 West Avenue, Bldg. C, (Grand Junction City Shops) or mailed to: 5-2-1 Drainage Authority, P.O. Box 3389, Grand Junction, CO 81502.

- Need to update the plat to include all documents being recorded and noted in the City Use Table by name with a line for the reception number. The City Use Table needs to include the following:
 - Declaration of Covenants, Conditions and Restrictions
 - Warranty Deed granting Tracts A and B to HOA
 - Sewer Easement to City
 - Site Plan
 - Revocable Permit for Irrigation

When the above items have been completed and a 521 Storm Water Permit has been issued and all items have been accepted by the City the following items must be completed before the final plat may be recorded.

1. Submit an original mylar of the final plat with owner signatures, Title Commitment dated within 5 days of anticipated recording, and the Surveyor Verification Final Mylar Checklist. Please note that all property corner pins must be set in concrete and inspected by the City Surveyor before the plat may be recorded. The electronic version of the plat must be emailed to chrisd@gjcity.org
2. Prior to on-site infrastructure construction, submit original/signed Development Improvements Agreement (DIA), Exhibit A, Exhibit B, Exhibit D along with financial security (example: Plat Hold, Cash, Letter of Credit, Disbursement Agreement). Applicant may propose a "Plat Hold" for the financial security to begin infrastructure construction and record the subdivision plat at a later date.
3. Prior to on-site infrastructure construction, submit final signed/stamped construction plan set drawings for City signatures. Please include Landscaping and Fencing Plans. Please have Ute Water sign plans prior to City signatures. Once drawings are signed by all parties, submit one paper copy 24" x 36" for City Inspector's use and one PDF copy.
4. Per Public Works and Utility Director, prior to beginning construction on the sewer, geotechnical samples shall be taken at the depths of the sewer (+/- 22 to 25 feet below surface) to ensure proper construction methods for deep excavation.
5. City Park Fee: \$1,025.00 (\$225 per lot x 9 lots), payable at time of subdivision plat recording (check made payable to the City of Grand Junction).
6. School Impact Fee: \$920 per dwelling unit payable at time of Planning Clearance issuance for each individual dwelling unit.
7. Plant Investment Fees (Water and Sewer Impact): Contact City Customer Service at (970) 244-1579 for applicable sewer fees payable at time of Planning Clearance issuance for each dwelling unit. Contact Ute Water Conservancy District for water tap fees payable at time of Planning Clearance issuance for each dwelling unit.

8. Transportation Capacity Payment (TCP): Current fee is \$2,554 per single family dwelling unit (expected to increase) and collected at time of Planning Clearance for individual building permits.
9. City Inspection Fee will be \$1100.00 (\$110/lot x 10 lots), payable at time of subdivision plat recording (check made payable to the City of Grand Junction).
10. Fee in Lieu of Utility Undergrounding – 449.85' frontage x \$25.65 /ft = \$11,538.65
11. Please provide final copies of all documents to be recorded. With the Plat the following documents will be recorded, please pay recording fees. (Costs are for Plat \$13 for 1st page and \$10 for each page thereafter & for documents, \$13 for 1st page and \$5 for each page in that document). You have the following documents to record with the plat.

a) Plat	\$TBD
b) CC&R's (20 pages)	\$108
c) Warranty Deed granting Tracts A and B to the HOA	\$TBD
d) Sewer Easement (4 pages)	\$28
e) A Site Plan	\$13
f) Revocable Permit for Irrigation line crossing Red Kite Trail ROW.	\$TBD
g) Recording fee for Exhibit D (Recording Memorandum) & Release	\$ 26

Total Recording Fees = \$TBD

For all recording fees, please make check payable to the "City of Grand Junction."

If you should have any further questions, please feel free to contact me at (970) 244-1450.



David Thornton, AICP
Principal Planner

Summit AE
2764 Compass Drive, #230
Grand Junction, CO 81506
(970) 261-9952
keithm@summitae.com

January 7, 2021

David Thornton, AICP
Principal Planner
Community Development Department
City of Grand Junction

Re: Formal One Year Extension Request for the Eagle Estates Subdivision

Dear David,

The Eagle Estates Subdivision (EES) project representative and the EES owner are formally requesting a one year extension of the conditional Grand Junction City approval for the EES. Page two of this request is an email from Robert Hurni initiating this request.

Please contact this office if you have questions.

Respectfully,



Summit AE
EES - Project Representative
Keith Mendenhall PE

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.

David Thornton

From: Robert Hughes <sirrobert65@gmail.com>
Sent: Wednesday, January 4, 2023 7:05 AM
To: David Thornton
Subject: Re: Eagle Estates administrative approval of permit extension

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

Please place this email in the comments section of the meeting:

The 9 truck load weed problem is not in dispute by any party.

Our complaint is:

- The time and effort to crawl around and drag the weeds from under trees.
- The time and effort to haul 9 truckloads of tumbleweeds to the waste facility.
- The tumbleweeds as they blow around our properties distribute and plant new seeds of weeds.
- The 50 hours per year spent to spray our properties to comply with city weed ordinance.
- The \$200 per year cost of Roundup Weed Spray.

We are requesting that the City require the developers to be good neighbors in our community by performing basic property maintenance procedures.

We are requesting that the approval of developer extension be conditional on developer compliance.

On Tue, Jan 3, 2023 at 12:13 PM David Thornton <davidth@gjcity.org> wrote:

Good morning Mr. Hughes,

Thanks for your email. I'm sorry for the ongoing issues you have faced with tumbleweeds in your neighborhood originating from this property. I know that weed abatement has been involved, but don't know the status of that case. In regards to no public hearing, the proposed 1 year extension is on the consent agenda currently, but can be moved to the public hearing portion of the agenda if requested at the meeting.

Thanks again for your comments and your email has been included with the public comments as part of the staff report provided to Planning Commission.

Dave

David Thornton

Principal Planner

City of Grand Junction, Colorado

davidth@gjcity.org

(970) 244-1450

City Hall is open Monday through Friday 8 a.m. to 5 p.m. We also conduct business online, by phone or by appointment as needed.



From: Robert Hughes <sirrobert65@gmail.com>

Sent: Wednesday, December 28, 2022 7:00 AM

To: David Thornton <davidth@gjcity.org>; Robert Hughes <sirrobert65@gmail.com>

Subject: Eagle Estates administrative approval of permit extension

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

Why are you deceptively railroading through a permit extension without a public hearing? There are known problems with developer code compliance. Why can't the developer be required to bring the property into code compliance as a condition of the permit extension, and be forced to be a good neighbor to the community.

David Thornton

From: George Mullenix <geomullenix@gmail.com>
Sent: Sunday, January 1, 2023 7:00 AM
To: David Thornton
Cc: Susan Mullenix
Subject: Sub-2017-605-Eagle Estates 2711 & 2719 H Road

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

Dear Mr. Thorthon,

We received the notice of public hearing on Sub-2017-605-Eagle Estates 2711 & 2719 H Road and would like to comment in advance. The property in question is an eyesore and degrades surrounding property values as the Normal Brothers have left it a mess. It is now piles of fill dirt that weeds grow on that cannot be mowed or attended to because of the contour of the piles. It looks terrible. With the housing downturn, I have little confidence that Normal Brothers will take any action to improve this property.

The property is an eyesore, it looks like crap and there has been no effort or work done since spring of 2022 to improve on the property. Any continuation or extension should be contingent upon improving the property so it is not such an eyesore. Either that, or deny the request as any more half hearted efforts will probably just make it even worse. Thank you for the notice and the opportunity to comment.

George and Susan Mullenix
2708 H Road
Grand Junction, CO 81506



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: January 10, 2023
Presented By: Nicole Galehouse, Principal Planner
Department: Community Development
Submitted By: Nicole Galehouse, AICP, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 du/ac) located at the northeast corner of 31 Rd and E ½ Rd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Venture LLC is requesting a zone of annexation to R-12 (Residential 8 to 12 du/ac) for the Grand Valley Estates Annexation. The approximately 17.42-acres of land is located at the northeast corner of 31 Rd and E ½ Rd and borders on three sides a property owned by Mesa County that contains portions of the Lewis Wash. The subject property is located west of Long Park and is undeveloped.

The property is Annexable Development per the Persigo Agreement. The zone district of R-12 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of R-12 (Residential – 12 du/ac). The property is currently zoned in the County as Residential Single Family – 4 (RSF-4). The proposed zone district of R-12 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

Development to the west and north of the subject property in the County are zoned RSF-4 and consist mostly of single-family residential lots averaging a density close to

2.6 dwelling units per acre. The property to the east is Long Park. Property to the south is split between County zoned RSF-4 and City zoned Light Commercial (C-1); all of the properties to the south have a Future Land Use designation of Commercial. 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 2 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-12.

The R-12 zoning establishes densities between 8 and 12 dwelling units per acre. The R-12 requested zoning implements the Comprehensive Plan’s Residential Medium Land Use category. This land use designation was amended during the 2020 One Grand Junction Comprehensive Plan process, when the subject property was identified as being a location where increased density would be desired.

The purpose of the R-12 (Residential – 12 du/ac) zone district is to provide for high density development allowing several types of residential units within specified densities. R-12 may serve as a transitional district between single-family and trade districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood. This zone may be appropriate as part of a mixed use center. This property is located in a transitional location between the commercial uses along the I-70B corridor and the residential neighborhoods on the west side of the Lewis Wash and 31 Road. The increased separation provided by the wash adds to the compatibility with surrounding zone districts. In addition, the subject property is served by a variety of public and community facilities, including open space at Long Park to the east, a middle and high school a little further east, a neighborhood grocery store to the south, and a commercial district a mile to the east.

In addition to the R-12 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 to 12 du/ac).

- a. R-8 (Residential – 8 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG)
- e. Mixed Use Shopfront (MXS)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on Zoom on June 8, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant’s representative and City staff were in attendance,

along with approximately 13 participants.

An official development application was submitted to the City of Grand Junction for review on July 7, 2022. After submitting the application, the Applicant modified the request for zoning and held a second neighborhood meeting to ensure compliance with notification requirements. That meeting was held on September 12, 2022 via Zoom. The Applicant's representative and City staff were in attendance, along with approximately 7 participants.

During the June neighborhood meeting, concerns on the project were raised about traffic, access, and what is permitted in the R-8 zone district, specifically about height restrictions. In September, the neighborhood concerns were again primarily focused on traffic impacts on E ½ Rd along with access to the site. Additional concerns raised at this meeting were about the presence of floodplain, the lack of a development plan at the annexation stage, impacts on emergency services, and the increase in density.

Notice was completed consistent with the provisions in Section 21.02.080(g) of the City's Zoning and Development Code. The subject property was posted with an application sign on November 22, 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 December 2, 2022. The notice of the Planning Commission public hearing was published December 6, 2022 in the Grand Junction Daily Sentinel.

It was brought to the attention of staff that the property posting had come down at an unknown date prior to the December 13, 2022 Planning Commission hearing. In addition, there was a flaw on the notification cards that listed the proposed zoning at the original request of R-8 instead of the revised request of R-12. The item was requested to be rescheduled so that notice could be redone to ensure absolute compliance with Section 21.02.080(g).

Revised notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on December 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 December 29, 2022. The notice of the Planning Commission public hearing was published January 3, 2023 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment will also be offered through the GJSpeaks platform.

ANALYSIS

The criteria for review are 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-12 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 to 12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. In addition, during the 2020 One Grand Junction process, the land use designation on the property was changed from Residential Medium Low (2 – 4 du/ac) to Residential Medium (5.5 – 12 du/ac). In considering where density could be increased, locations were evaluated that had nearby amenities, decreasing the stress on infrastructure and allowing the sites to increase density without sacrificing access to basic needs, such as open space and grocery stores. The subject property for the rezone has ample open space nearby, along with a middle school, high school, and grocery store within walking distance. Annexations into the City must be zoned in compliance with the adopted Comprehensive Plan. The requested zoning of R-12 both implements the Residential Medium future land use designation and is consistent with the intent of the land use change to increase density.

Staff finds 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 area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity were established between the mid-1980s and the early 2000s. Long Park was built in 2007 and the first commercial development to the south was constructed in 2009.

Staff finds that there have not been significant changes and 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

Existing public and community facilities and services are available to the annexation and are sufficient to serve land uses associated with the proposed R-12 zone district when developed. The property has access from E ½ Road and will construct additional improvements with any further development on the site. Sanitary sewer located within the right-of-way is already available to the site. Domestic water service is available through a Clifton Water District water line to the site in E ½ Road and the area can be served by Xcel Energy for electricity and natural gas.

To the west just over one mile is Fruitvale Elementary School. Both Grand Mesa Middle School and Central High School are under 1/3-mile east of the site. Also within walking distance is a neighborhood grocery store, south of the property across E 1/2 Road. The site is located just north of the I-70B corridor, with shopping available in the Clifton commercial district under a mile away. The property is located within the Clifton Fire District, with the closest station located at 3254 F Road, approximately 1.5 miles from the property.

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-12 densities, therefore staff have 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 medium (5.5 to 12 du/ac). The proposed zoning designation of R-12 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the high end of the Residential Medium land use category. The closest properties within City limits are across E 1/2 Road, which are zoned C-1, and to the west of those are properties zoned R-4. For unincorporated areas of the neighborhood, Mesa County has zoned the majority of the area Residential Single Family – 4 (RSF-4) with a few properties having a Residential Office (R-O) or (Planned Unit Development (PUD) zone. The County portions of the neighborhood are largely built out as low density residential, park, and educational facilities. The Land Use Map defines the immediate properties to the north of the site, between the Lewis Wash, F Rd, and Long Park, as Residential Medium and the area south of E 1/2 Road as Commercial. With most of the area being already developed at lower densities or reserved for commercial, civic, and institutional uses, there is a need for the middle-density housing that the R-12 zone district provides.

Staff finds that this criterion has 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 growth and helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the 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 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-8 zone district as well the CSR and Mixed Use zone districts could be considered in a Residential Medium Land Use area, the R-12 zone district is consistent with the recommendations of the Plan's Land Use Map and provides a much-needed missing housing type to benefit the community.

Consistency with Comprehensive Plan

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. The following provides an analysis of the relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-12 (Residential – 12 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: Relationship to Existing Zoning
 - Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.
 - The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-12 zone district is a permissible district to implement the Residential Medium designation.

- 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.
 - The proposed rezone will provide for a higher density of development in an area of the City where infrastructure is readily available. The higher density implements a more compact pattern of growth, utilizing a smaller footprint for a greater number of residential units.

- 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.
 - The R-12 (Residential – 12 du/ac) zone district is an important zone district to provide the ‘missing middle’ housing product types. The provision of this zone district in this area can help to fill in gaps in available housing for the community.

- Plan Principle 6: Efficient and Connected Transportation
 - Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - The subject property is located at the intersection of 31 Road, which is part of the City’s Active Transportation Corridor that connects to the Colorado Riverfront Trail. This is a safe pedestrian and cyclist east-west route through this part of the City and can connect to other trails into the more central areas. In addition, this infill project is located within an easy walking distance to both a middle and high school, as well as a County park.

- Chapter 3 – Land Use and Growth: Intensification and Tiered Growth Plan
 - Subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and 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.
 - This property is a prime example of suburban infill, with much of the area around it having already been developed or in the process of urbanizing. Annexing and zoning this property to R-12 will allow for maximization of existing infrastructure

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Grand Valley Estates Zone of Annexation, ANX-2022-478 request for the property located at northeast corner of 31 Rd and E ½ Rd from County Residential Single Family – 4 (RSF-4) to a City R-12 (Residential – 12 du/ac), the following findings of facts have been made:

1. The request conforms with 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 the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, 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. Grand Valley Estates Development Application
2. Annexation Schedule - Table - Grand Valley Estates Annexation
3. Grand Valley Estates Annexation Plat
4. Site Maps and Photo
5. Neighborhood Meeting Information
6. Zone of Annexation Ordinance - Grand Valley Estates
7. Public Correspondence_01.09.23
8. Sign Posting Summary

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: Residential Medium

Existing Zoning: RSF-4

Proposed Land Use Designation: Residential Medium

Proposed Zoning: R-8

Property Information

Site Location: NE Corner of E 1/2 Road and 31 Road

Site Acreage: 16.14 AC

Site Tax No(s): 2943-102-00-020

Site Zoning: RSF-4 (County)

Project Description: Annex into City of Grand Junction with R-8 Zone

Property Owner Information

Name: Grand Junction Venture LLC

Street Address: 18 Biltmore Estates

City/State/Zip: Phoenix, AZ 85016

Business Phone #: 847-502-3966

E-Mail: joe@metrowestdevelopment.

Fax #: n/a

Contact Person: Joe Gannett

Contact Phone #: 847-502-3966

Applicant Information

Name: _____

Street Address: _____

City/State/Zip: _____

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

Representative Information

Name: Clearwell, PLLC

Street Address: 2135 Blake Blvd SE

City/State/Zip: Cedar Rapids, IA 52403

Business Phone #: 319-654-4911

E-Mail: jmailander@clearwelleng.com

Fax #: n/a

Contact Person: Joseph W Mailander

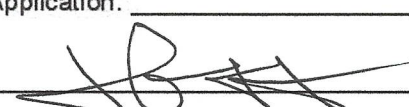
Contact Phone #: 319-654-4911

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: _____

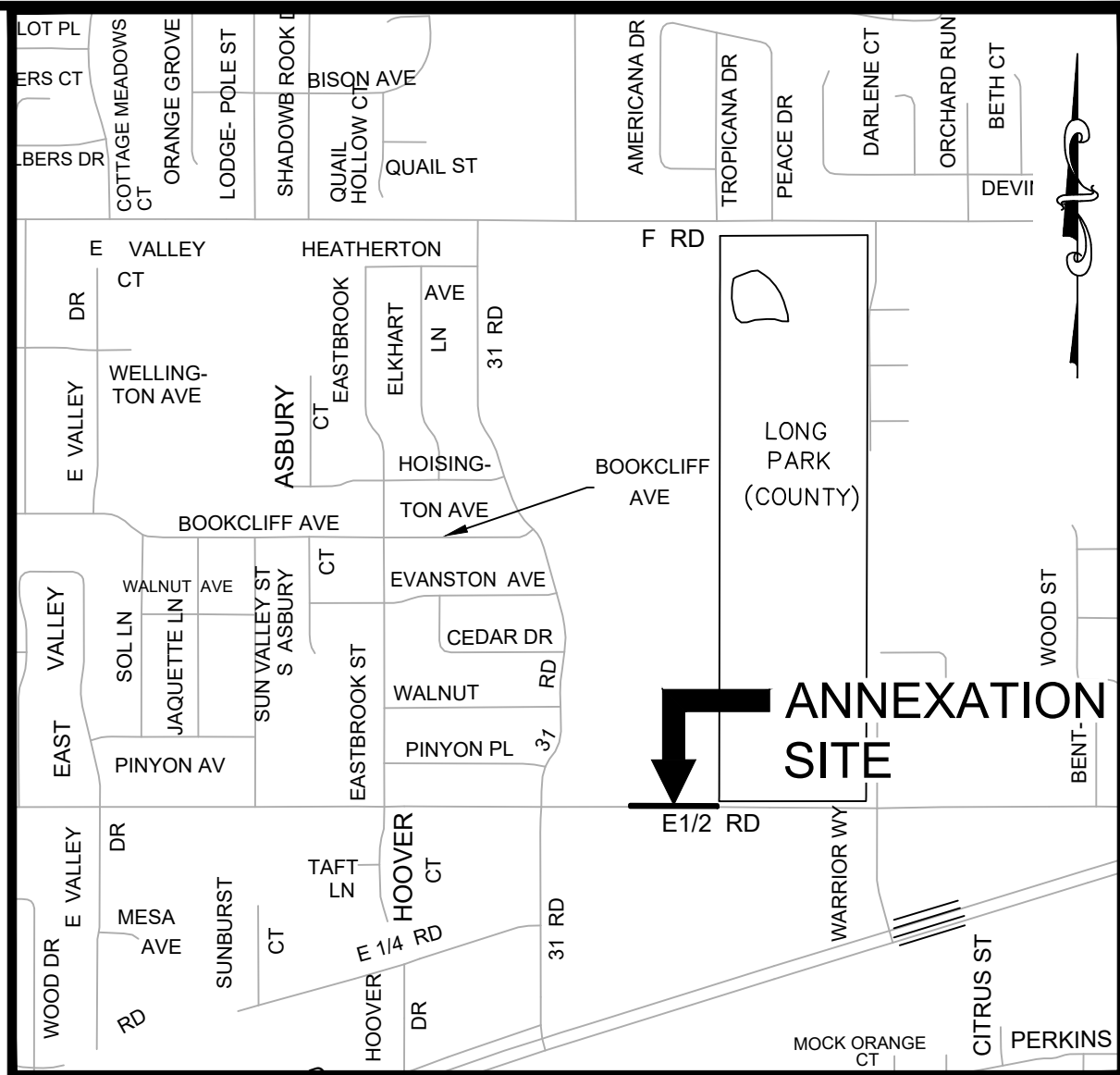
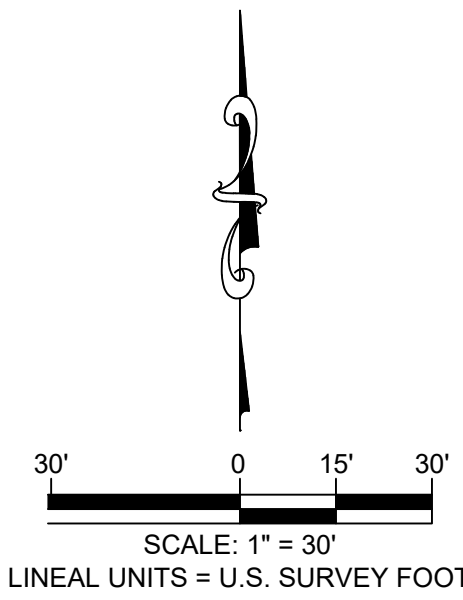
Signature of Legal Property Owner:  _____

Date: 5/13/22

ANNEXATION SCHEDULE				
December 7, 2022		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
December 13, 2022		Planning Commission Considers Zone of Annexation		
January 4, 2023		City Council Intro Proposed Zoning Ordinance		
January 18, 2023		City Council Accept Petition/Annex and Zoning Public Hearing		
February 19, 2023		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2022-478		
Location		NE Corner of 31 Rd and E ½ Rd		
Tax ID Number(s)		2943-102-00-020		
Number of Parcel(s)		1		
Existing Population		0		
No. of Parcels Owner Occupied		0		
Number of Dwelling Units		0		
Acres Land Annexed		17.13		
Developable Acres Remaining		17.13		
Right-of-way in Annexation		E ½ Rd		
Previous County Zoning		RSF-4		
Proposed City Zoning		R-12		
Surrounding Zoning:	North:	County RSF-4		
	South:	County RSF-4/City C-1		
	East:	County RSF-4 (Long’s Park)		
	West:	County RSF-4		
Current Land Use		Vacant Land		
Proposed Land Use		Residential Medium		
Surrounding Land Use:	North:	Residential Medium		
	South:	Commercial		
	East:	Parks & Open Space		
	West:	Parks & Open Space/Residential Low		
Comprehensive Plan Designation:		Residential Medium		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$5,610		
	Actual	\$21,240		
Address Ranges		3100 to 3116 E ½ Rd, even only		
Special Districts:	Water	Clifton		
	Sewer	Persigo		
	Fire	Clifton		
	Irrigation/Drainage	Palisade Irrigation/GVDD		
	School	D51		
	Pest	Grand River Mosquito Control District		

GRAND VALLEY ESTATES ANNEXATION NO. 1

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	786.00 FT.
CONTIGUOUS PERIMETER	131.40 FT.
AREA IN SQUARE FEET	392.00 FT ²
AREA IN ACRES	0.009
AREA WITHIN R.O.W.	392.00 FT ²
AREA WITHIN DEEDED R.O.W.	0.009 ACRES
	0.00 FT ²
	0.00 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY 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
REC.	RECEPTION

SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS 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.

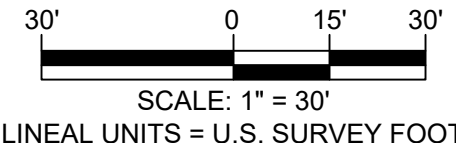
PRELIMINARY

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

THIS IS NOT A BOUNDARY SURVEY

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: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022



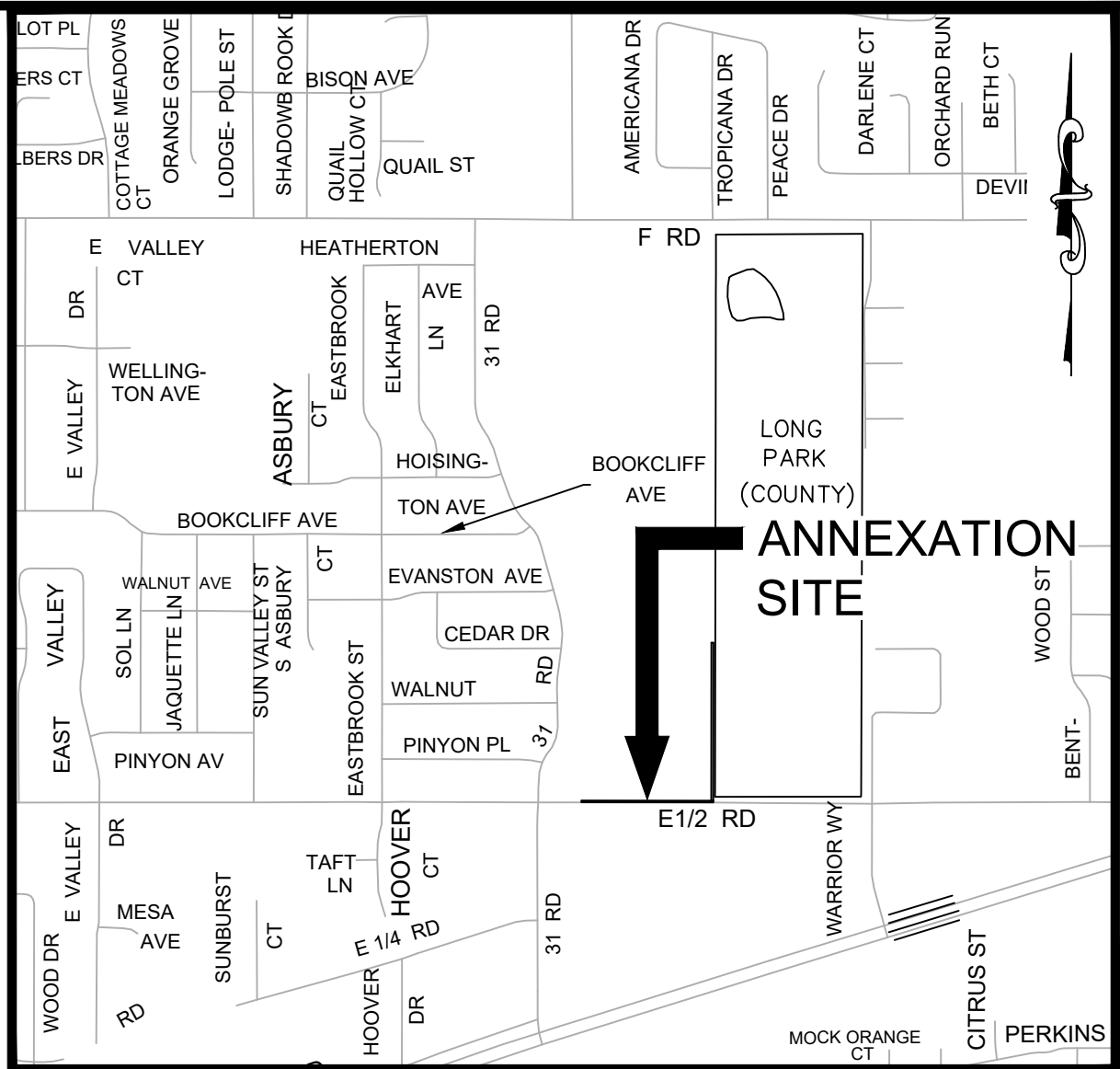
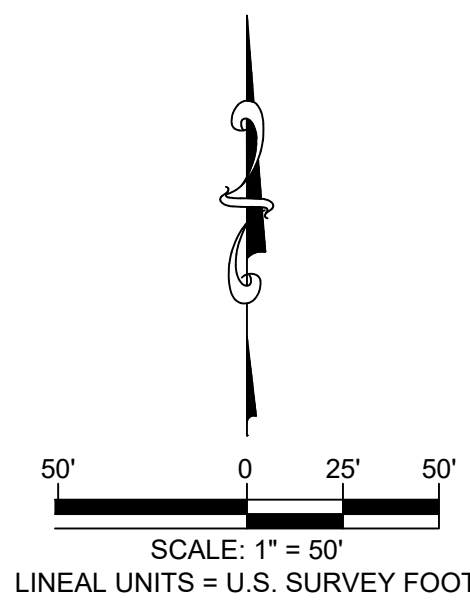
PUBLIC WORKS
ENGINEERING DIVISION

GRAND VALLEY ESTATES ANNEXATION NO. 1

Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

GRAND VALLEY ESTATES ANNEXATION NO. 2

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING **1,337** Square Feet or **0.031** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,351.54 FT.
CONTIGUOUS PERIMETER	393.00 FT.
AREA IN SQUARE FEET	1,337 FT ²
AREA IN ACRES	0.031
AREA WITHIN R.O.W.	768 FT ²
	0.018 ACRES
AREA WITHIN DEEDED R.O.W.	25 FT ²
	0.001 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY 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
REC.	RECEPTION

SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS 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.

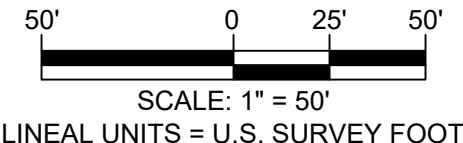
PRELIMINARY

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

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
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DRAWN BY: MJH DATE: 10/24/2022
DESIGNED BY: RBP DATE: 10/14/2022
CHECKED BY: RBP DATE: 10/26/2022



PUBLIC WORKS
ENGINEERING DIVISION

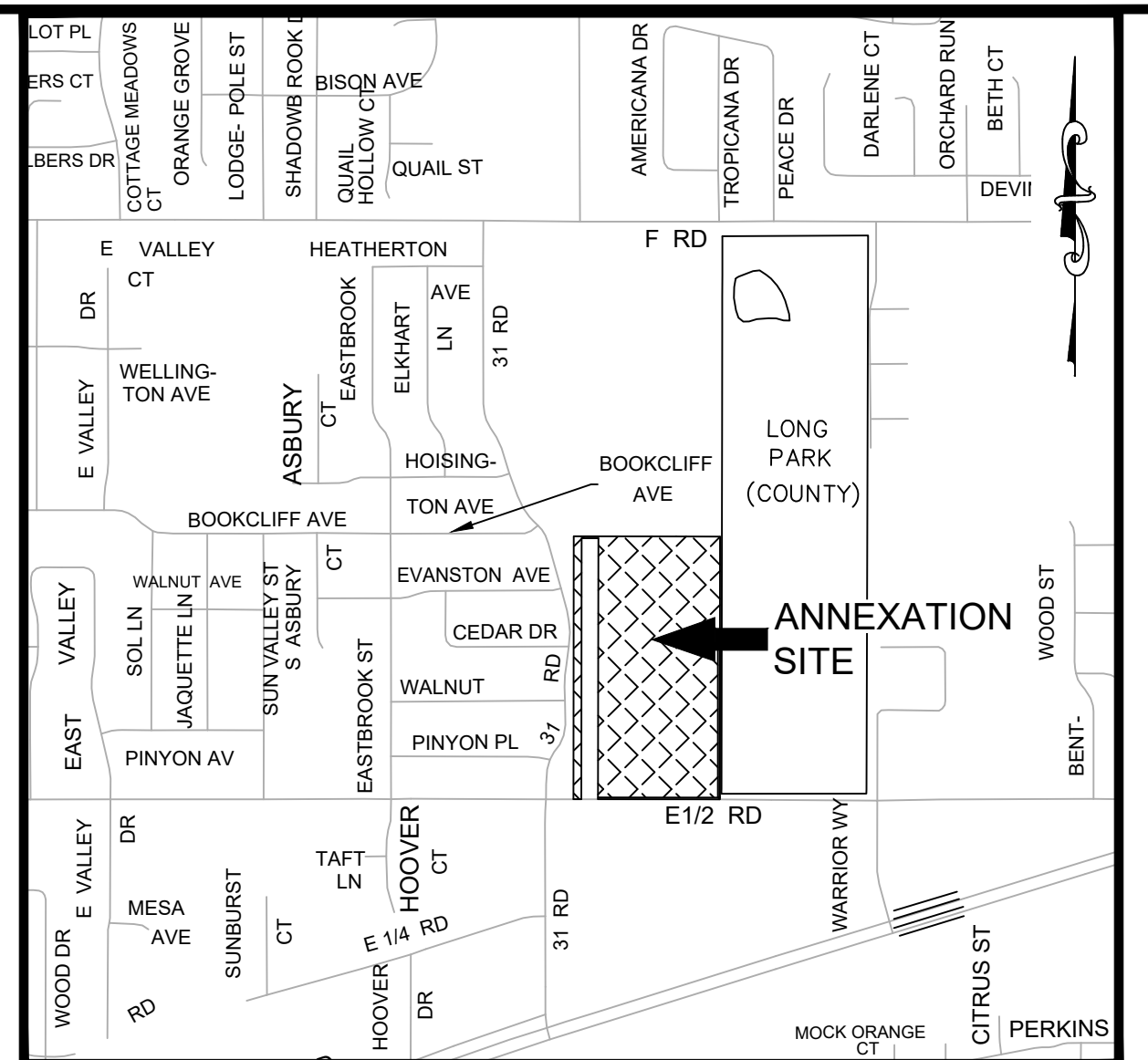
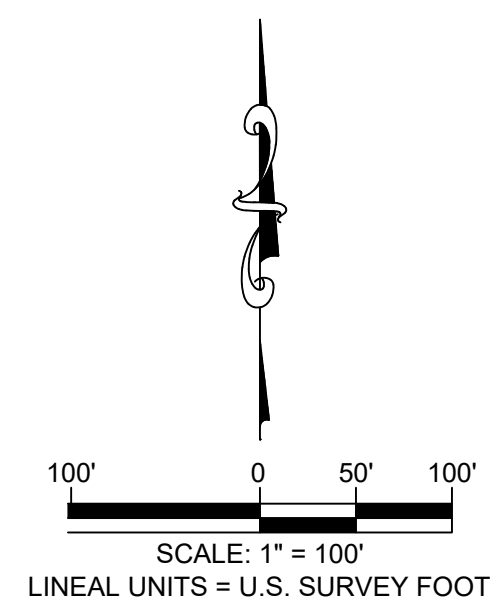
GRAND VALLEY ESTATES ANNEXATION NO. 2

Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

2 OF 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

Located in the W1/2 SW1/4 NW1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-WADGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2, thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2, thence along the North line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2, thence the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West line of said Section 10 N00°07'01"E a distance of 118.00 feet to the North line of said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 655.77 feet to the northeast corner of Section 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

ANNEXATION PERIMETER	6,559.81 FT.	ANNEXATION	
CONTIGUOUS PERIMETER	1,173.77 FT.	BOUNDARY	
AREA IN SQUARE FEET	771,084 FT ²	ANNEXATION	
AREA IN ACRES	17.702	AREA	
AREA WITHIN R.O.W.	66,168 FT ²		
AREA WITHIN DEEDED R.O.W.	1.519 ACRES	EXISTING	
	13,869 FT ²	CITY LIMITS	
	0.319 ACRES		

ANNEXATION
BOUNDARY

ANNEXATION
AREA

EXISTING
CITY LIMITS

P.O.C.	POINT OF COMMENCEMENT	Δ=	CENTRAL ANGLE
R.O.B.	RIGHT OF BEGINNING	R.O.D.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
RGE.	RANGE	BLK.	BLOCK
U.M.	UTM MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	P.G.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

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
REC.	RECEPTION

RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

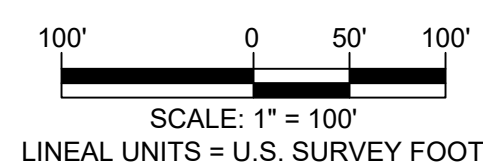
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RENEE BETH PARENT DATE
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

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

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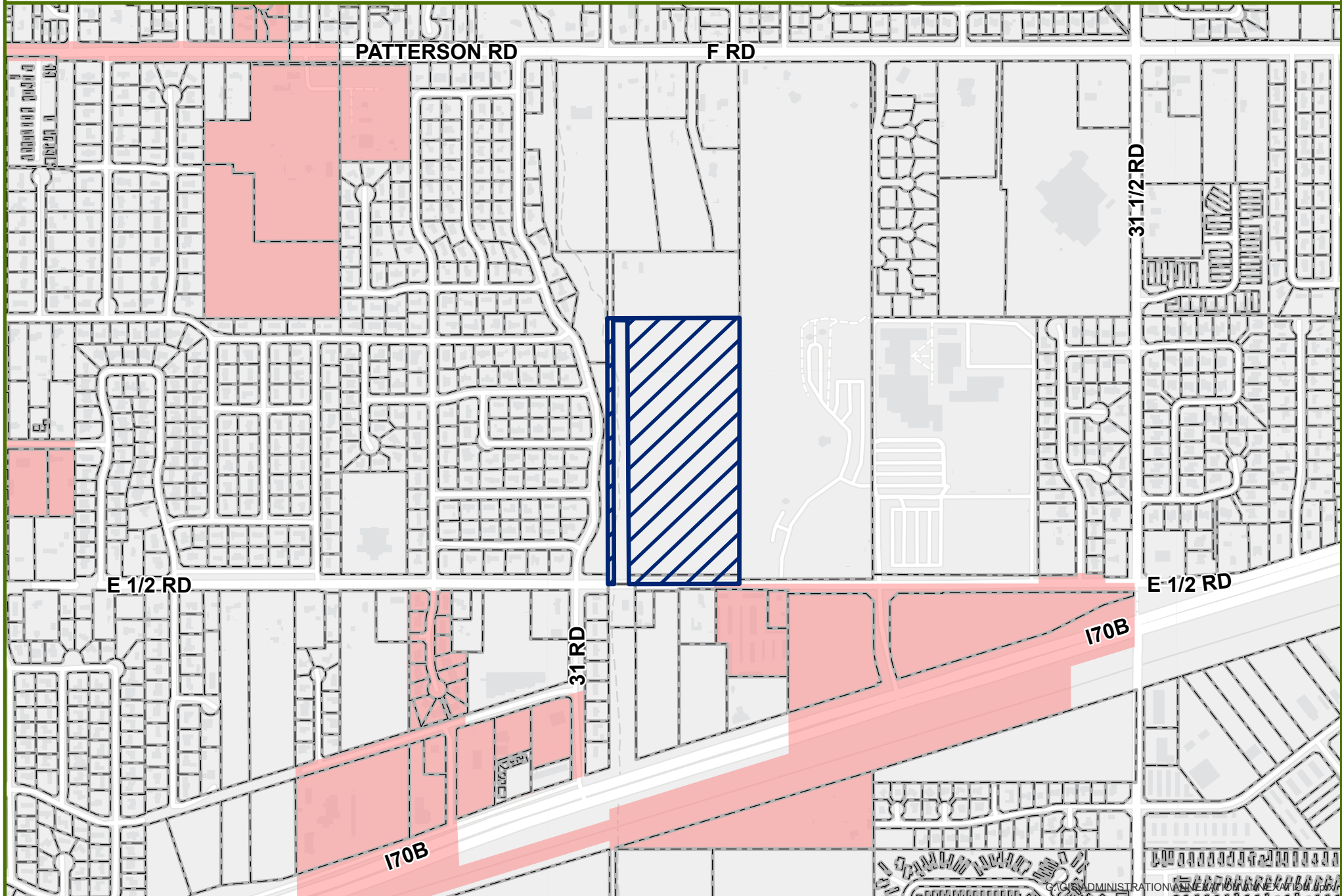
PUBLIC WORKS
ENGINEERING DIVISION

GRAND VALLEY ESTATES ANNEXATION NO. 3

Located in the W1/2 SW1/4 NW1/4 SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

GRAND VALLEY ESTATES ANNEXATION

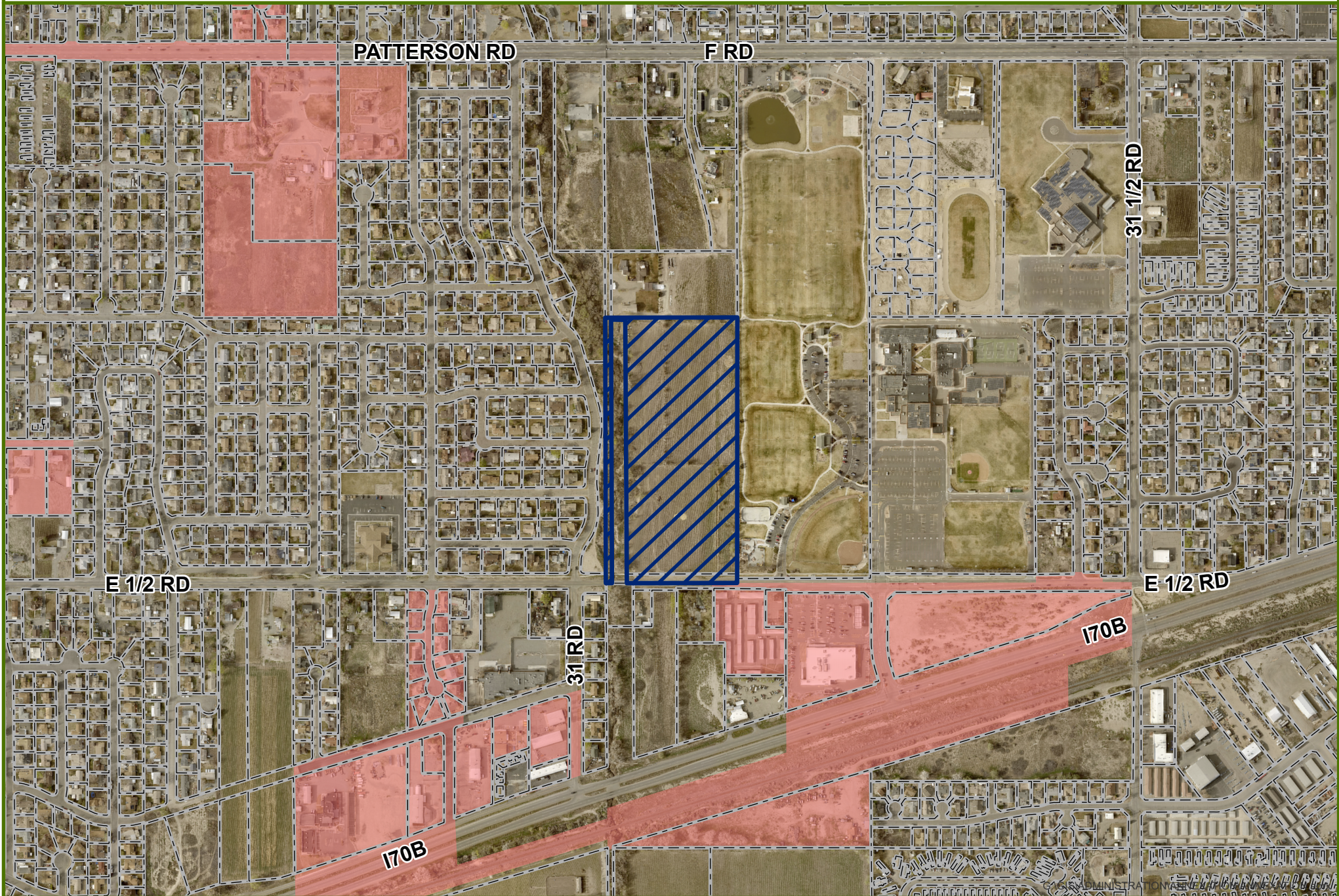


0 0.1 0.2 Miles

 Annexation

 City Limits

GRAND VALLEY ESTATES ANNEXATION

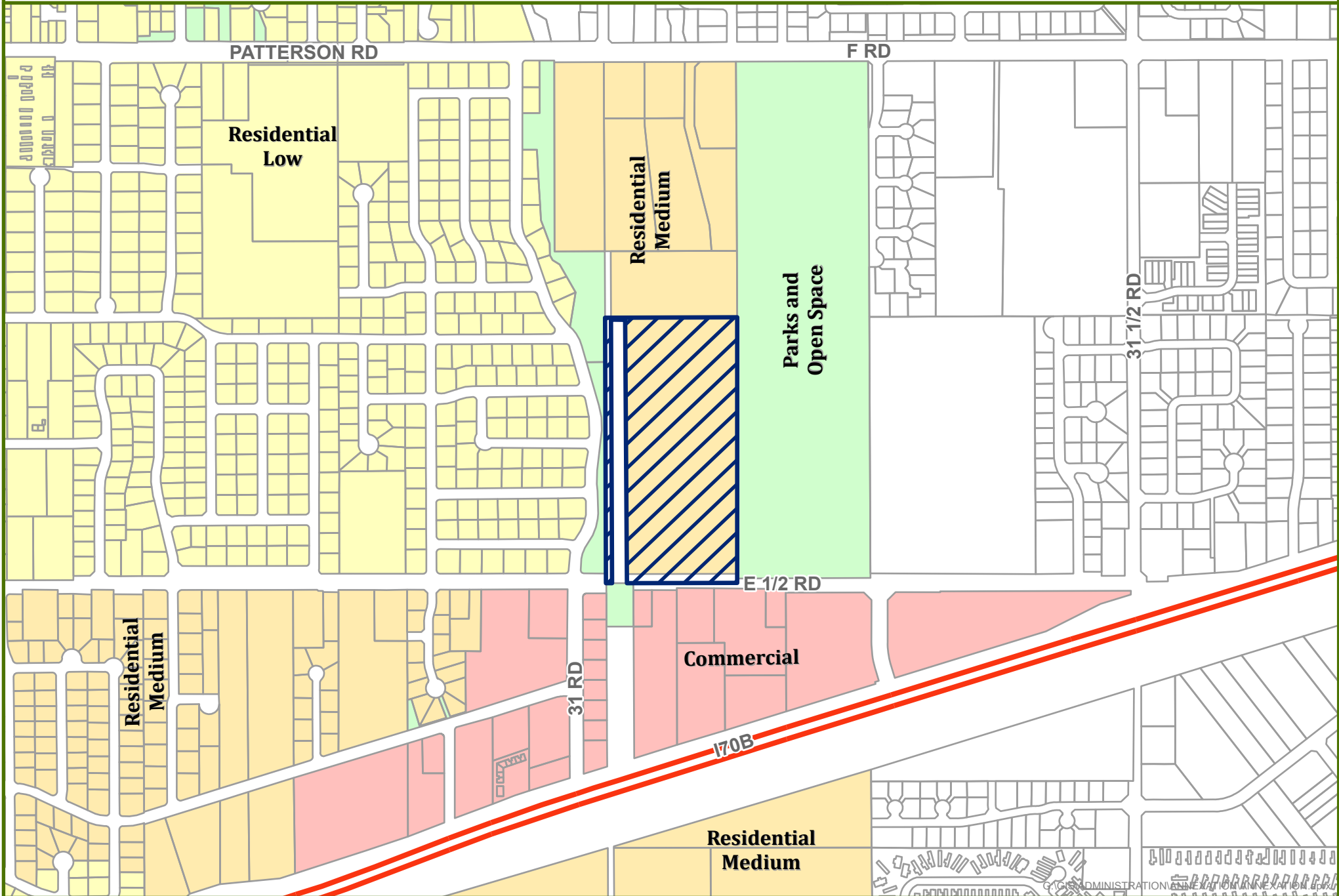


0 0.1 0.2 Miles

 Annexation

 City Limits

GRAND VALLEY ESTATES ANNEXATION - LAND USE

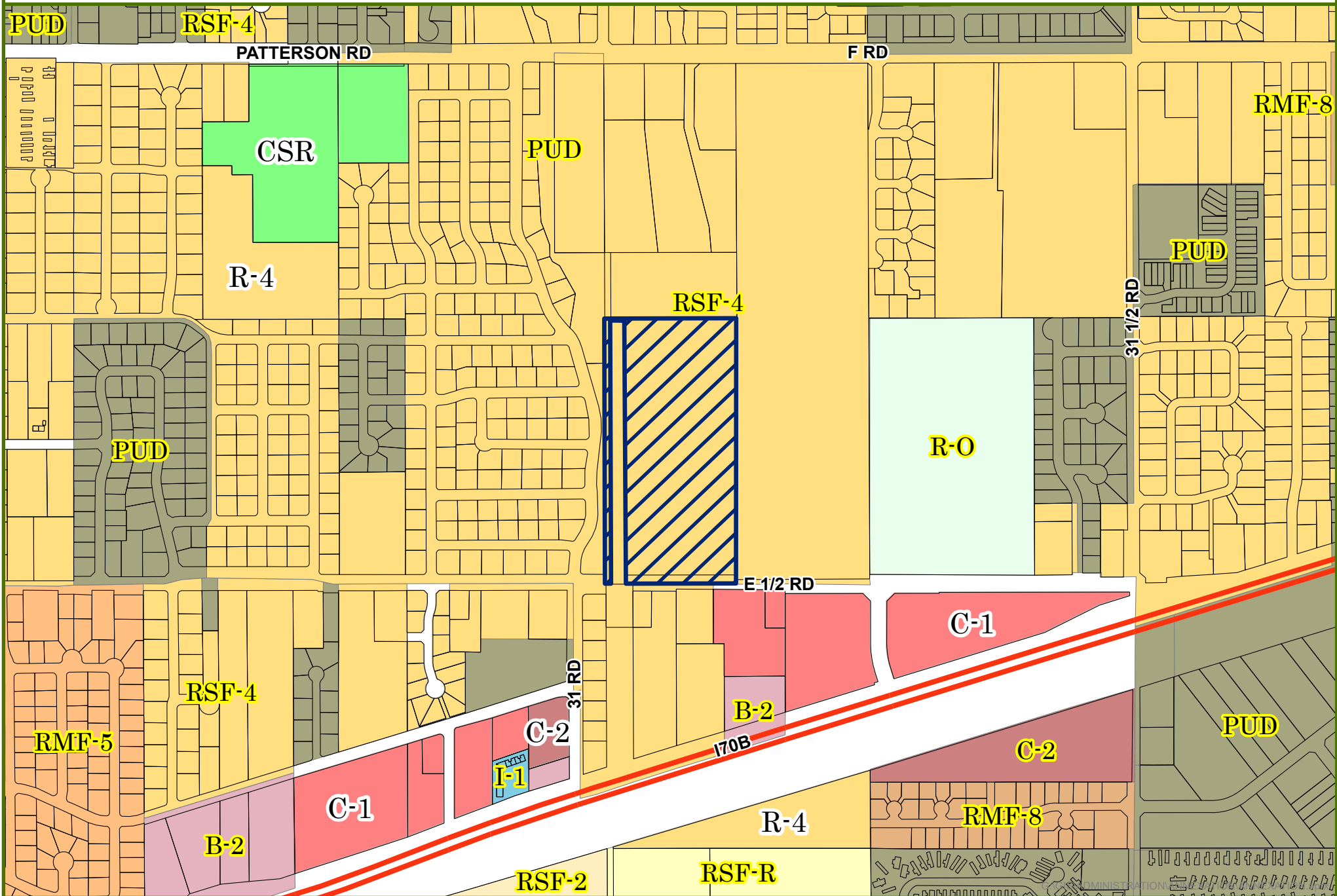


0 0.1 0.2 Miles



Annexation Boundary

GRAND VALLEY ESTATES ANNEXATION - ZONING



Annexation

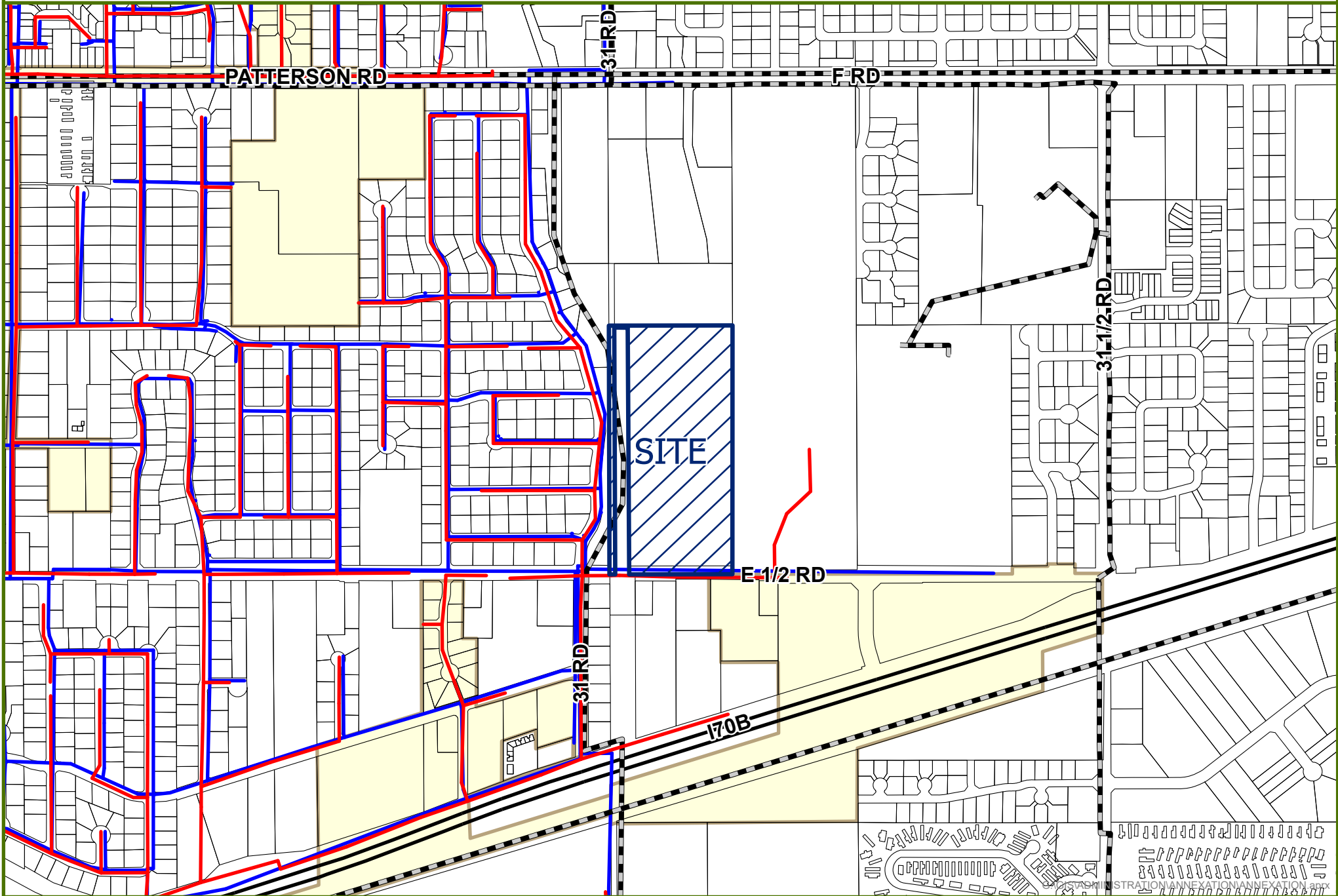
City Zoning

County Zoning

Packet Page 37

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - UTILITIES



0 0.1 0.2 Miles

NON-CITY FIBER

SEWER

CLIFTON WATER

CITY LIMITS

Date Created: 11/22/2022





View of the subject property
looking north from E ½ Road

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, June 12th on zoom to inform neighbors about the intent to submit an annexation and zone of annexation application for a property located at the NE corner of E ½ Rd. and 31 Rd. There were 7 participants and the meeting lasted approximately 40 minutes from 5:30–6:10 pm.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Nicole Galehouse, Principal Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following topics were addressed during the discussion portion of the meeting:

- Impacts to traffic in the area, and more specifically on E ½ Rd.
- Future access locations for development on the site.
- Questions regarding annexation and whether other properties in the area would be forced to annex.
- Questions about the presence of floodplain and how development will occur in the presence of floodplain.
- Requests for the property to be vacant and exist as a buffer between Clifton and Grand Junction.
- Questions about the plan for development. Complaints that there is no plan presented with the annexation request.
- Questions about how this property can go from RSF4 zoning in the County to R12.
- Concerns about the impact this development will have on emergency services and whether police and fire will be able to protect additional residents.
- Questions about when public hearings will be scheduled.
- Questions about who was sent a letter about the neighborhood meeting.
- Concerns that nearby residents are losing the country life they once had.
- Questions about why the developer has re-submitted the application with an R12 request, from a previous R8 request.

AREC 12 LLC
PO BOX 29046
PHOENIX AZ 85083-9046

BELLOTTI AARON FRANCIS
BELLOTTI HANNAH KATHLEEN
3094 WALNUT PL
GRAND JUNCTION CO 81504-5638

BERCHDORF STEVEN DONALD
3096 CEDAR DR
GRAND JUNCTION CO 81504-5624

BONINE ROSEMARY
BONINE RICHARD W
3109 E 1/2 RD
GRAND JUNCTION CO 81504-6013

BOWMAN FRANK LEROY
BOWMAN GLENICE K
PO BOX 23939
SILVERTHORNE CO 80498-3939

BROUGHTON ROCHELLE LEA
3098 CEDAR DR
GRAND JUNCTION CO 81504-5624

CASE BARBARA L
CASE DOUGLAS R
3093 EVANSTON AVE
GRAND JUNCTION CO 81504-4309

CASTER CECIL D
CASTER AMY C
3094 PINYON PL
GRAND JUNCTION CO 81504-5634

CENTRO DE LA FAMILIA DE UTAH
525 S 300 W
SALT LAKE CITY UT 84101-2503

CITY OF GRAND JUNCTION
NICOLE GALEHOUSE
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

CLEARWELL PLLC
JOSEPH W MAILANDER
2135 BLAKE BLVD SE
CEDAR RAPIDS IA 52403-2823

CLOTE ELISE NICOLE
BISBEE THOMAS CHARLES
580 31 RD
GRAND JUNCTION CO 81504-5667

DEARBORN DAVID H
DEARBORN JEANETTE E
3093 WALNUT PL
GRAND JUNCTION CO 81504-5637

DEFRAK MATTHEW JOHN
1926 RUDDY CT
JOHNSTOWN CO 80534-9248

ESPINOZA FRANCISCO
ESPINOZA CLAUDIA A
3658 RIDGE DR
GRAND JUNCTION CO 81506-8497

FRUITVALE ESTATES
REX NYE
542 HOOVER CT
GRAND JUNCTION CO 81504-5896

GALLEGOS KARLA LILIANA MARTINEZ
GALLEGOS VALERIA MARTINEZ
3095 WALNUT PL
GRAND JUNCTION CO 81504-5637

GIBSON EDWARD R
3092 WALNUT PL
GRAND JUNCTION CO 81504-5638

GIDEON KEN
GIDEON TUESDAY
3091 EVANSTON AVE
GRAND JUNCTION CO 81504-4309

GRAND JUNCTION VENTURE LLC
18 BILTMORE ESTATES
PHOENIX AZ 85016-2822

HOOVER MELVIN L ESTATE
HOOVER RODNEY WAYNE
3095 E 1/2 RD
GRAND JUNCTION CO 81504-5608

HUFF ROBERT WADE II
HUFF ROSEMARY PEARSON
3094 CEDAR DR
GRAND JUNCTION CO 81504-5624

KAART PLANNING & LANDSCAPE
ARCHITECTURE
TY JOHNSON
734 MAIN ST
GRAND JUNCTION CO 81501-3598

KILPATRICK OXFORD HOLDINGS LLC
3357 SOPHIA CT
LOVELAND CO 80537-8811

KNEZ PAUL M
KNEZ SHERRIE R
3094 BOOKCLIFF AVE
GRAND JUNCTION CO 81504-4326

LAVEN JOSHUA D
3096 EVANSTON AVE
GRAND JUNCTION CO 81504-5630

LAWS DAVID
LAWS ELISA
3093 BOOKCLIFF AVE
GRAND JUNCTION CO 81504-4323

LINDEMANN GEORGE M
3094 EVANSTON AVE
GRAND JUNCTION CO 81504-5630

MADDALONE RICHARD L
MADDELONE CATHERINE I
3097 CEDAR DR
GRAND JUNCTION CO 81504-5623

MARQUEZ NORMAN G
MARQUEZ CONNIE F
544 31 RD
GRAND JUNCTION CO 81504-5733

MCDANIEL DILLON
3097 EVANSTON AVE
GRAND JUNCTION CO 81504-4309

MCELWAIN BLAKE E
MCELWAIN SHERI A
542 31 RD
GRAND JUNCTION CO 81504-5733

MENDOZA LARISA GUADALUPE
RUBALCABA
548 31 RD
GRAND JUNCTION CO 81504-5733

MESA COUNTY
PUBLIC SITE
PO BOX 20000
GRAND JUNCTION CO 81502-5024

MIRELES SAMANTHA N
MIRELES MELITON M JR
3096 WALNUT PL
GRAND JUNCTION CO 81504-5638

MONTOYA SAMUEL
MONTOYA MARGARITA
3095 CEDAR DR
GRAND JUNCTION CO 81504-5623

MORELLI CARLA A
MORELLI MICHAEL E
8459 S 1275 E
SANDY UT 84094-1363

OGLESBY CAROL A
3095 EVANSTON AVE
GRAND JUNCTION CO 81504-4309

OTT ADAM C
OTT JENNIFER L
5131 WIGHTMAN CT
HOUSTON TX 77069-2036

PEARCE FAMILY REV TRST DTD JAN
30 2004
3093 PINYON PL
GRAND JUNCTION CO 81504-5633

PERIMAN KENNETH DOUGLAS
582 31 RD
GRAND JUNCTION CO 81504-5667

POTTER CORY LEE
2277 L RD
GRAND JUNCTION CO 81505-9352

ROBERT & VIVIAN MARTINEZ 2004
TRUST
MARTINEZ ROBERT T, VIVIAN J, & RAY
12061 MARBEL AVE
DOWNEY CA 90242-2657

ROBERT CHARLES BUCKLEY REV LIV
TRST
3096 PINYON PL
GRAND JUNCTION CO 81504-5634

ROCKY MOUNTAIN GUN CLUB LLC
545 31 RD
GRAND JUNCTION CO 81504-5772

RUPE BRANDON C
3097 WALNUT PL
GRAND JUNCTION CO 81504-5637

SCOTT MARIA GUADALUPE NARVAEZ
12716 ROSS AVE
CHINO CA 91710-3655

SHARPE FREDERICK M
BROSIG MARIAN RUTH
3097 BOOKCLIFF AVE
GRAND JUNCTION CO 81504-4323

SKARE DOUGLAS D
SKARE MARGARET F
3093 HOISINGTON AVE
GRAND JUNCTION CO 81504-4312

STEWART JARED ODELL
3099 CEDAR DR
GRAND JUNCTION CO 81504-5623

TOLLE GREGORY G
TOLLE DIANE L
3101 F RD
GRAND JUNCTION CO 81504-5915

WALDSCHMIDT CHARLES D
WALDSCHMIDT SHELLA MARIE
3092 PINYON PL
GRAND JUNCTION CO 81504-5634

WAL-MART REAL ESTATE BUSINESS
TRUST
2001 S E 10TH ST
BENTONVILLE AR 72716-0550

WATSON MARY L
3095 BOOKCLIFF AVE
GRAND JUNCTION CO 81504-4323

WEBER JOEL C
WEBER LACEY
3092 CEDAR DR
GRAND JUNCTION CO 81504-5624

WELSH EMERY H
WELSH DEBORAH G
3109 F RD
GRAND JUNCTION CO 81504-5915

WOOD THOMAS J
25 ORANGE ST
WEST SPRINGFIELD MA 01089-1129



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Note: This is a revised neighborhood meeting update. Please disregard any previous notice you received.

Dear Property Owner,

You are invited to attend a virtual neighborhood meeting on Monday, September 12th at 5:30 pm for a development application for annexation and zone of annexation for a property located at the NE corner of E ½ Rd. and 31 Rd. The subject property is approximately 16.14 acres in size.

A development application for annexation into the city limits of Grand Junction and zone of annexation for the subject property will be submitted to the City of Grand Junction Community Development Department following this neighborhood meeting. The applicant must request a City zone district for the property as a part of the Annexation process. The applicant is requesting a City of Grand Junction zone district of R12 (Residential - 8-12 dwelling units an acre) for the subject property.

An overview of the development application will be presented at the neighborhood meeting and you will have an opportunity to ask questions about the application. The neighborhood meeting will be held on Zoom at 5:30 pm on Monday, September 12th. Please use the link below and then enter the meeting ID and passcode to log into the meeting.

<https://zoom.us/join> or dial in at +1 719 359 4580

Meeting ID: 870 6826 4382

Passcode: 088213

Please reach out directly to me with any questions about attending the meeting, or if you would like me to email you a link for the meeting.

Ty Johnson

Planning Manager

ty.johnson@kaart.com



Subject Property

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING GRAND VALLEY ESTATES ANNEXATION
TO R-12 (RESIDENTIAL – 12 DU/AC) ZONE DISTRICT**

LOCATED ON PROPERTIES AT THE NORTHEAST CORNER OF 31 ROAD & E ½ ROAD

Recitals:

The property owner has petitioned to annex their 17.42 acres into the City limits. The annexation is referred to as the “Grand Valley Estates Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Grand Valley Estates Annexation consisting of 17.42 acres from County RSF-4 (Residential Single Family - 4) to R-12 (Residential – 12 du/ac) finding that both the R-12 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-12 (Residential – 12 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE GRAND VALLEY ESTATES ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

PERIMETER BOUNDARY LEGAL DESCRIPTION

Grand Valley Estates Annexation

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

Grand Valley Estates Annexation No. 1

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

Grand Valley Estates Annexation No. 2

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

Grand Valley Estates Annexation No. 3

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

INTRODUCED on first reading this ____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk

Nicole Galehouse

From: Bill and Cheryl Conrod <bcconrod@yahoo.com>
Sent: Sunday, January 8, 2023 10:06 PM
To: Nicole Galehouse
Subject: comment, ANX-2022-478, January 10 planning hearing

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

I am a home owner near the proposed Grand Valley Estates Annexation north of E 1/2 road and east of 31 Road. My wife and I protest rezoning from 4(RSF-4) to much higher density R-12 during a planning hearing on January 10. The road infrastructure won't handle this and it will impact the neighboring neighborhood quality. High density housing away from jobs just results in more traffic and resulting problems of congestion, pollution, etc. That is bad city planning, or lack of planning.

In general, the process of re-zoning at the request of developer's money is offensive. A plan was made for various reasons, people made decisions based on that, so stick with the original plan of R-4 zoning.

(signed)
William F. and Cheryl M. Conrod
3091 Walnut Place
Grand Junction, CO 81504

970-712-8684
bcconrod@yahoo.com

Nicole Galehouse

From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Sunday, January 8, 2023 6:14 PM
To: Nicole Galehouse
Cc: stuart@cqlawfirm.net; rcbuckley@ymail.com; Rod Hoover; Rose Bonine; ewelsh@bresnan.net; Janet Rowland; comdev
Subject: Grand Valley Estates Annexation
Attachments: Oppose R-12 Zoning for NE Corner 31 & E.5 Rds.pdf; 205 Units with Notice.pdf

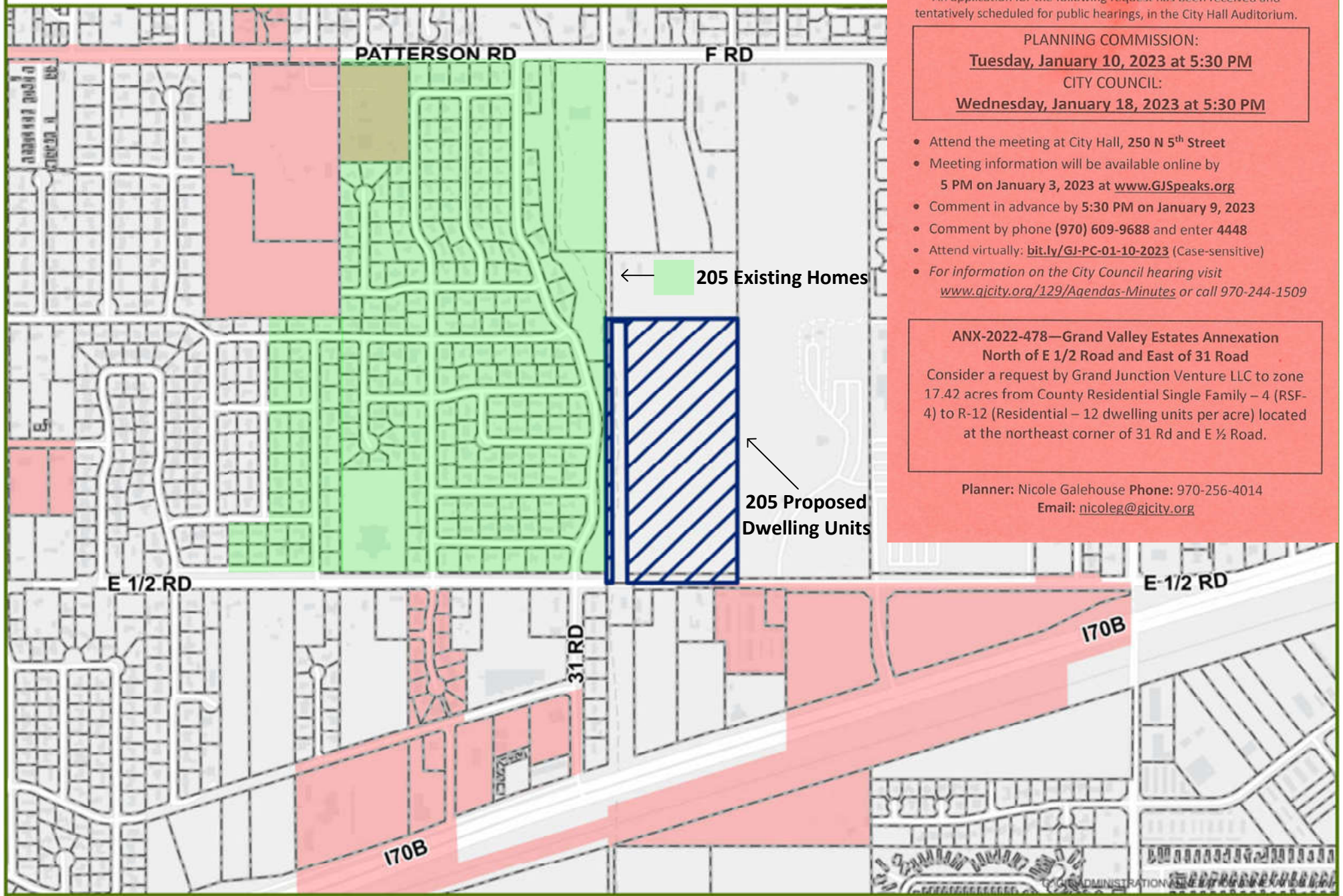
**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Nicole,

Attached is the petition of neighbors that were contacted regarding the proposed rezoning. Everyone that we had the opportunity to speak with were opposed to this proposal. I scanned these into a pdf that I posted on GJSpeaks. We will submit the originals to the Planning Commission on the 10th unless these need to be delivered to the Planning Department prior to the meeting. Please let me know the proper procedure to submit the originals.

Respectfully,
Greg Tolle
3101 F Road
970-433-9182

GRAND VALLEY ESTATES ANNEXA



NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION:

Tuesday, January 10, 2023 at 5:30 PM

CITY COUNCIL:

Wednesday, January 18, 2023 at 5:30 PM

- Attend the meeting at City Hall, 250 N 5th Street
- Meeting information will be available online by 5 PM on January 3, 2023 at www.GJSpeaks.org
- Comment in advance by 5:30 PM on January 9, 2023
- Comment by phone (970) 609-9688 and enter 4448
- Attend virtually: bit.ly/GJ-PC-01-10-2023 (Case-sensitive)
- For information on the City Council hearing visit www.gjcity.org/129/Agendas-Minutes or call 970-244-1509

ANX-2022-478—Grand Valley Estates Annexation North of E 1/2 Road and East of 31 Road

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-12 (Residential – 12 dwelling units per acre) located at the northeast corner of 31 Rd and E 1/2 Road.

Planner: Nicole Galehouse Phone: 970-256-4014
Email: nicoleg@gjcity.org

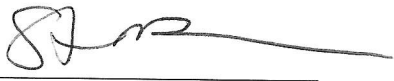
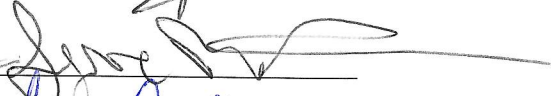
Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Elisa Laws	3093 Bookcliff Ave	970-433-9004	Elisa Laws
CAROL JONES	3092 Bookcliff Ave	253-4282	Carol Jones
Shelby Laird	3091 Bookcliff Ave	970-691-4716	Shelby Laird
Matt Harris	3090 Bookcliff Ave	970-730-9540	Matt Harris
Carol Oglesby	3095 Evanston Ave	970-260-8303	Carol Oglesby
Jamie Snodgrass	3089 Bookcliff Ave	970-234-9423	Jamie Snodgrass
Joseph Burck	3088 Bookcliff Ave	970-712-7482	Joseph Burck
William F. Hahn	3085 Bookcliff	970 314-9277	William F. Hahn
Nicholas	" "	" "	Nicholas
Jeff	3082 Bookcliff Ave	970-220-6542	Jeff

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Stephanie Pomrenke	564 Eastbrook	(970) 434-3022	
Maureen Beam	564 Eastbrook	(970) 434-3022	Maureen Beam
R. Staats	3089 HEATHERTON AVE	970-778-1719	R. Staats
Patrick Heerick	583 31 RD	970-379-5876	
Matt Hayden	583 31 Rd	720 234 5800	
Lynne Andrews	586 31 rd	970-250-7878	
Lisa Cothran	588 31 Rd	970-640-0631	Lisa Cothran
Sharon Jones	590- 31 Rd	970-549-1460	Sharon Jones
Joe Jones	590- 31 Rd	970-549-1460	Joe Jones
Tressa Jones	590 31 Rd	970-433-8740	Tressa Jones

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Jaqueline Broughton	3098 Cedar Dr. Grand Jct. CO 81504	970-434-8004	Jaqueline Broughton
Robb + Rosemary Huff	3094 Cedar Dr. JJ CO 81504	970-986-9194	
Joel + Lacey Weber	3092 Cedar Dr Grand Jct 81504	970-216-9166	Joel Weber
Pete + Wanda McAd	3087 Cedar Dr. GJC 81504		Wanda McAd
Sandy Peers	3085 Cedar Dr. GJ. CO 81504		Sandy Peers
Jim Peers	3085 Cedar Dr GJ. CO 81504		
Aaron Belmont	3094 WALNUT PL 81504		Aaron Belmont
BRANDON RUPE	3097 WALNUT PL 970-250-6812		

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Hannah Bellotti	3094 Walnut Pl	970-216-1258	Hannah Bellotti
Samantha Niveles	3096 Walnut Pl.	303-513-2925	Samantha Niveles
Karla Martinez	3095 Walnut Place	970-312-6104	Karla Martinez
BOB GIBSON	3092 WALNUT PLACE	970-270-5009	Bob Gibson
Jeanette Dearborn	3093 Walnut Place	970-434-8751	Jeanette Dearborn
David Dearborn	3093 Walnut Place	970-434-8751	David Dearborn
WILLIAM F. CONROD	3091 WALNUT Pl.	970-712-8684	William F. Conrod
Cheryl McConrod	3091 Walnut Place	970-712-8686	Cheryl M. Conrod
Kelly Robb	3089 Walnut Pl.	808-639-9567	Kelly Robb
Rochelle Broughton	3098 Cedar Dr.	970-434-8004	Rochelle Broughton

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
LYLE WEBB	3089 Pinion Pl.	970-462-8669	Lyle Webb
Charlotte Pearce	3093 Pinyon Pl.	970-646-0402	Charlotte Pearce
Amy Caster	3094 Pinyon Pl.	970-773-8426	Amy Caster
Shella Waldschmidt	3092 Pinyon Pl.	970-243-2313	Shella Waldschmidt
R.C. Buckley	3096 Pinyon Pl.	970-261-6000	R.C. Buckley
Diane Arocha	3088 Pinyon Pl.	918-902-5867	Diane Arocha
PAUL AROCHA	3088 Pinyon Pl.	918-313-3634	Paul Arocha
Sandra Kaufmanis	3091 Pinyon Pl.	970-434-8492	Sandra J. Kaufmanis
Judy Mantzoff	3090 Heather Ave	970-523-1357	Judy Mantzoff
Naomi Garcia	3082 Heather Ave	970-434-9498	Naomi Garcia

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Jackie Watters	538 Hoover Ct.	970-697-9113	Jackie Watters
Crystal Meyer	536 Hoover Ct	970-314-0551	Crystal Meyer
Laura Smith	539 Hoover CT	513-309-5005	Laura Smith
Patricia Williams	541 Hoover Ct	970-261-2721	Patricia Williams
DENIS & CRIS RYLA	543 HOOVER CT	847-983-1182	Den Ryla
Bob Cress	534 Hoover Court	970-9859670	Bob Cress
Kathy Rossmann	547 Hoover Ct	970-640-2421	Kathy Rossmann
Fredrick M. Ambuleto	549 Hoover CT	970-773-3824	Fredrick M. Ambuleto
Blake McElwan	542 31 Rd	970-216-6025	Blake McElwan
Louis DeRose, Jr.	3046 E ½ Rd. N.	970-434-1105	Louis C. DeRose Jr.

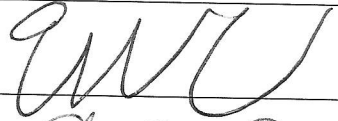
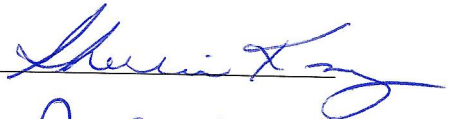
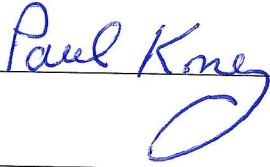
Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Jean Humble	534 31 RD	970 250 1925	<i>Jean Humble</i>
Jane Humble	534 31 Rd	970 250 6301	<i>Jane Humble</i>
Jared Oaks	536 31 RD	970 589 1532	<i>Jared Oaks</i>
Michelle CRAVER	536 31 Rd	970-366-0934	<i>Michelle Craver</i>
Mark Baker	538 31 Rd	970-640-8064	<i>Mark Baker</i>
Malcolm Sanderson	540 31 RD	970 434 0109	<i>Malcolm Sanderson</i>
Norithy J. Sanderson			
Ray Tafaza	548 Hoover		
Doug Alber	546 Hoover Ct.	970-712-7111	<i>Doug Alber</i>
HOWARD CARPENTER	540	970-644-2618	<i>Howard M. Carpenter</i>

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence of Eastbrook Subdivision oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Elise N Clark	5803 Rd	314-458-4139	
Chris Cote	5803 Rd	314-683-4815	
Sharon Knez			
Sharon Knez	3094 Brookcliff Ave.	970-629-2186	
Paul Knez	3094 Brookcliff Ave.	970-629-2186	

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Cheryl Fiegel	562 Grand Valley Dr 81504	910-523-1599	Cheryl Fiegel
William R. Fiegel	562 Grand Valley Dr, 81504	970-523-1599-	William R. Fiegel
Michael Pottorff	551 Grand Valley Dr.	970-712-8864	Michael Pottorff

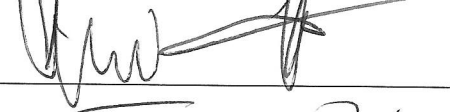
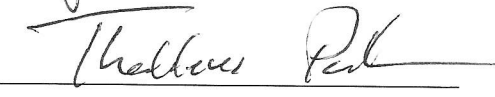
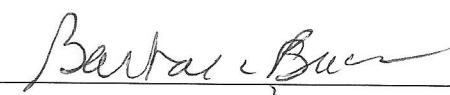
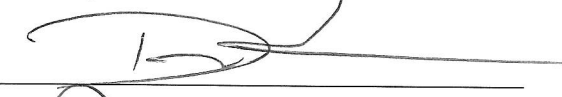
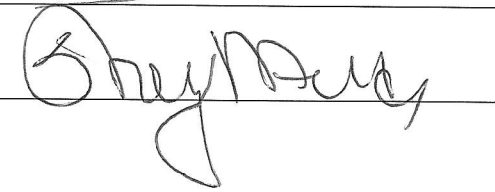
Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Craig Hendee	3074 Bookcliff Ave	970-215- 6056	Craig Hendee
Susan Henley	3076 Bookcliff Ave	970-274-4046	Susan Henley
Russell R. Dink	3076 Bookcliff	970-274-9983	Russell R. Dink
Tom Hurda	578 So. Asbury Ct	970 640.1207	Tom Hurda
Kari Perez	576 S. Asbury Ct.	(562)544-9865	Kari Perez
Patricia Silvers	577 S. Asbury Ct	970 200-1400	Patricia A. Silvers
Genie Boese	575 S. Asbury Ct.	523-2023 970- 523 20	Genie Boese
Janet Huff	574 S. Asbury Ct	303 944 1359	Janet Huff
Melvin L. Stoltenberg	573 S. Asbury Ct.	970-434-9067	Melvin L. Stoltenberg
Cheryl A. Brown	571 S. Asbury Ct	970-434-3956	Cheryl A. Brown

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Erin Bryman	565 Sun Valley St 81504	707 246 5627	
Travis Winters	566 Sun Valley St 81504	770 216 4045	
John Lavery	568 Sun Valley	81504	
John Bohl	567 Sun Valley	81504	
NINA HAWKS	569 SUN VALLEY	81504	
CHRISTOPHER HAWKS	569 SUN VALLEY	81504	
Theodore Peddal	570 Sun Valley	81504	
Barbara Brown	572 Sun Valley St	81504	
Donna Meeder	3072 Bookcliff	81504	
Donna Meeder	3072 Bookcliff	81504	

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Rosemary Bonine	3109 E ½ Road	970-314-2686	Romy Boni
Roy Joe Steed	3073 E ½ Road	651-492-9173	Roy Joe Steed
MICHAEL SEARSO	552 SUN VALLEY	970 812 6485	[Signature]
William Vance	555 Sun Valley St.	720-505-1087	William Vance
David Raff	556 sun valley	970 985-0491	David Raff
Darrell Adderley	557 Sun Valley	970 208 5598	[Signature]
Patrick Hutchinson	558 Sun Valley St	970-623-1672	D. H.
Tyler Roberts	559 sun valley st	435-557-6545	Tyler Roberts
James Hurst	562 Sun Valley St	970 208 5344	[Signature]
DIANA HURST	562 Sun Valley St	970 640 2161	Diana Hurst

Oppose R-12 Zoning for Development at the Corner of 31 Road and E ½ Road

We the following residence oppose the rezoning from RSF-4 to R-12 of the proposed development at the Northeast corner of 31 Road and E ½. We feel the appropriate rezoning would be R-4 or R-5 for the proper infill of our community.

Name	Address	Phone Number	Signature
Myra O'Day	567 S. Asbury Ct.	970-260-6516	Myra O'Day
Dan Olfert	564 S. Asbury Ct	970 523 1106	Dan Olfert
Bronwyn Beckstead	566 S Asbury Ct.	970-270-1393	Bronwyn Beckstead
Charles Yost	528 S Asbury Ct	719 641- ²⁵⁸¹ 5561	Charles Yost
Byron Brooks	570 S. Asbury Ct	720-934-8827	Byron Brooks
Phil Hobart	563 Eastbrook St	970-773-4379	Phil Hobart
Ronald Dennis	559 Eastbrook St	Grand 51584	Ronald Dennis
Sandy Campbell	553 Eastbrook St	970-523-0670	Sandy Campbell
Josh Rabin	551 Eastbrook St	970 712 2248	Josh Rabin

Nicole Galehouse

From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Wednesday, January 4, 2023 1:50 PM
To: Nicole Galehouse; stuart@cqlawfirm.net
Cc: Janet Rowland; MComdev@mesacounty.us; Kevin.Holderness@mesacounty.us; Pam.Hawkins@mesacounty.us; Rose Bonine; Rod Hoover; comdev
Subject: FW: Grand Valley Estates Property Signs
Attachments: 205 Units.pdf

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

Nicole,

The sign that was reposted on December 13 was taken down on the 14th and there has not been any signage until yesterday. With this scheduled for the Planning Commission Meeting on January 10th it still doesn't comply with provisions of Section 21.02.080 (g) (4) of the City's Zoning and Development Code. With the annexation and rezoning extending west to 31 Road, shouldn't there be signage on 31 Road so the residence of Eastbrook Subdivision be notified of this annexation and rezoning?

In your December 7th Staff Report to the City Council under Fiscal Impacts to City Departments you state that ***the proposed buildup of this property does reflect the same density that is in the surrounding area***. Can you please provide examples to justify that statement?

Respectfully,
Greg Tolle
3101 F Road
970-433-9182

From: Greg Tolle
Sent: Tuesday, December 13, 2022 3:29 PM
To: Nicole Galehouse <nicoleg@gjcity.org>
Subject: RE: Grand Valley Estates Property Signs

Good afternoon Nicole,

The sign was just posted between 1:45 – 3:00 this afternoon. There have not been any signs up since 11/23 and doesn't comply with provisions of Section 21.02.080 (g) (4) of the City's Zoning and Development Code.

(4) Property Sign.

(i) When required below, the applicant shall post approved signs giving notice of the application. The applicant shall post at least one sign on each street frontage of the property at least 10 calendar days before the initial public hearing and remain posted until the day after the final hearing. The applicant shall maintain the sign on the property until the day after the final public hearing.

(ii) One sign per street frontage is required.

This proposed annexation and zoning will affect a lot of people in this area and they deserve to be notified. I'm not opposed to development but everything in this area is RSF-4 and this zoning doesn't blend with the existing neighborhoods.

Greg

From: Nicole Galehouse <nicoleg@gjcity.org>
Sent: Monday, December 12, 2022 12:07 PM
To: Greg Tolle <gtolle@currentsolutionsgj.com>
Subject: Grand Valley Estates Property Signs

Good morning Greg,

Thank you for reaching out on GJ Speaks about the application signs for the Grand Valley Estates annexation/zoning item. The applicant did post the property on November 22, 2022 (see attached photo). I have asked them to confirm if it's still there & replace if necessary. Let me know if you have any questions.

Nicole Galehouse, AICP

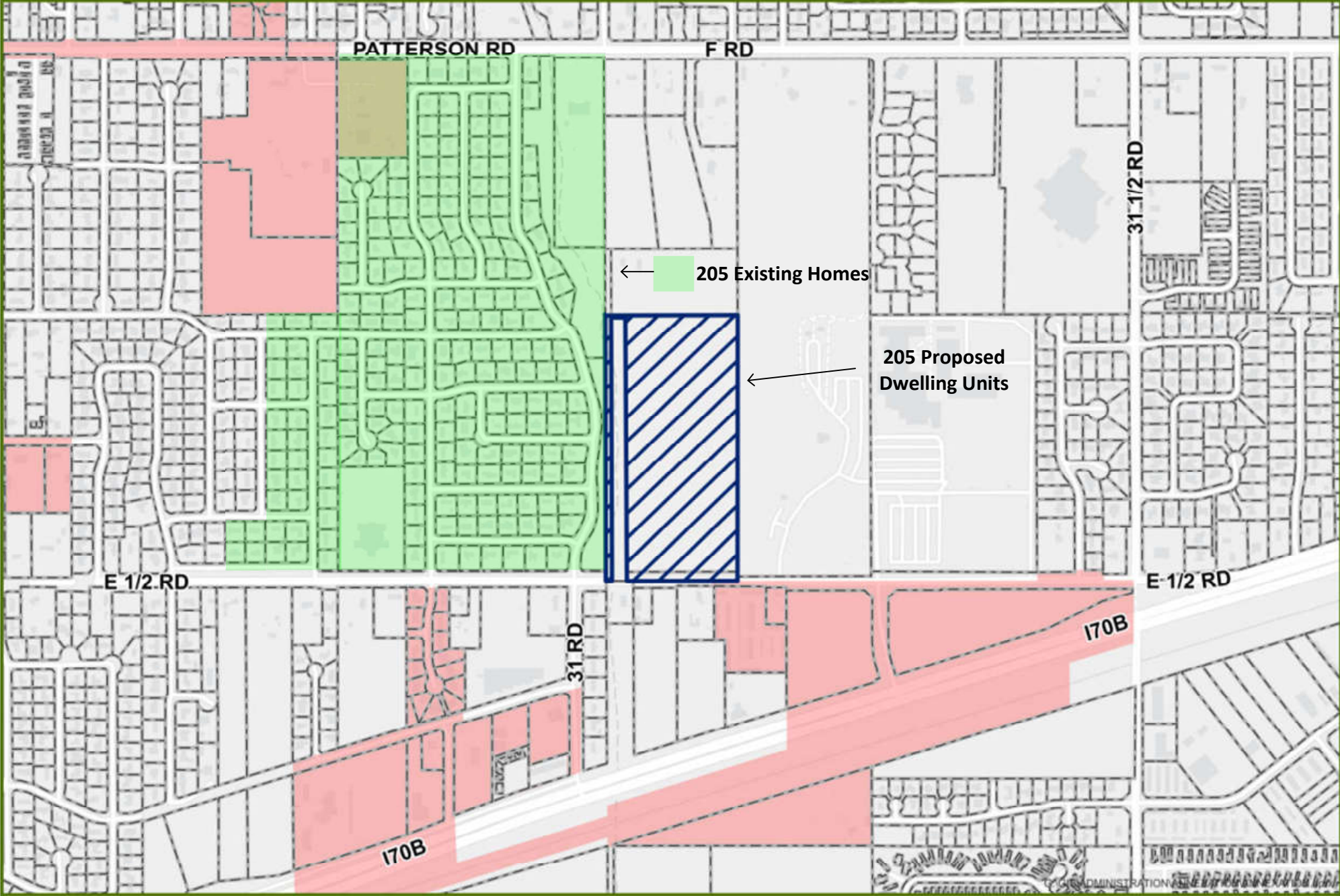
Principal Planner

[970.256.4014](tel:970.256.4014)

nicoleg@gjcity.org



GRAND VALLEY ESTATES ANNEXATION



0 0.1 0.2 Miles

 Annexation

 City Limits

Date Created: 11/22/2022



Nicole Galehouse

From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Tuesday, January 3, 2023 1:13 PM
To: Nicole Galehouse
Subject: RE: Mailing List

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

Will do, thanks

From: Nicole Galehouse <nicoleg@gjcity.org>
Sent: Tuesday, January 3, 2023 11:59 AM
To: Greg Tolle <gtolle@currentsolutionsgj.com>
Cc: Rod Hoover <hoovrod@gmail.com>; richardbonine127@gmail.com
Subject: RE: Mailing List

Greg,

You should have just received an email from Jake, one of our Planning Techs, with the list. It seems like the email for Richard Bonine bounced back, so if you could forward the list to him I would appreciate it. Thank you,

Nicole Galehouse, AICP

Principal Planner

[970.256.4014](tel:970.256.4014)

nicoleg@gjcity.org



From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Tuesday, January 3, 2023 11:09 AM
To: Nicole Galehouse <nicoleg@gjcity.org>
Cc: Rod Hoover <hoovrod@gmail.com>; richardbonine127@gmail.com
Subject: Mailing List

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

Nicole,

Hope your holidays were enjoyable, could you please send us a copy of the mailing list for the last Notice of Public Hearing?

Nicole Galehouse

From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Monday, December 12, 2022 8:06 PM
To: Nicole Galehouse
Subject: RE: Grand Valley Estates Property Signs

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

My wife did see the sign on 11/22 on the way to the store and on the way back it wasn't there

From: Nicole Galehouse <nicoleg@gjcity.org>
Sent: Monday, December 12, 2022 12:07 PM
To: Greg Tolle <gtolle@currentsolutionsgj.com>
Subject: Grand Valley Estates Property Signs

Good morning Greg,

Thank you for reaching out on GJ Speaks about the application signs for the Grand Valley Estates annexation/zoning item. The applicant did post the property on November 22, 2022 (see attached photo). I have asked them to confirm if it's still there & replace if necessary. Let me know if you have any questions.

Nicole Galehouse, AICP

Principal Planner

[970.256.4014](tel:970.256.4014)

nicoleg@gjcity.org



Nicole Galehouse

From: Greg Tolle <gtolle@currentsolutionsgj.com>
Sent: Monday, December 12, 2022 1:24 PM
To: Nicole Galehouse
Subject: RE: Grand Valley Estates Property Signs

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

Nicole

Thanks for the response, it might have been there for a day or two but that's all, I drive E ½ Road every day.

Greg

From: Nicole Galehouse <nicoleg@gjcity.org>
Sent: Monday, December 12, 2022 12:07 PM
To: Greg Tolle <gtolle@currentsolutionsgj.com>
Subject: Grand Valley Estates Property Signs

Good morning Greg,

Thank you for reaching out on GJ Speaks about the application signs for the Grand Valley Estates annexation/zoning item. The applicant did post the property on November 22, 2022 (see attached photo). I have asked them to confirm if it's still there & replace if necessary. Let me know if you have any questions.

Nicole Galehouse, AICP

Principal Planner

[970.256.4014](tel:970.256.4014)

nicoleg@gjcity.org



Thanks,
Greg



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

January 5, 2023

Nicole Galehouse
Principal Planner
Grand Junction Community Development

Re: ANX-2022-478 Public Notice Sign on Property

Dear Nicole,

The intent of this letter is to provide a summary of the posting of the public notice sign on the property subject to land use application ANX-2022-478. It is my understanding that there have been public comments related to this matter, and this summary of events will provide clarity on the public notice sign posting that has occurred to this date.

The public notice sign was posted on the subject property's E ½ Rd. frontage on November 22, 2022. Nicole Galehouse reached out to me via email on December 12, 2022 to inform me that she had received two public comments stating that there was no sign posted on the property. I visited the property on December 13, 2023 to investigate the status of the sign. When I arrived, the sign's frame was still in place where it had been originally posted but the sign had been removed and was located on the ground approximately 50 feet away. I reattached the sign to its frame and secured it firmly in the ground that day.

I returned to the site on January 4, 2023 to check the status of the sign. Once again, the metal frame was still in its original place but the yellow sign was not there and could not be located. I immediately informed Nicole and she had a new sign prepared that day. I picked up the new sign and posted it on the afternoon of January 4, 2023. This time I nailed the sign to the wooden fence post using four (4) framing nails. Please see the images on the following pages that correspond to the above descriptions.

Sincerely,

Ty Johnson, AICP



Picture of the sign originally posted on 11/22/22



The sign frame without sign as it was found on 12/13/22



The sign reposted on 12/13/22 after finding the sign approximately 50' away from the frame



New sign nailed to the fence post on 1/4/23 (the original sign frame can be seen still intact to the left of the fence post)



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 10, 2023
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Dani Acosta, Senior Planner

Information

SUBJECT:

Consider a request by Roy A. Laplante, III, to zone 1.45 acres from County RSF-R (Residential Single Family Rural - one dwelling per five acres) to City I-1 (Light Industrial) located at 2795 Riverside Parkway.

RECOMMENDATION:

Staff recommends approval of the requested Zone of Annexation.

EXECUTIVE SUMMARY:

The Applicant, Roy A. Laplante, III, is requesting a zone of annexation to I-1 (Light Industrial) for the Roy's RV Annexation. The 1.45-acre property consists of one parcel of land located at 2795 Riverside Parkway. The property is partially developed and will be seeking further redevelopment.

The property is Annexable Development per the Persigo Agreement. The zone district of I-1 is consistent with the Industrial Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request. The application was submitted in 2021 but the project was carried into 2022 due to existing boundary conflicts that needed to be resolved by the Applicant. The boundary conflicts were resolved in November of 2022.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicant, Roy A. Laplante, III, is requesting annexation of 1.45 acres consisting of one parcel of land located at 2795 Riverside Parkway. There is no road right-of-way included in the annexation. There currently exists a single-family residence on the property, as well as two open-face structures along the western property line behind the

house. The Applicant intends to develop the property further, creating a recreational vehicle (RV) and boat storage facility, with individual storage units for rent. The existing single-family residence will be converted into a business residence containing the business office for the storage facility.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. Annexation is being sought in anticipation of the RV and boat storage facility development. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

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 4, 2023.
- Planning Commission considers Zone of Annexation – January 10, 2023.
- Introduction of a Proposed Ordinance on Zoning by City Council – January 18, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – February 15, 2023.
- Effective date of Annexation and Zoning – March 19, 2023.

Zone of Annexation Request:

The Applicant is requesting a zone district of I-1 (Light Industrial). The property is currently zoned in the County as RSF-R (Residential Single Family Rural – one dwelling per five acres). The proposed zone district of I-1 is consistent with the Industrial Land Use category of the 2020 Comprehensive Plan. The surrounding properties are a mixture of City zoned properties, mostly I-1 and I-2 (General Industrial), and County I-2 and RSF-R. The County RSF-R zone district is a zone district that provides zoning for interim agricultural uses prior to urbanization that is expected by the Comprehensive Plan. The County I-2 (General Industrial District) is primarily intended to accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently adjacent to the existing city limits. The property owner has signed a petition for annexation.

The annexation area has sewer service and all other urban amenities to the property accommodating future storage development. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Additionally, the subject property is located within the Greater Downtown Plan's Rail District and the Industrial Corridor Overlay. As such, any new site development or redevelopment of the property is subject to Riverside Parkway industrial corridor standards, including architectural design elements, as outlined in Section 24.08.120 of the Grand Junction

Municipal Code.

In addition to I-1 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Industrial:

- a. General Commercial (C-2)
- b. Industrial/Office Park (I-O)
- c. General Industrial (I-2)

NEIGHBORHOOD MEETING

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in-person on October 4, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, the Applicant's representative and City staff were in attendance. No members of the public attended the meeting.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign in October of 2021, and the sign was reposted on December 30, 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 December 29, 2022. The notice of the Planning Commission public hearing was published January 4, 2023 in the Grand Junction Daily Sentinel.

ANALYSIS

Zone Annexation Analysis

The criteria for review are 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 owner has petitioned for annexation into the City limits and requested zoning of I-1, which is compatible with the Comprehensive Plan Land Use Map designation of Industrial. Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. However, Staff has found this to not be enough justification and finds this criterion has not been met.

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

The surrounding area has seen little new development. In the past decade there have been only three major site plans submitted. The majority of projects submitted were either industrial or heavy commercial in nature. In 2022, a major site plan was submitted for Barnes Electric, a 3,744 square-foot electrician contractor shop (SPN-

2022-607). In 2018, the City approved a mini-storage facility (SPN-2018-58), and in 2014, a pet boarding facility (SPN-2014-215). Other development that occurred in the immediate area include sign clearances for existing businesses (SGN-2019-326, SGN-2017-810) and planning clearances for interior remodels (PCN-2018-1382, PCN-2018-1539), as well as a lot consolidation (SSU-2014-26) and a lot adjustment (SSU-2014-215).

In the last past nine years, the immediate area has only seen one other annexation, for the aforementioned Barnes Electric (ANX-2019-326). However, due to the low volume of substantial development activity over the past decade and the already existing industrial nature of the immediate area, it is premature to conclude that the area has changed dramatically enough in character to warrant a rezone. As such, 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

Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed I-1 zone district for this property, and the potential RV and boat storage facility. Water and sewer services are available. This property is within the Ute Water District service area and is served a 12-inch water line. The area can be served by Xcel Energy for natural gas and for electricity.

The property is currently within the Persigo 201 Sewer Service Area and has a 24-inch sewer line in the Riverside Parkway right-of-way with available capacity to accommodate future development of this property. The property is in the Grand Junction Rural Fire Protection District, served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 1 at 620 Pitkin Avenue and from that location response times are within National Fire Protection Association guidelines. Fire Station 1 has the capacity to handle calls for service resulting from this annexation.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future at such time the property is further urbanized, and existing public facilities can accommodate the industrial/heavy commercial operation of RV and boat storage rental units in the near term, therefore 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

City parcels within the intermediate area are primarily zoned I-1 or I-2, both which implement the Land Use Designation of Industrial. Therefore, staff has determined that there is not a deficit of zone districts that can implement this land use. 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 properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for industrial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of fostering a vibrant, diverse, and resilient economy identified in Plan Principle 2: Resilient and Diverse Economy, found in Chapter 2 of the 2020 One Grand Junction Comprehensive Plan.

Therefore, Staff finds that this criterion has been met.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

- Plan Principle 2.1.a. – Economic Diversity: Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuations and evolution.
- Plan Principle 3.1.b. – Intensification And Tiered Growth: Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in Tier 1: Urban Infill areas.

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 Roy's RV Annexation, ANX-2021-770 request for the property located at 2795 Riverside Parkway from County RSF-R (Residential Single Family Rural) to I-1 (Light Industrial), the following findings of facts have been made:

1. The request conforms with 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.

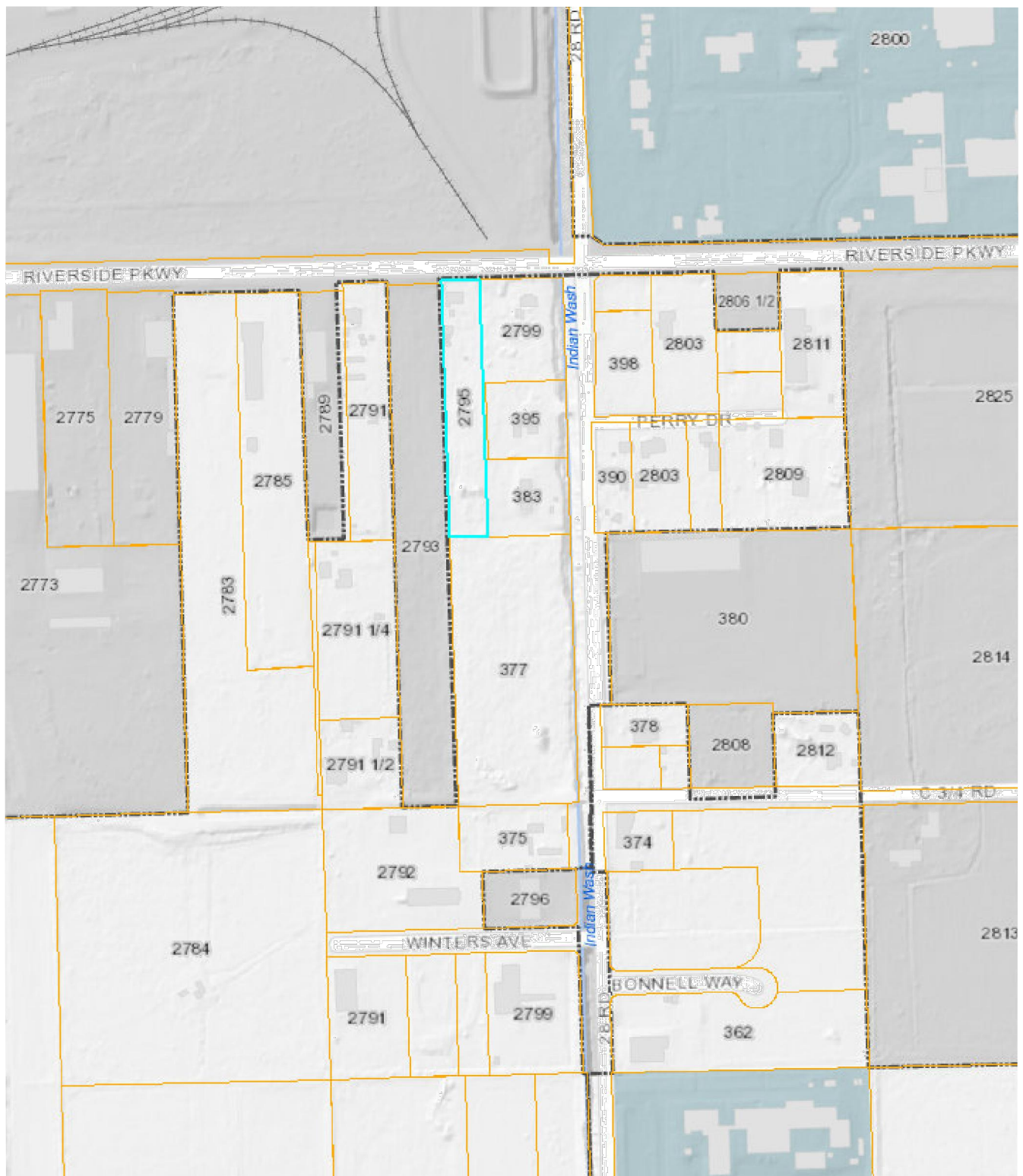
SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation for the Roy's RV Annexation to I-1 (Light Industrial) zone district, file number ANX-2021-770, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Annexation Schedule and Summary Table
3. Exhibit 3. Annexation Plat Map
4. Exhibit 4. Site Maps and Picture
5. Exhibit 5. Neighborhood Meeting Documentation
6. Exhibit 6. Roy's RV Annexation Ordinance

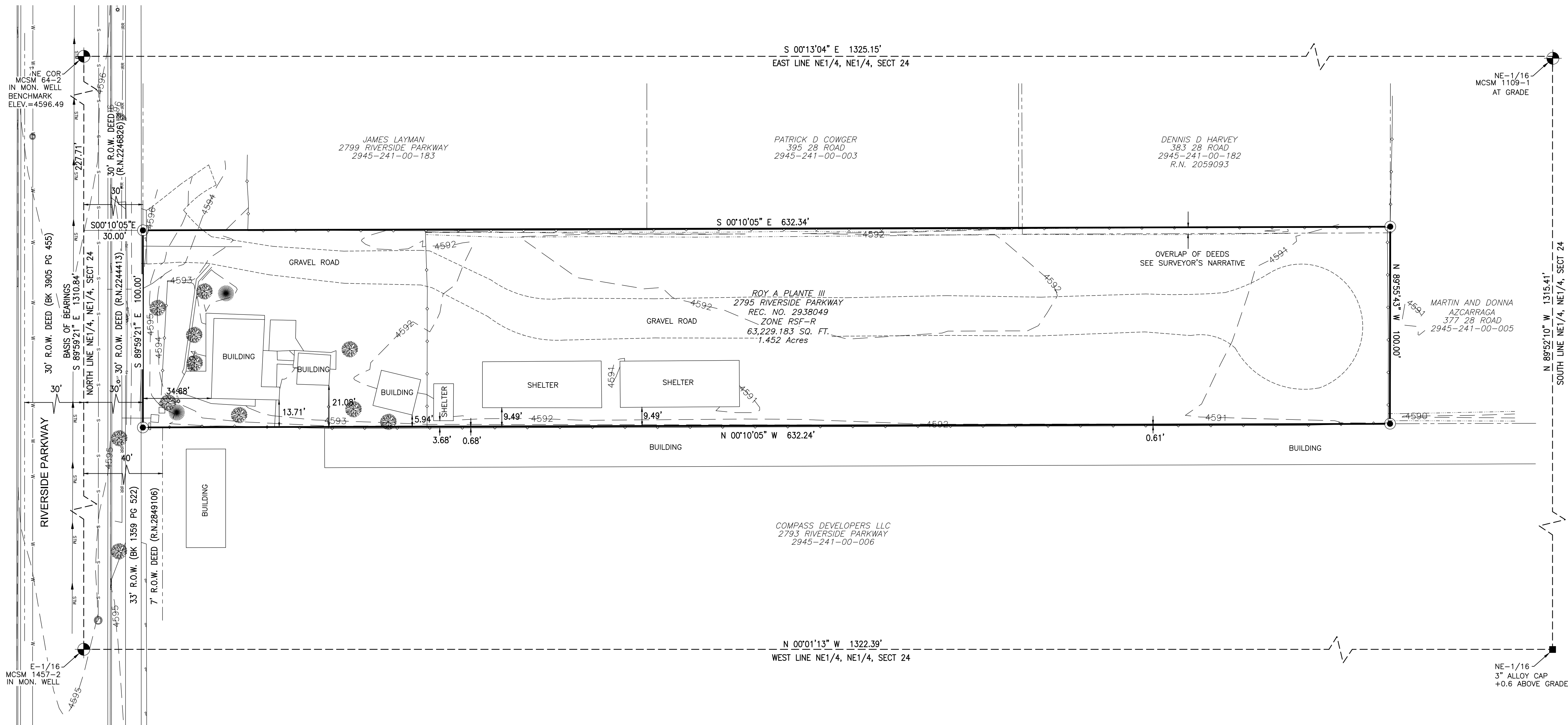
ANNEXATION PRE-SUBMITTAL MAP



Parcel Address: 2795 Riverside Parkway
Tax ID No.: 2945-241-00-002
Owner Name: Roy A. LaPlante III
Owner Address: 837 W. Century St. Unit B
Santa Maria, CA 93455

IMPROVEMENT SURVEY PLAT

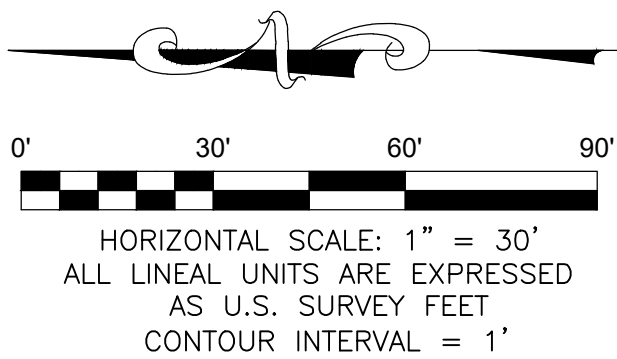
IN THE NE1/4, NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR, & CAP AS NOTED
- FOUND 3" ALLOY CAP AS NOTED

- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- RN RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- SIGN (TYPE AS NOTED)
- W BURIED WATER LINE
- E BURIED ELECTRIC LINE
- STM BURIED STORM LINE
- FENCE LINE
- BURIED SANITARY SEWER LINE
- EXISTING EDGE OF ASPHALT PAVEMENT
- OHP OVERHEAD POWER
- POWER POLE
- LP SANITARY SEWER MANHOLE
- LP LIGHTPOLE



NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.

SUBJECT PROPERTY

Deed Description, R.N. 469633, August 27, 1947, Mesa County Clerk and Records Office, Mesa County, Colorado.

The West 100 feet of the following described tract;
The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows
Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;
thence South 660 feet;
thence West 100 feet;
thence North 660 feet;
thence East 100 feet to the Point of Beginning.
Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

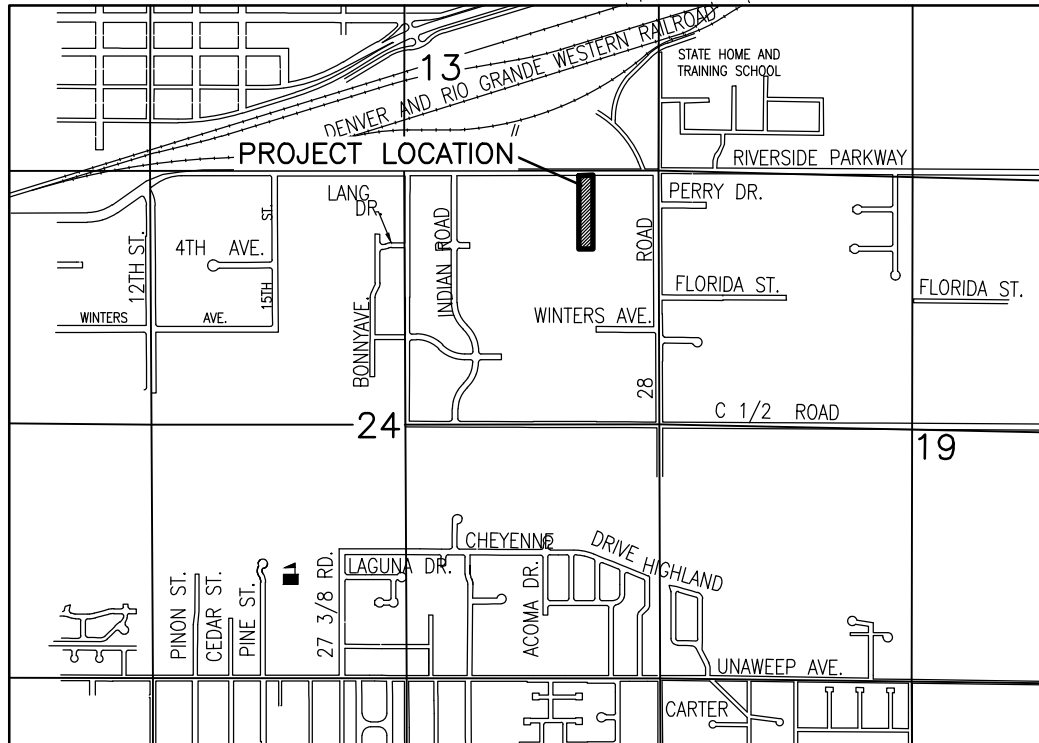
GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°59'21"E for a distance of 1310.84 feet, located between a Mesa County Survey Marker for the East 1/16 Corner and a Mesa County Survey Marker for the Northeast 1/16 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, no title policy was provided by the client.
- Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

SURVEYOR'S NARRATIVE

Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

It appears that the subject parcel being the West 100 feet of the NE 1/2, E1/4, NE1/4, NE1/4 is the senior parcel to the remainder of the E1/4, NE1/4, NE1/4, as evidenced by the 1947 Plat of Survey, Deposit No. 21892. The approximate 3 foot overlap was likely created by someone assuming the E1/4, NE1/4, NE1/4 being 330 feet instead of the actual approximate of 327 feet. A complete title search showing the full chain of title would be required to conclusively prove this theory.



VICINITY MAP
NTS

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

EXECUTED this _____ day of _____, 20__



LAND SURVEY DEPOSIT NO. _____

FILING DATE: _____

DRAWN BY		DESIGNED BY		CHECKED BY		FILED BY		DATE		SHEET	
JAM		JLG		JLG		JLG		7/19/21		1	
File Name: C:\PROJECTS\C1436\C1436-ISP.DWG											

FOR: ROY A. LAPLANTE III

IN THE NE1/4, NE1/4 OF SECTION 24

TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

R.N. 469633

COMPARED

27th

339 Revised

OUR PROPERTY DEED Aug 27, 1947
FURTEST BACK

359

WARRANTY DEED TO JOINT TENANTS—The C. F. Hoebel Blank Book & Litho. Co., Denver, Colo. 102542

This Deed.Made this
hundred and forty-seven27th
betweenday of August
George L. Jones and Edna Pearl Jones

in the year of our Lord one thousand nine

of the County of

Mesa

and State of Colorado, of the first part, and

G. V. Myers and June E.
Myers

of the County of

Mesa

and State of Colorado, of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and Other Valuable Consideration DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcels of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

The West 100 feet of the following described tract; The North One-Half of the East Quarter of the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence South 660 feet, thence West 100 feet, thence North 660 feet, thence East 100 feet to the point of beginning, together with all water, ditch and lateral rights used therewith or appurtenant thereto including two shares of the capital stock of The Grand Valley Irrigation Company.

(\$4.40 I. R. S.)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said parties of the first part, for them selves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the enrolling and delivery of these presents, are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, subject to taxes for the year 1948, payable in 1949 and subsequent taxes,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

George L. Jones

(SEAL)

Edna Pearl Jones

(SEAL)

(SEAL)

STATE OF COLORADO,

County of Mesa

The foregoing instrument was acknowledged before me this 27th day of August, A. D. 1947, by George L. Jones and Edna Pearl Jones

WITNESS my hand and official seal.

My commission expires March 4, 1951.

(Ruth H. Sutton) (Notary Public)
(Mesa County, Colorado)

Ruth H. Sutton

Notary Public.

Filed for record the 27 day of Aug., A. D. 1947, at 11:25 o'clock A. M.

Annie M. Dunston

Recorder.

No. 469633

By Deputy.

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

California
STATE OF ~~COLORADO~~ Calif.
Santa Barbara SS
COUNTY OF ~~MESA~~ S.B.

AFFIDAVIT

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

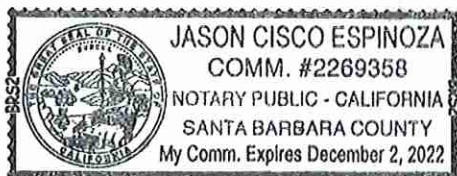
That he is the circulator of the forgoing petition:

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

Roy Laplante

Subscribed and sworn to before me this 8th day of October, 2021.

Witness my hand and official seal.



JCE

Notary Public

2975 Riverside Parkway

Address

My commission expires: 12/02/2022

**ROY'S RV 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: 2795 Riverside Parkway
Tax ID # 2945-241-00-002

The West 100 feet of the following described tract;

The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning,

Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

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, Roy's RV 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.

ROY LAPLANTE
NAME

2975 Riverside Parkway
ADDRESS

[Signature]
SIGNATURE

10/8/2021
DATE

NAME

ADDRESS

SIGNATURE

DATE

(_____ Annexation Petition)

SPECIAL WARRANTY DEED

THIS DEED is to be effective the 14th day of August, 2020, and is made between Christian Bell, the "Grantor" (whether one, or more than one), of the County of Mesa, State of Colorado and Roy A. Laplante, III, the "Grantee" (whether one, or more than one), whose legal address is 837 W Century Street, Unit B, Santa Maria, California 93455, of the County of Santa Barbara, State of California.

WITNESS, that the Grantor, for and in consideration of the sum of **TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 Dollars (\$235,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa, State of Colorado, described as follows:

The West 100 feet of the following described tract;
The North one-half of the East quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning,

EXCEPT that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

County of Mesa, State of Colorado also known by street address as: 2795 Riverside Pkwy, Grand Junction, CO 81501.

For identification purposes only: Parcel no.: 2945-241-00-002

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

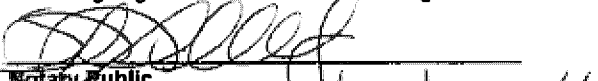
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantors' heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantees' heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current and all subsequent years; and subject to the statutory exceptions as set forth in § 38-30-113(5)(a), C.R.S.

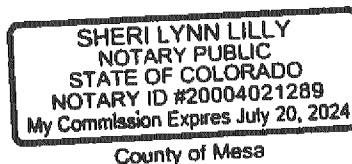
The grantors shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming under me the whole or any part thereof.


Christian Bell

STATE OF: Colorado }
COUNTY OF: Mesa } ss.

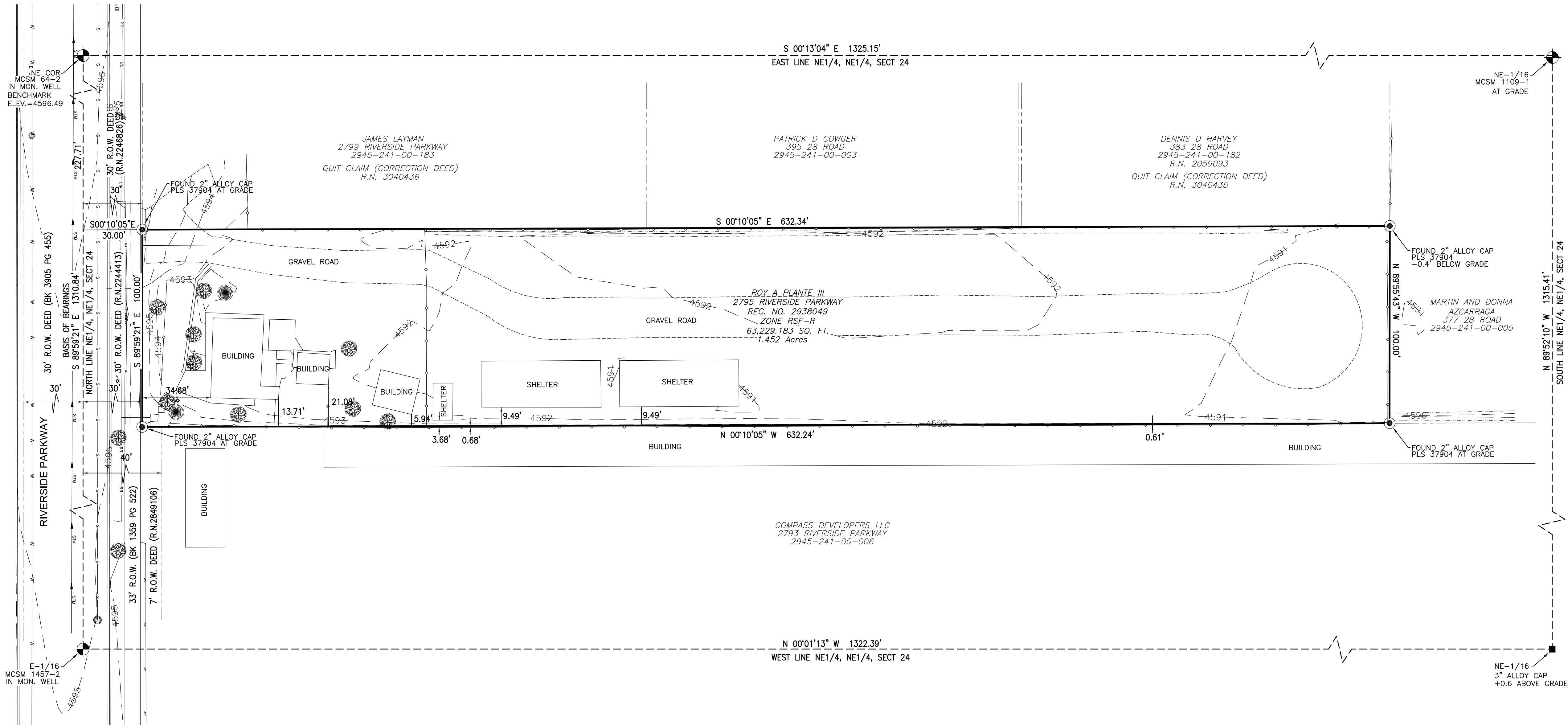
The foregoing instrument was acknowledged before me on this 14th day of August, 2020, by Christian Bell.


Notary Public
My commission expires: 7/20/2024



IMPROVEMENT SURVEY PLAT

IN THE NE1/4, NE1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR, & CAP AS NOTED
- FOUND 3" ALLOY CAP AS NOTED

- REC. NO. RECEPTION NUMBER
- R RANGE
- R.O.W. RIGHT-OF-WAY
- R.N. RECEPTION NUMBER
- T TOWNSHIP
- U.M. UTE MERIDIAN
- WM WATER METER
- FH FIRE HYDRANT
- WV WATER VALVE
- SIGN (TYPE AS NOTED)
- W— BURIED WATER LINE
- E— BURIED ELECTRIC LINE
- STM— BURIED STORM LINE
- X— BARBWARE FENCE
- S— CHAINLINK FENCE
- S— BURIED SANITARY SEWER LINE
- OHP— EXISTING EDGE OF ASPHALT PAVEMENT
- OHP— OVERHEAD POWER
- P— POWER POLE
- LP— SANITARY SEWER MANHOLE
- LP— LIGHTPOLE

SUBJECT PROPERTY

Deed Description, R.N. 469633, August 27, 1947, Mesa County Clerk and Recorders Office, Mesa County, Colorado.

The West 100 feet of the following described tract;

The North one-half of the East quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows

Beginning at a point 227 feet West of the Northeast corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

thence South 660 feet;

thence West 100 feet;

thence North 660 feet;

thence East 100 feet to the Point of Beginning.

Excepting that portion conveyed to The City of Grand Junction, a Colorado home rule municipality recorded March 18, 2005 at Reception No. 2244413.

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°59'21"E for a distance of 1310.84 feet, located between a Mesa County Survey Marker for the East 1/16 Corner and a Mesa County Survey Marker for the Northeast Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian.
- Title information is from Mesa County Real Property Records, no title policy was provided by the client.
- Overlap of Deeds, Subject Property (2795 Riverside Parkway), Reception No. 2938049, dated August 27, 1947 and adjacent property, (383 28 Road) Reception No. 2059093, dated May 4, 1989.

SURVEYOR'S STATEMENT

I, James A. McKew, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lien holders, or quality of title.

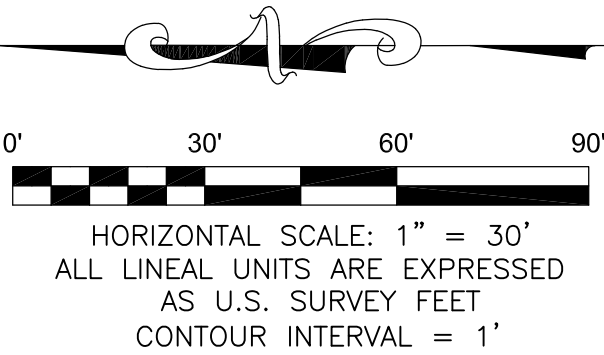
EXECUTED this _____ day of _____, 20____.



LAND SURVEY DEPOSIT NO. _____

FILING DATE: _____

		IMPROVEMENT SURVEY PLAT	
405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		FOR: ROY A. LAPLANTE III IN THE NE1/4, NE1/4 OF SECTION 24 TOWNSHIP 1 SOUTH RANGE 1 WEST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn JAM	Designed	Checked JLG	Proj# C1436
File Name: C:\PROJECTS\C1436\C1436-ISP.DWG	Date 10/6/22	Sheet 1	Of 1



NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

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.

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) ROY A. LaPlante III, am the owner of the following real property:

(b) 2795 Riverside Parkway
Grand Junction CO 81501

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):

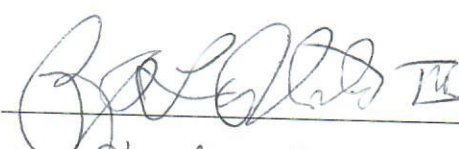
Kim M. LAPLANTE

I have reviewed the application for the (d) 2795 Riverside Parkway GJ. CO 81501 pertaining to the property.

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

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: ROY A. LaPlante III

State of California)

County of Santa Barbara) ss.

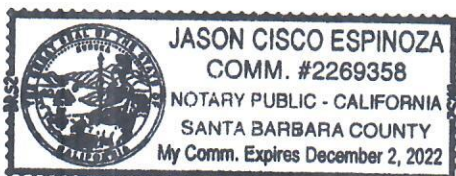
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

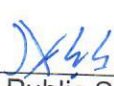
Subscribed and sworn to before me on this 29th day of December, 20 21

by Roy A. LaPlante III

Witness my hand and seal.

My Notary Commission expires on 12/07/2022




Notary Public Signature

QUIT CLAIM DEED (Correction Deed)

Dennis D. Harvey and Kari A. Harvey (Grantors), whose street address is 383 28 Road, Grand Junction, CO 81501, City or Town of Grand Junction, County of Mesa and State of Colorado, hereby quitclaim to Roy A. Laplante, III (Grantee), whose street address is 837 W. Century Street, Unit B, Santa Maria, CA 93455, City or Town of Santa Maria, County of Santa Barbara and State of California, any interest we may have in the following real property in the County of Mesa and State of Colorado, to wit:

The West 100 feet of:

the N½ E¼ NE¼ of Section 24, Township 1 South, Range 1 West of
the Ute Meridian;

Mesa County, Colorado

known as: 2795 Riverside Pkwy, Grand Junction, CO 81501
Parcel No. 2945-241-00-002

Note: The legal description of Parcel No. 2945-241-00-182 (also known as 383 28 Road) inadvertently omitted to state the exclusion of the legal description described above. This deed is signed to correct that legal description error which began with the 1969 Warranty Deed recorded as Reception No. 983740 and has continued since that time. The 1951 Warranty Deed recorded as Reception No. 552142 correctly showed the exclusion.

with all its appurtenances (Property).

Signed this 22nd day of July, 2022.

GRANTORS:

Dennis D. Harvey
Dennis D. Harvey

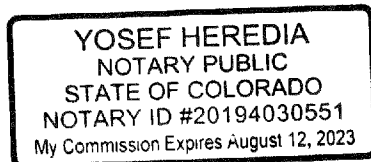
Kari A. Harvey
Kari A. Harvey

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 22nd day of July, 2022, by Dennis D. Harvey
and Kari A. Harvey.

Witness my hand and official seal.

My commission expires: 8/12/2023



Yosef Heredia
Notary Public

QUIT CLAIM DEED (Correction Deed)

James Layman (Grantor), whose street address is 2799 D Road, Grand Junction, CO 81501, City or Town of Grand Junction, County of Mesa and State of Colorado, hereby quitclaims to Roy A. Laplante, III (Grantee), whose street address is 837 W. Century Street, Unit B, Santa Maria, CA 93455, City or Town of Santa Maria, County of Santa Barbara and State of California, any interest he may have in the following real property in the County of Mesa and State of Colorado, to wit:

The West 100 feet of:

the N½ E¼ NE¼ NE¼ of Section 24, Township 1 South, Range 1 West of
the Ute Meridian;

Mesa County, Colorado

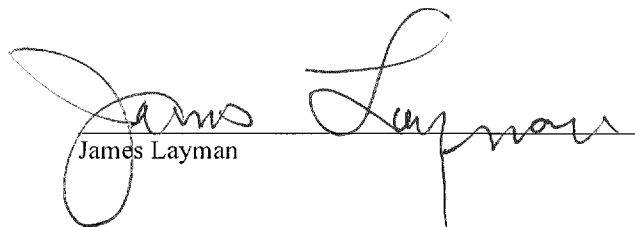
known as: 2795 Riverside Pkwy, Grand Junction, CO 81501
Parcel No. 2945-241-00-002

Note: The legal description of Parcel No. 2945-241-00-183 (also known as 2799 Riverside Parkway) inadvertently omitted to state the exclusion of the legal description described above. This deed is signed to correct that legal description error which began with the 1992 Personal Representative's deed and has continued since that time. The 1951 Warranty Deed recorded as Reception No. 552142 correctly showed the exclusion.

with all its appurtenances (Property).

Signed this 5th day of Aug., 2022.

GRANTOR:

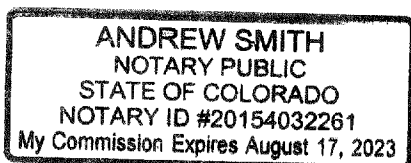

James Layman

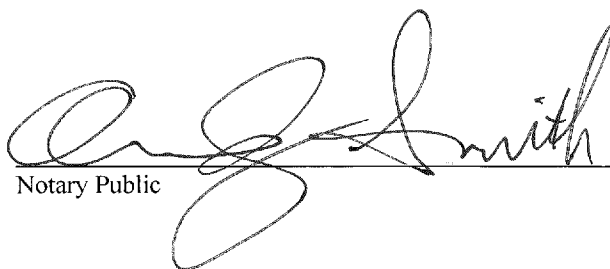
STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 5th day of August, 2022, by James Layman.

Witness my hand and official seal.

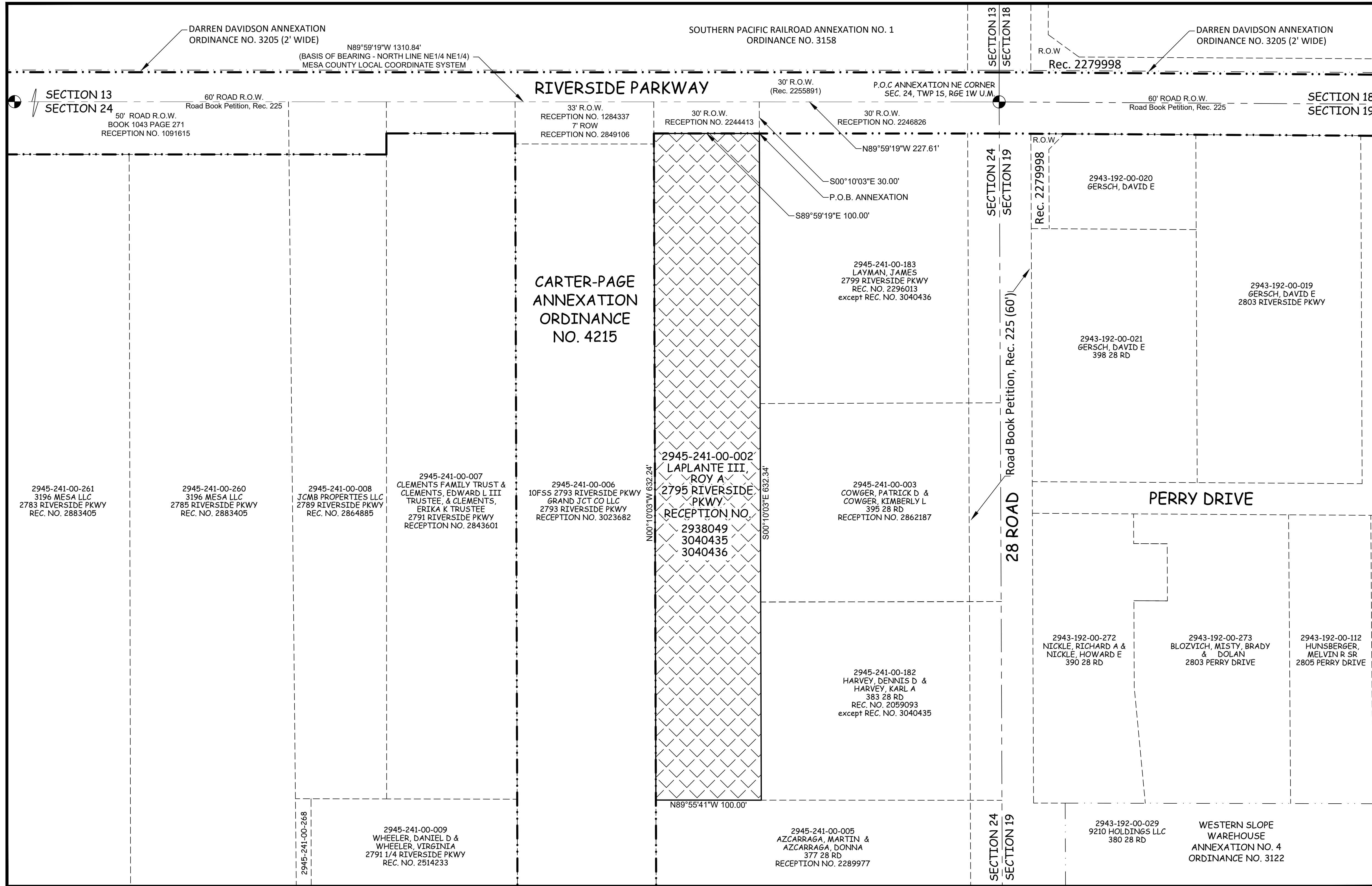
My commission expires:




Notary Public

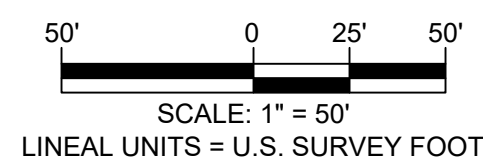
ROY'S ANNEXATION SCHEDULE				
January 4 th , 2023		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
January 10 th , 2023		Planning Commission Considers Zone of Annexation		
January 18 th , 2023		City Council Intro Proposed Zoning Ordinance		
February 15 th , 2023		City Council Accept Petition/Annex and Zoning Public Hearing		
March 19 th , 2023		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2019-269		
Location		3095 D ½ Road		
Tax ID Number(s)		2943-164-00-056		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		1		
Number of Dwelling Units		1		
Acres Land Annexed		14.83		
Developable Acres Remaining		14.83		
Right-of-way in Annexation		31 Road		
Previous County Zoning		RSF-R		
Proposed City Zoning		R-8 and C-1		
Surrounding Zoning:	North:	RSF-2 and R-5 (City)		
	South:	RSF-R		
	East:	RSF-R		
	West:	RSF-R		
Current Land Use		Single-family residential/agricultural		
Proposed Land Use		Single-family residential and Commercial		
Surrounding Land Use:	North:	Single-family residential		
	South:	Single-family residential		
	East:	Single-family residential		
	West:	Single-family residential		
Comprehensive Plan Designation:		Neighborhood Center		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$142,550		
	Actual			
Address Ranges				
Special Districts:	Water	Ute		
	Sewer	Persigo		
	Fire	Clifton		
	Irrigation/Drainage	GVID & GVDD/5-2-1		
	School	School District 51		
	Pest	Grand River Mosquito Control District		

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



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:	<u>MJH</u>	DATE:	<u>11/01/2022</u>
DESIGNED BY:	<u>RBP</u>	DATE:	<u>10/28/2022</u>
CHECKED BY:	RBP	DATE:	11/03/2022

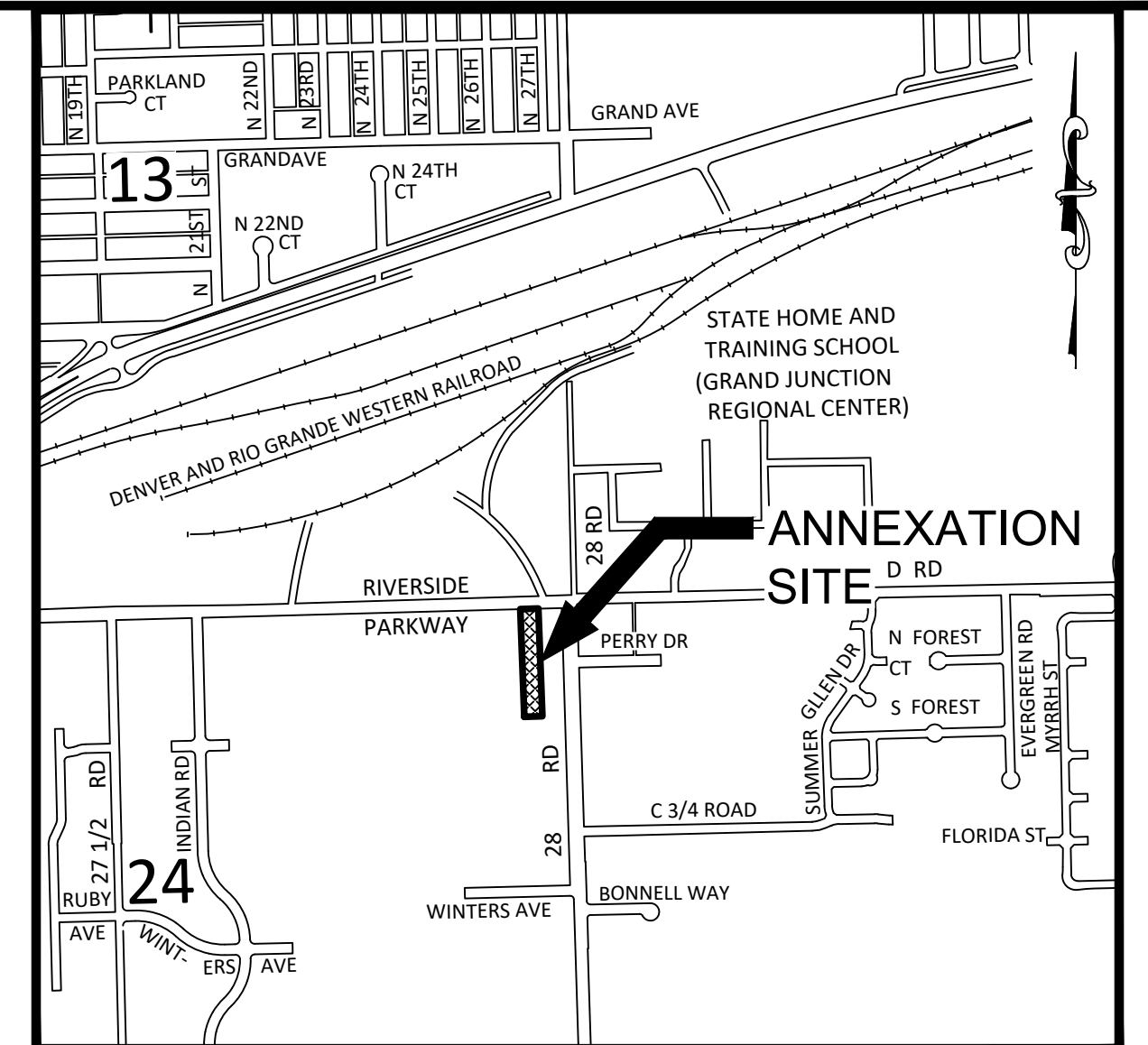


PUBLIC WORKS
ENGINEERING DIVISION

ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
MERIDIAN, COUNTY OF MESA, STATE OF COLO

OF 1



SITE LOCATION MAP SCALE: 1" = 300'

LEGAL DESCRIPTION

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) course(s) 1) S00°10'03"E a distance of 63.24 feet 2) N89°59'19"W a distance of 100.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course(s) 1) N00°10'03"W a distance of 63.24 feet 2) S89°59'19"W a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,464.58 FT.
CONTIGUOUS PERIMETER	732.24 FT.
AREA IN SQUARE FEET	63,229 FT ²
AREA IN ACRES	1.45

LEGEND

ANNEXATION
BOUNDARY

ANNEXATION
AREA

EXISTING
CITY LIMITS

SURVEY ABBREVIATIONS

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

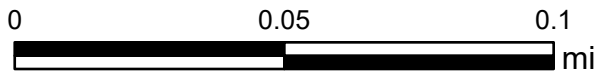
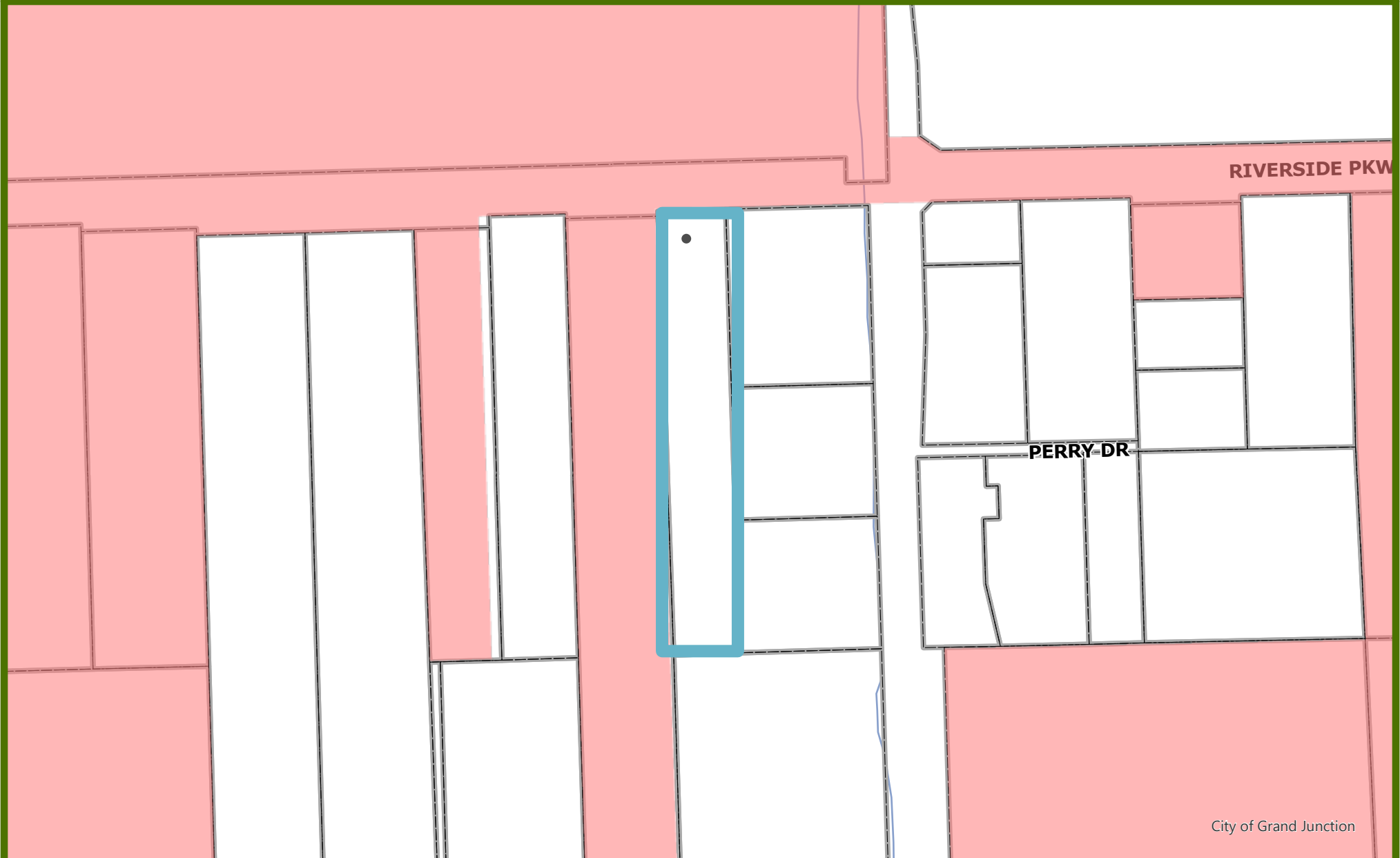
ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS 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.

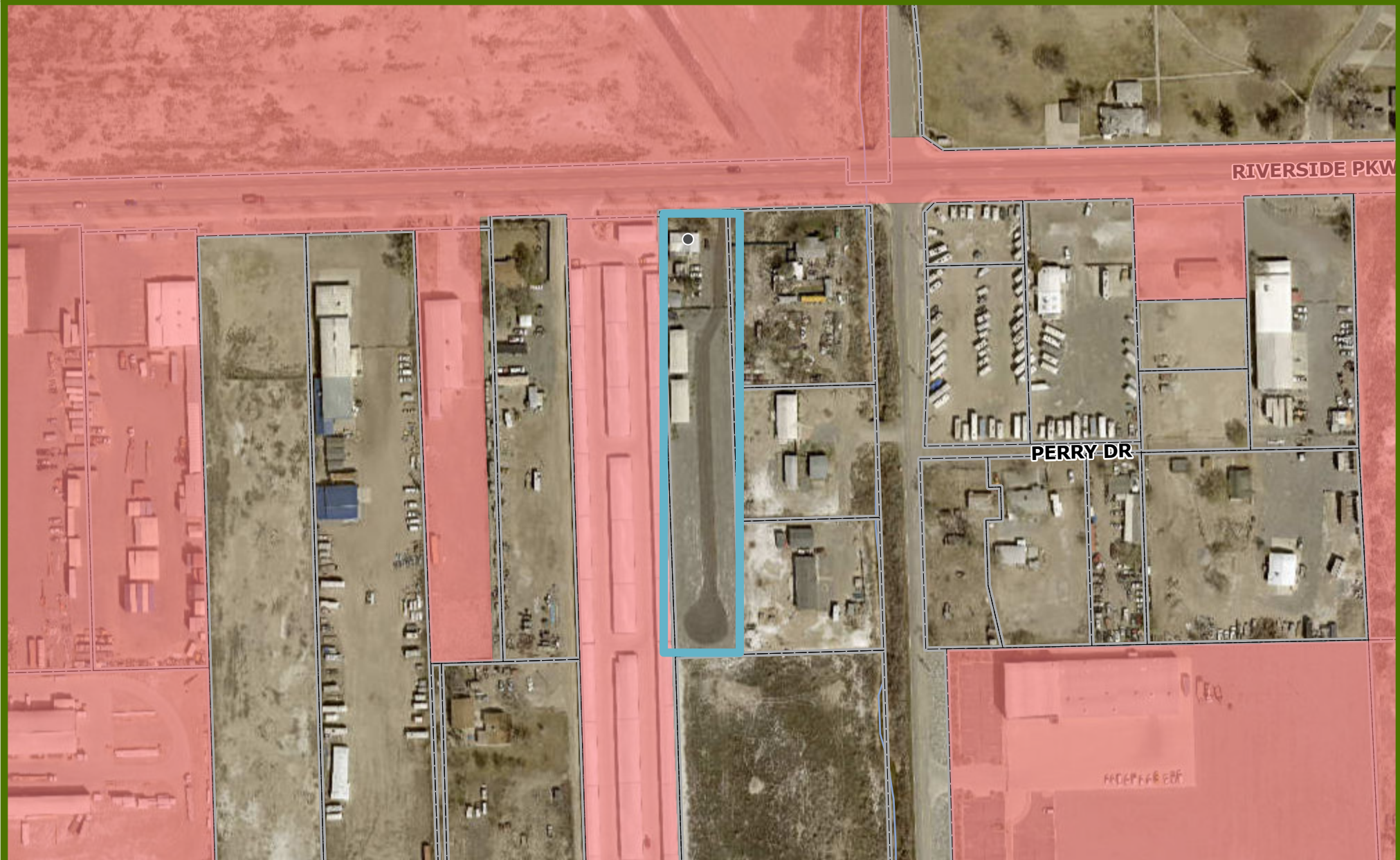
RENEE BETH PARENT _____ DATE _____
STATE OF COLORADO - PL.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

Roy's RV Annexation



Printed: 12/20/2022
1 inch equals 188 feet
Scale: 1:2,257
Packet Page 96

Roy's RV Annexation - Aerial Map



0 0.05 0.1
mi

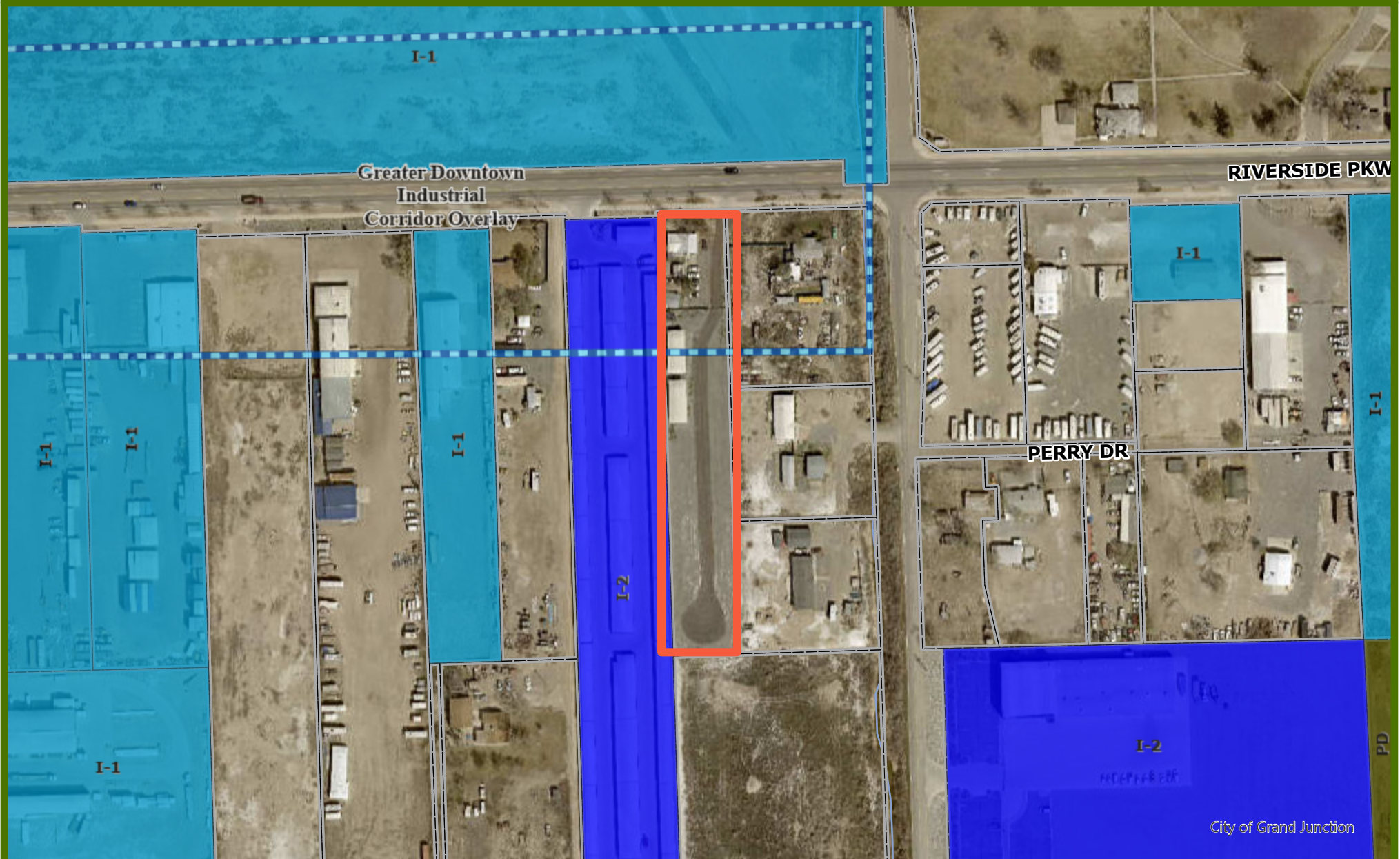
Printed: 12/20/2022
1 inch equals 188 feet
Scale: 1:2,257
Packet Page 97

Roy's RV Annexation - Land Use



Printed: 12/20/2022
1 inch equals 188 feet
Scale: 1:2,257
Packet Page 98

Roy's RV Annexation - Zoning



0 0.05 0.1 mi

Printed: 12/20/2022
1 inch equals 188 feet
Scale: 1:2,257
Packet Page 99



Looking southwest from Riverside Parkway



405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81507
Phone: (970) 243-8300 • Fax (970) 241-1273
email: rce@rcegj.com

October 4, 2021

Dear Neighbor,

You are invited to attend a neighborhood meeting for the proposed **Annexation of 2795 Riverside Parkway**. You will have the opportunity to review the annexation application, ask questions and share your comments. The meeting will be held **Thursday October 14th 5:30 p.m. at 2795 Riverside Parkway**.



If you have questions regarding this notice please contact:

Eric Slivon, Rolland Consulting Engineers – (970) 243-8300

Dani Acosta, City of Grand Junction – (970) 256-4089

2975 Riverside Parkway
Roy's RV Annexation

Date: October 14, 2021

NAME	ADDRESS	PHONE/EMAIL
ROY LAPLANTE	837 B. Century Ave Santa Maria CA 93455	805 478 9844 ROY LAPLANTE@gmail.com
ERIC SLIVON Rolland Consulting Engineers	405 Ridges Blvd. Suite A G-3 CO 81507	970 243-8300 eric@rcegj.com
Dani Acosta City of Grand Junction Associate Planner	250 N 5th St G-110 81501 City Hall	970-256-4089 daniellac@city.org

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
ROY'S RV ANNEXATION**

**LOCATED ON PROPERTIES AT 2795 RIVERSIDE PARKWAY
APPROXIMATELY 1.45 ACRES**

WHEREAS, on the 4th day of January, 2023, 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 ____ day of _____, 2023; 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:

ROY'S RV ANNEXATION
EXHIBIT A

A parcel of land being Reception Number 2938049 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, whence the East Sixteenth Corner of said Section 10 and Section 13 bears S89°59'19"W 1,310.84 feet with all other bearings relative thereto; thence N89°59'19"W a distance of 227.61 feet along the said North line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence S00°10'03"E 30.00 feet to a point on the boundary line of the CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215, said point being the Northeast Corner of said Reception Number 2938049 and being the Point of Beginning; thence the following two (2) course's 1) S00°10'03"E a distance of 632.34 feet 2) N89°55'41"W a distance of 100.00 feet to a point on the boundary line of said CARTER-PAGE ANNEXATION, ORDINANCE NO. 4215; thence along said boundary line the following two (2) course's 1) N00°10'03"W a distance of 632.24 feet 2) S89°59'19"E a distance 100.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 63,229 Square Feet or 1.45 Acres, more or less.

INTRODUCED on first reading on the 4th day of January 2023 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2023 and ordered published in pamphlet form.

President of the Council

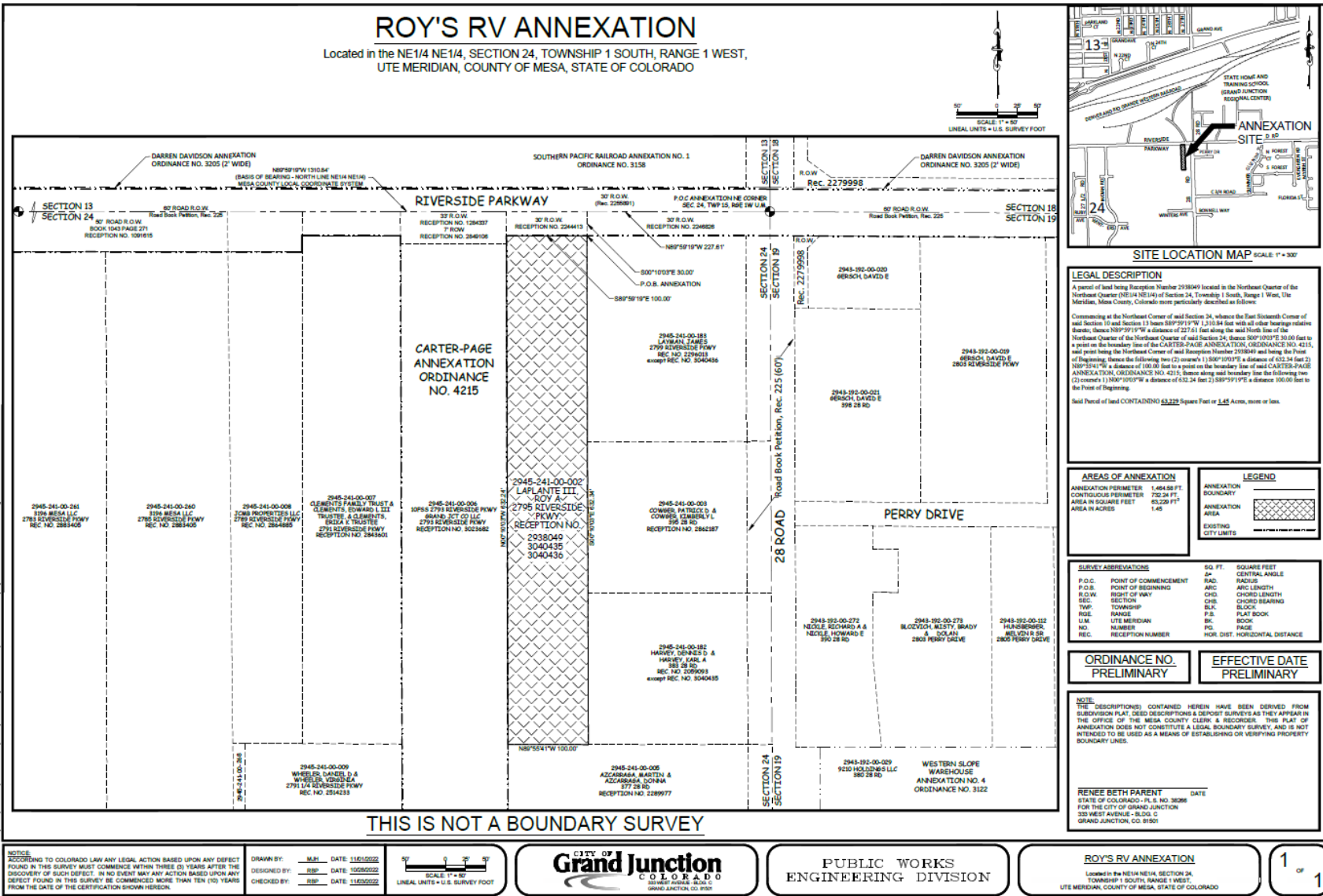
Attest:

City Clerk

EXHIBIT A

ROY'S RV ANNEXATION

Located in the NE1/4 NE1/4, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO





Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: January 10, 2023
Presented By: Scott Peterson, Senior Planner
Department: Community Development
Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Casas Land Partners LLC, to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', located at 365 W. Ridges Blvd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Casas Land Partners LLC, are requesting to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34' in anticipation of the next phase of residential development within the Casas de Luz Planned Development. No other changes are being proposed to Ordinance 4482.

BACKGROUND OR DETAILED INFORMATION:

The Casas de Luz Planned Development was originally approved in 2011 by City Council that allows for the development of a total of 20 residential lots and condominium units to be completed over four phases all on a total of 1.88-acres located along W Ridges Boulevard in the Redlands. Since 2011, the applicant has received two phasing schedule extensions from the Planning Commission and City Council to amend the original phasing schedule as outlined within Planned Development Ordinance 4482 for Casas de Luz in order to keep the project active. One extension was granted in 2015 with a 2017 deadline to record a subdivision plat and start subdivision infrastructure construction and the other extension was granted in 2019 with a December 2022 and 2024 deadline to start infrastructure construction and record a Phase 2 subdivision plat respectfully. The December 2022 deadline to start subdivision infrastructure construction has been met. The entire project subdivision and building

development (Phase 4) is scheduled to be completed by December, 2027.

Presently the first two single-family attached residential units (Units 1 & 2) are under construction and are anticipated to be completed and receive their Certificate of Occupancy within the first quarter of 2023. The applicant wishes to start construction of the next three single-family attached dwelling units (Units 3, 4 & 5) also within the first quarter of 2023, however the maximum building height as identified within the original Planned Development Ordinance 4482 caps the maximum building height for Unit 4 at 24', not 34' as Units 3 & 5 were approved for. The applicant is requesting the height revision due to the fact that in the process of updating the original 2011 architectural drawings and revising the building plans to reflect current market conditions and trends, a new development team and architectural firm determined that adding a third level to Unit 4 would provide better overall project aesthetics and improve the livability of Unit 4. Units 3 & 5 are planned to include a third level as previously approved within Ordinance 4482. The proposed increase in height for Unit 4 would not increase the overall height of the other attached three units since all three units are attached and Unit 4 is the middle unit.

The default zone district for the Casas de Luz Planned Development residential development is R-8 (Residential – 8 du/ac) zone district. As an example, if the project was to be developed within the R-8 zone district, the maximum building height would be 40'. The original ordinance for the Ridges Planned Development had the maximum building height for single-family structures at 25', excluding chimneys. Ordinance 4482 for the Casas de Luz Planned Development approved deviations for building heights as identified within the original Ridges Planned Development and the default zone district of R-8 to allow building heights ranging in height from 40' to 30' for Units 1 through 3 and Units 5 through 20. Proposed Unit 4 was the only dwelling unit/building within Casas de Luz that was approved to be less than 30' in height at 24'.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Planned Development Amendment to adjust the building height for Unit 4 was held on November 2, 2022 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Developer's Representatives and City staff were in attendance along with over ten neighbors. The area residents were in general opposition to the building heights as currently stated within Ordinance 4482 and the residential development in general and therefore do not support the request to adjust the building height for Unit 4.

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 November 10, 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, as well as neighborhood associations within 1000 feet, on December 30, 2022. The notice of the Planning Commission public hearing was published on January 3, 2023 in the Grand Junction

Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.150 (b) (2), (e) (1) and (2) (iii) of the Zoning and Development Code. The purpose of this section is to amend the Planned Development Rezoning Ordinance.

a) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The request to amend the Casas de Luz Planned Development Outline Development Plan to adjust the building height for Unit 4 is consistent with the following 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 Planned Development Amendment will provide for a current level of maximum building height as allowed under the existing Planned Development as the rest of the properties within the Casas de Luz residential development.
- 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 Planned Development Amendment to allow Unit 4 to have a maximum building height of 34' allows for additional floor plan and design flexibility in the type of housing unit that can be built in accordance with the Planned Development for Casas de Luz.
- 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 Casas de Luz residential Planned Development.

Therefore, this criterion has been met.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

The ordinance establishing the Planned Development zoning and Outline Development

Plan for Casas de Luz was approved and adopted by City Council in 2011. The plan contemplated the development of 20 residential lots and condominium units to be completed over a total of four phases all on a total of 1.88-acres. The applicant is now proposing to amend the PD Ordinance to adjust the maximum building height for only Unit 4 from 24' to 34'.

The area around the Casas de Luz residential development has continued to develop since 2011 (Redlands Mesa, The Peaks at Redlands Mesa) in accordance with their respective Planned Development zoning. The requested amendment to modify the maximum building height of Unit 4 will allow for additional design flexibility for the respective unit but is not due to subsequent events that have invalidated the original premise and findings.

Therefore, no subsequent events have invalidated the original premises and findings and staff finds that this criterion is not met.

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

The Casas de Luz residential development is currently under construction in accordance with their Planned Development zoning and phasing schedule. The applicant is only requesting to amend the maximum building height of Unit 4 which will allow for additional design flexibility for the respective unit. The character and/or condition of the area has not changed from what was previously approved by the original Planned Development zoning in 2011.

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

All major utilities are available to the Casas de Luz property and are adequate to serve the residential Planned Development as previously approved.

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

The Casas de Luz residential development is currently under construction in accordance with their Planned Development zoning. The applicant is only requesting to amend the maximum building height of Unit 4 which will allow for additional design flexibility for that respective unit. Therefore there is not an inadequate supply of designated land available in the community to accommodate the proposed land use since the land area has not changed from what was previously approved by the original Planned Development zoning in 2011.

Therefore, staff finds that this criterion has not been met or is applicable to the applicant's request.

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

The Casas de Luz Planned Development provides a mix of single-family attached and residential condominium units that meets the intent of the Comprehensive Plan and provides a variety of housing types with more efficient and effective use of the land. However, the proposed amendment is to only adjust the maximum building height for Unit 4 within a three-unit single-family attached building from 24' to 34'. Presently, Units 3 & 5 have a maximum building height of 34' and with the proposed amendment for Unit 4 to also have a 34' maximum building height, would provide better aesthetics according to the applicant since Unit 4 is the middle dwelling unit and would have minimal effect to the neighborhood since the building will sit perpendicular to the existing dwelling units located on Rattlesnake Court.

Therefore, Staff finds this criterion has not been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

No changes to setbacks established with Ordinance 4482 are proposed.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

No changes are proposed to open space requirements with this request to adjust the maximum building height for Unit 4.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040 (i).

No changes are proposed to standards established with Ordinance 4482. Fencing and screening will be as per Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

No changes are proposed to standards established with Ordinance 4482. Landscaping will be as per Code.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

No changes are proposed to standards established with Ordinance 4482. Parking requirements will be as per Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No changes are proposed to standards established with Ordinance 4482. All proposed driveways and curb-cuts from W. Ridges Blvd will be in accordance with the approved Site Plan.

d) The applicable corridor guidelines and other overlay districts.

There are no applicable corridor guidelines or other overlay districts for this property.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

All major utilities are available to the property and are adequate to serve the residential development as proposed. Staff finds that this criteria has been met.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access is provided to all phases of development. Staff finds that this criterion has been met.

g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Not applicable since all adjacent land uses are residential in character. All HOA tracts of land within Casas de Luz will be fully landscaped in accordance with the Zoning & Development Code. Staff finds that this criterion has been met.

h) An appropriate range of density for the entire property or for each development pod/area to be developed;

No change is proposed for the density within the Casas de Luz development which allows for a total of 20 residential units. Staff finds that this criterion has been met.

i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The only change proposed to the standards is to increase the maximum building height for Unit 4 to 34' to allow for additional usable square footage within the unit. Section 21.05.040 (g) of the Zoning & Development Code outlines that the applicant may deviate from the default district standards subject to the provision of any of the community amenities identified within that section. City staff finds that the Casas de Luz residential development provides a needed housing type with innovative design that utilizes the topography of the site. The design incorporates elements of clustering units to allow for more private open space and view corridors from some of the adjacent properties located along Rattlesnake Court by situating some of the buildings to be perpendicular to the street rather than developed in a solid row of dwelling units that would reduce and overall further obstruct views.

For clarity, the proposed Ordinance for this request will also amend the previously approved Ordinance 4482 by eliminating the reference to Maximum Building Height included as a part of the information under the Default Zone which reads "Maximum Building Height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)" An approval of Unit 4 having a maximum height of 34' will mean all units have deviated from the default zone and the maximum heights for each building are as set forth in the Deviations section of the Ordinance(s). Ordinance No. 4482 includes the maximum heights for Units 1 through 3 and Units 5 through 20. The new proposed Ordinance will replace the height listed for Unit 4 as a maximum height of 34'.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

No changes are proposed to standards with Ordinance 4482 or subsequent Ordinances 4654 and 4895 which established new phasing schedules for the complete development and build-out of Casas de Luz.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Casas Land Partners LLC request to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', located at 365 W. Ridges Blvd, the following findings of fact have been made:

1. The request conforms with Section 21.02.150 (b) (2), (e) (1) and (2) (iii) of the Zoning and Development Code.
2. The requested Planned Development Amendment does not conflict with the goals and policies of the 2020 Comprehensive Plan.

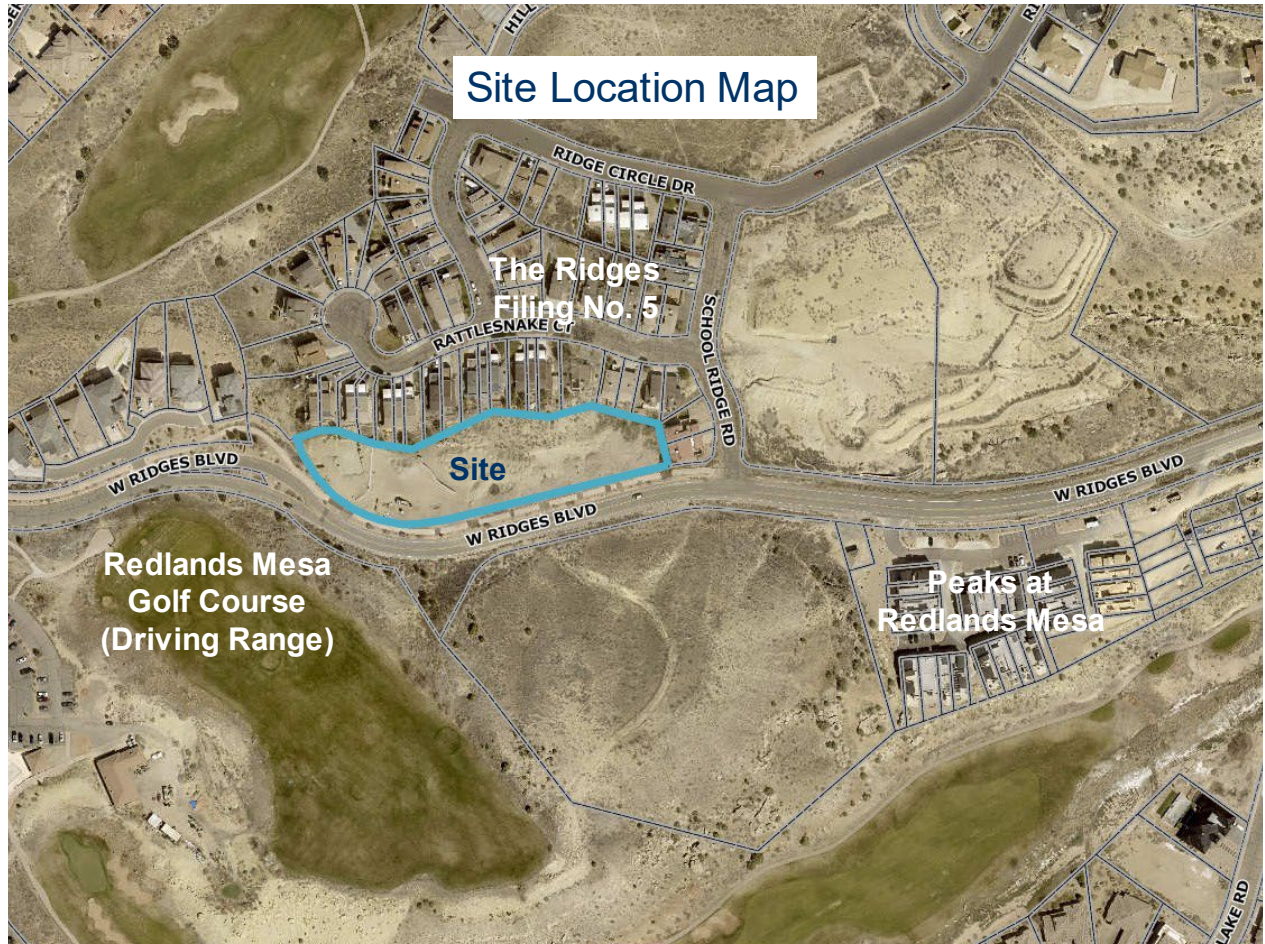
Therefore, Staff recommends approval of the requested Planned Development Amendment.

SUGGESTED MOTION:

Mr. Chairman, on the request to Amend Ordinance 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24' to 34', 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. Site Location, Aerial Photo, Zoning Maps
2. Site Plan - APPROVED - Construction Plan Set Drawing
3. Architectural Site Plan - Units 1 - 5
4. Building Elevations - Unit 4 - 24'
5. Building Elevations - Unit 4 - 34'
6. Development Application Dated 11-4-22
7. Ordinance 4482 - 2011







Comprehensive Plan Future Land Use Map

Residential Low

Site

Parks & Open Space

W RIDGES BLVD

RATTLESNAKE CT

SCHOOL RIDGE RD

TENTH DR

Lot numbers: 2338, 357, 356, 355 1/2, 2342, 2340, 2341, 2343, 2345, 2346 1/2, 2348, 2348, 2335 1/2, 2335, 2337, 2337, 2339, 2339, 2341, 2343, 2343, 2345, 2345 3/4, 2347, 353, 351, 363, 365.



Google Maps Street view of property from W Ridges Blvd, looking northwest – May, 2021

UTILITY VENDORS

GAS
ELECTRIC
TELEPHONE
IRRIGATION
SEWER
WATER
CABLE

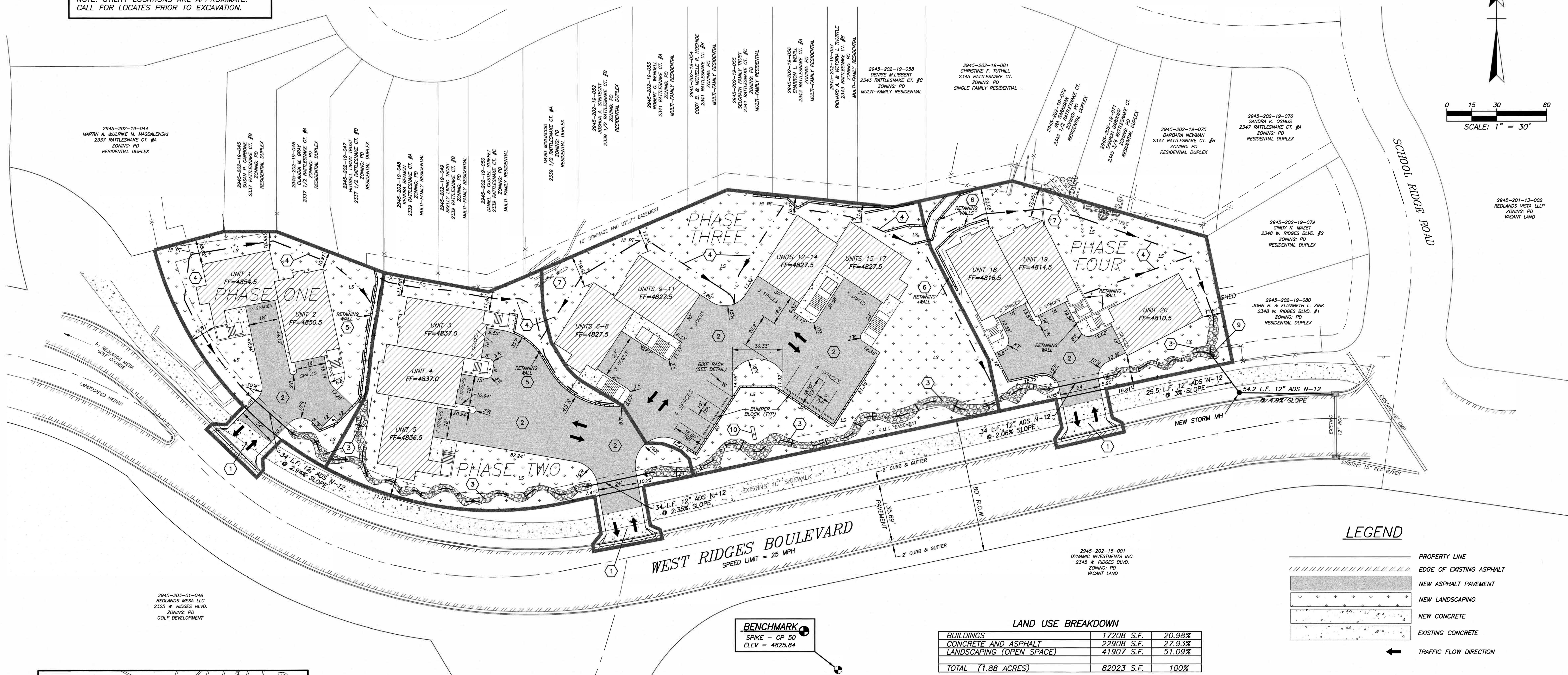
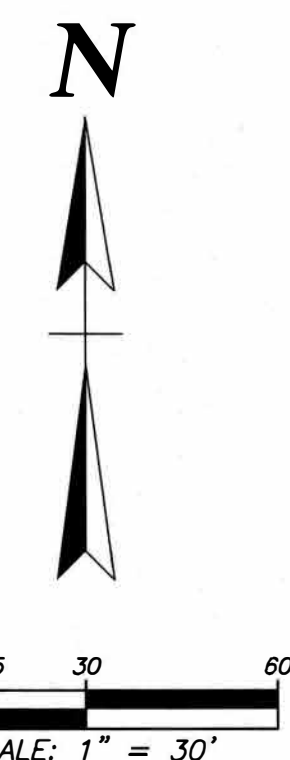
XCEL ENERGY
XCEL ENERGY
CENTURY LINK
RIDGES METROPOLITAN DISTRICT
CITY OF GRAND JUNCTION
UTE WATER
OPTIMUM COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE.
CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION
STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF
GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE
CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY"
PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING
WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



SITE LAYOUT PLAN

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

FILE NAME: siteplan2

PROJECT NO.: 21-110

DATE: 4-19-2011

DRAWN: RLC

CHK'D: SES

DATE	NO.	REVISION	BY
4/19/11	1	PER REVIEW COMMENTS	SES
7/31/13	2	ELIMINATE PROPOSED FILINGS	SES
9/10/21	3	ADD CONSTRUCTION PHASES	SES

LEGEND

	PROPERTY LINE
	EDGE OF EXISTING ASPHALT
	NEW ASPHALT PAVEMENT
	NEW LANDSCAPING
	NEW CONCRETE
	EXISTING CONCRETE
	TRAFFIC FLOW DIRECTION

LAND USE BREAKDOWN

BUILDINGS	17208 S.F.	20.98%
CONCRETE AND ASPHALT	22908 S.F.	27.93%
LANDSCAPING (OPEN SPACE)	41907 S.F.	51.09%
TOTAL (1.88 ACRES)	82023 S.F.	100%

BULK REQUIREMENTS

ZONE: PLANNED DEVELOPMENT
DENSITY: 10.6 DU/ACRE
SETBACKS: FRONT 11 FEET
REAR 10 FEET
SIDE 5 FEET
BUILDING HEIGHT LIMITATION
UNITS 1 & 2: ELEVATION 4888
UNITS 3 - 20: ELEVATION 4880

NOTE: REFER TO FINAL PLAN FOR
CASAS DE LUZ FOR MORE DETAILED
INFORMATION ON BULK STANDARDS.

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
DU = DWELLING UNITS
FF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
R = RADIUS

BENCH MARK:
CP AND SPIKE
N 31874.41
E 75959.97
ELEVATION=4825.84
NAVD 1988

GENERAL NOTES:

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS.
ON SITE TRASH DUMPSTERS ARE NOT PROPOSED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS
225 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

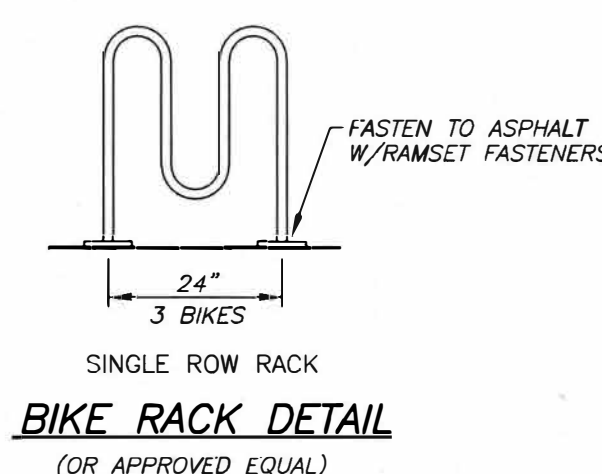
UNITS 1-5, 18-20 SINGLE FAMILY
8 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED
64 TOTAL SPACES*

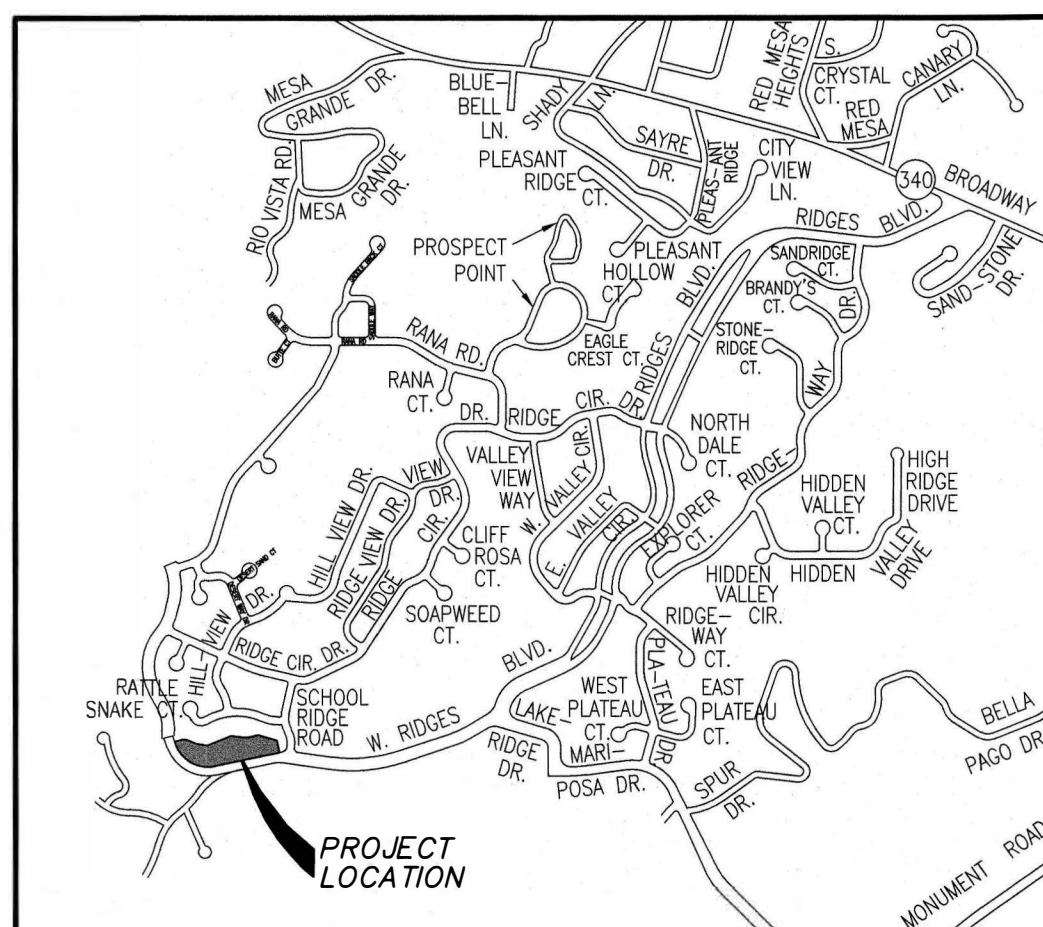
*TOTAL INCLUDES GARAGE SPACES.



PLAN TAG NOTES:

1. CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-07 OF
CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION,
REVISED FEBRUARY 2009. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT
NEAREST JOINT. REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK
WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24" DRIVEWAY
SECTIONS SHOWN SHALL BE 6" THICK, INCLUDING COLORED SIDEWALK.
2. SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO
SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
3. PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO
GRADING PLAN (SHEET 5) FOR DETAIL.
4. PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND
STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
5. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE
RETAINING WALL DETAIL ON SHEET 7.
6. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN
WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
7. EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS.
CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED
TO PROPERLY GRADE THIS SITE.
8. NOT USED ON THIS SHEET.
9. SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL
IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
10. MONUMENT STYLE BUSINESS SIGN, APPROX. DIMENSIONS: 4" TALL x 8" WIDE. A
SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

VICINITY MAP



CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING
UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

SHARPER
Engineering Services, Inc.
1154 N. 4th STREET GRAND JUNCTION, CO 81501
TELEPHONE (970) 255-0909 FAX (970) 242-5663



ACCEPTANCE BLOCK

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

Construction must commence within one year from the date of plan
signature.

Rick Boia
AUG 30 2021

City Development Engineer

Date

City Planner

Date

Dot H. Pitter 8-30-21

REVISION:		
#	DATE	COMMENTS

CONSTRUCTION DOCUMENTS

PROJECT NO:
 2202

SHEET NAME:
 SITE PLAN

DATE:

SHEET NO:

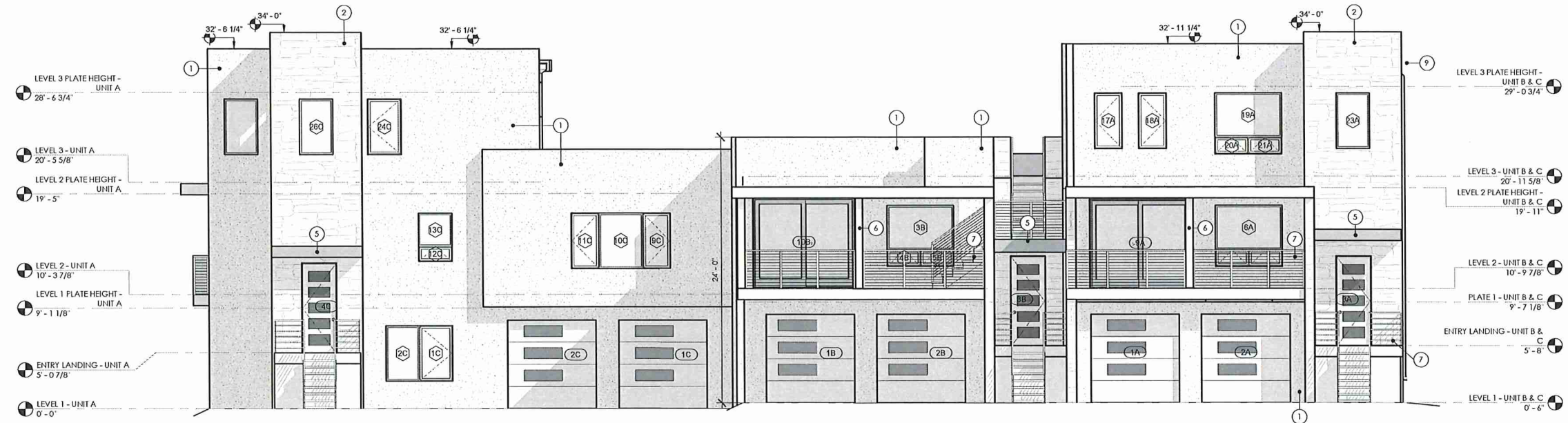
C1.1

SCALE: 1" = 20'-0"

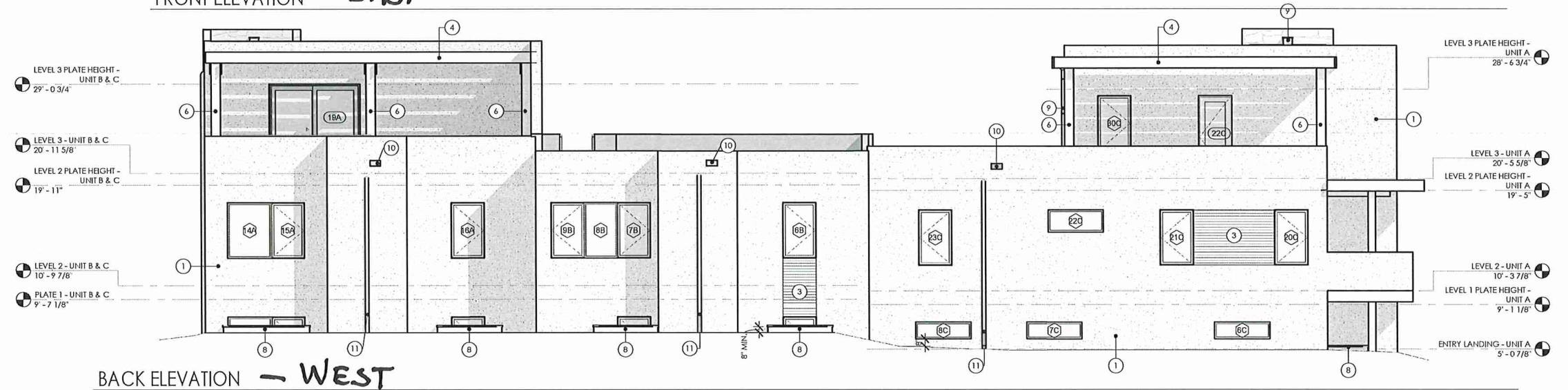


1 SITE PLAN
 C1.1 1" = 20'-0"

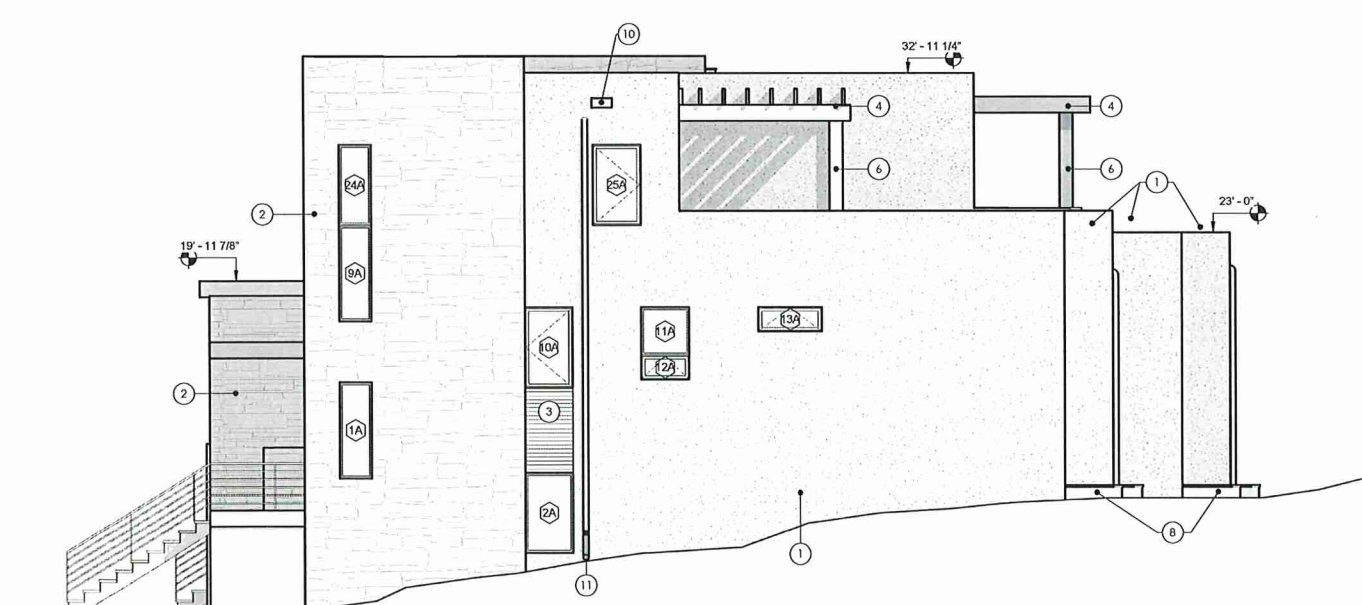
- KEYNOTES:**
1. STUCCO
 2. STONE
 3. METAL SIDING
 4. PRE-FINISHED MTL. PERGOLA
 5. PRE-FINISHED MTL. AWNING
 6. PRE-FINISHED MTL. COLUMN
 7. METAL RAILING
 8. WINDOW WELL
 9. SCUPPER AND DOWNSPOUT
 10. OVERFLOW SCUPPER
 11. ROOF DRAIN



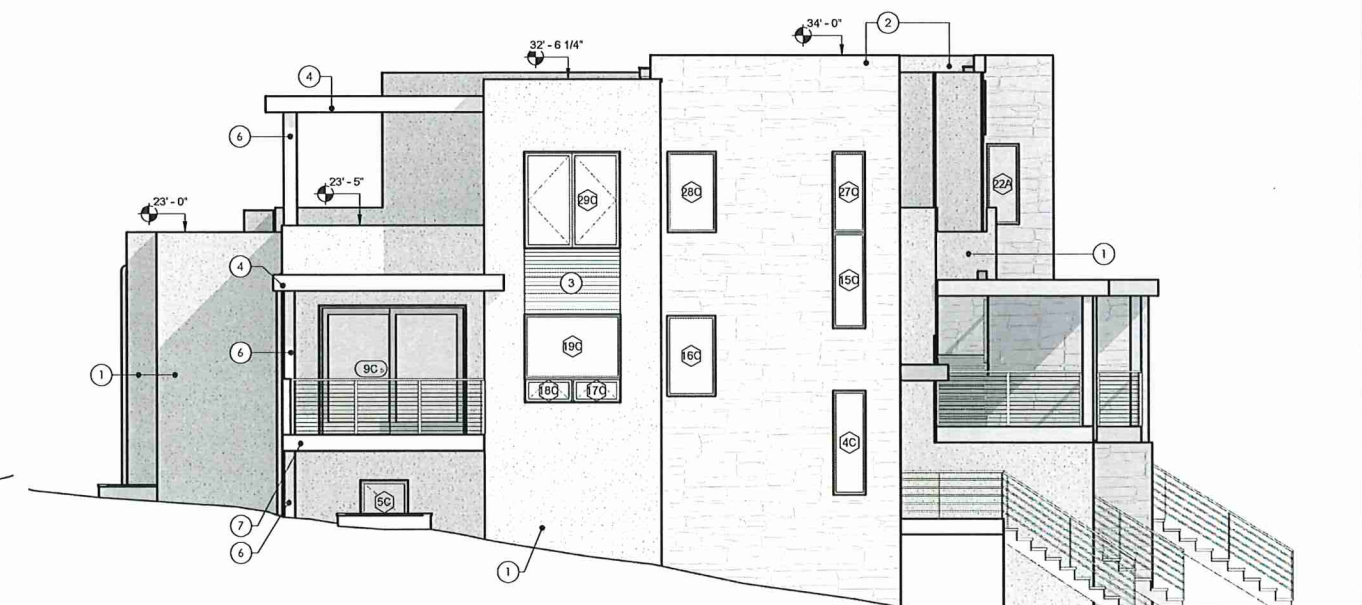
FRONT ELEVATION - EAST



BACK ELEVATION - WEST



SIDE 1 ELEVATION - NORTH



SIDE 2 ELEVATION - SOUTH

kda
KRAAIDESIGN
ARCHITECTURE

573 W. CRETE CIR. BLDG 201
GRAND JUNCTION, CO 81505
T: 970.712.5045

Casas De Luz Unit 3 - 5
UNIT 4 - 24' TALL
365 West Ridges Blvd. Grand Junction, CO

REVISION:		
#	DATE	COMMENTS

CONSTRUCTION DOCUMENTS

PROJECT NO:
2202

SHEET NAME:
EXHIBIT 1

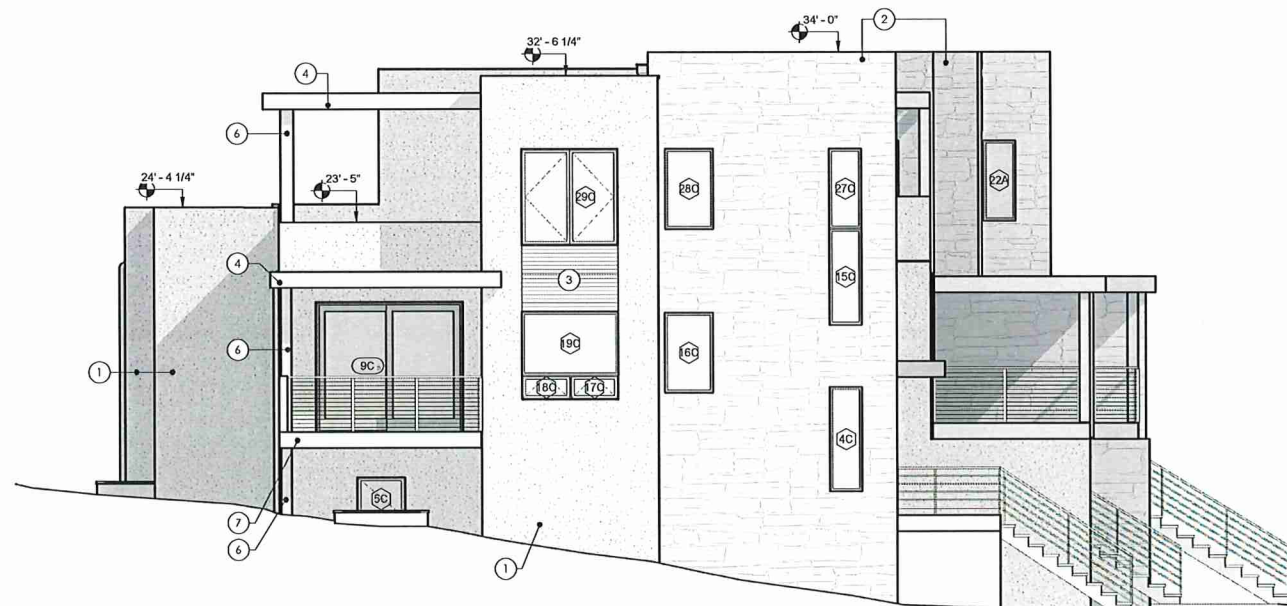
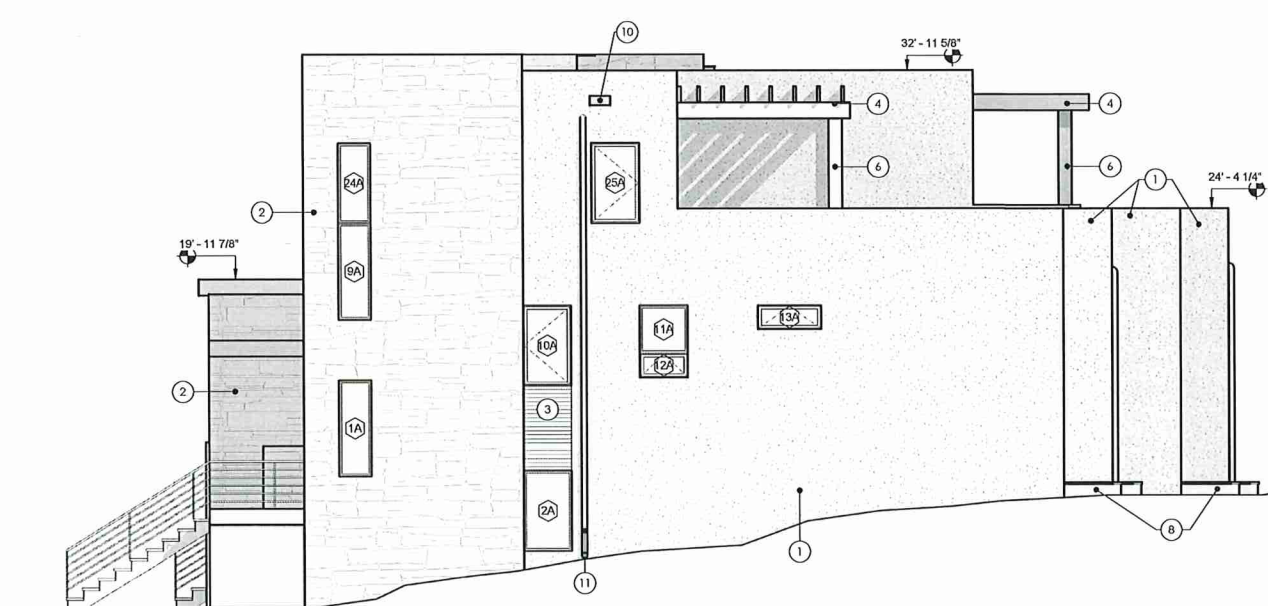
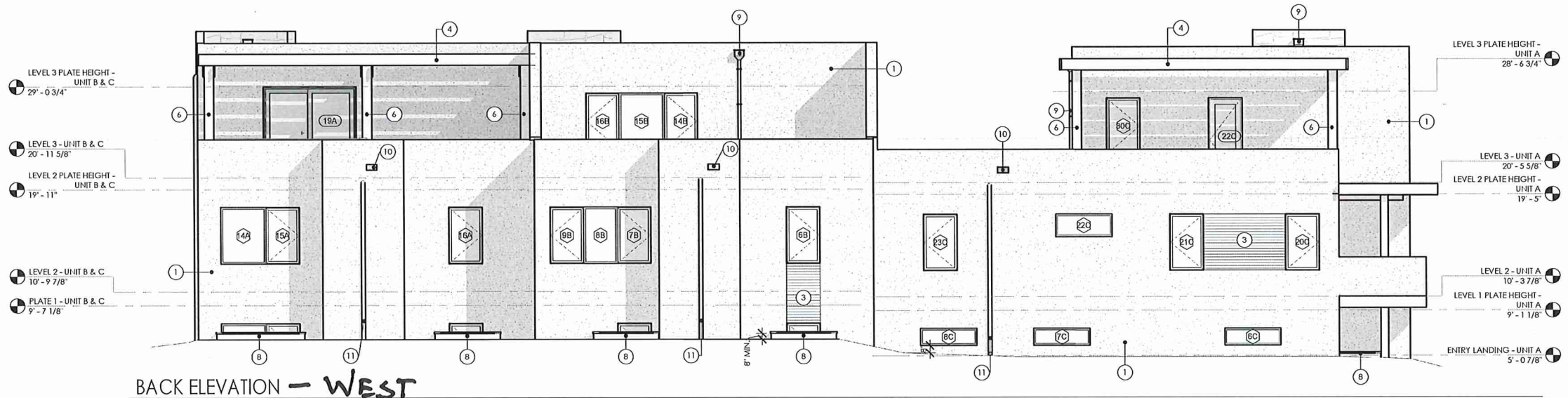
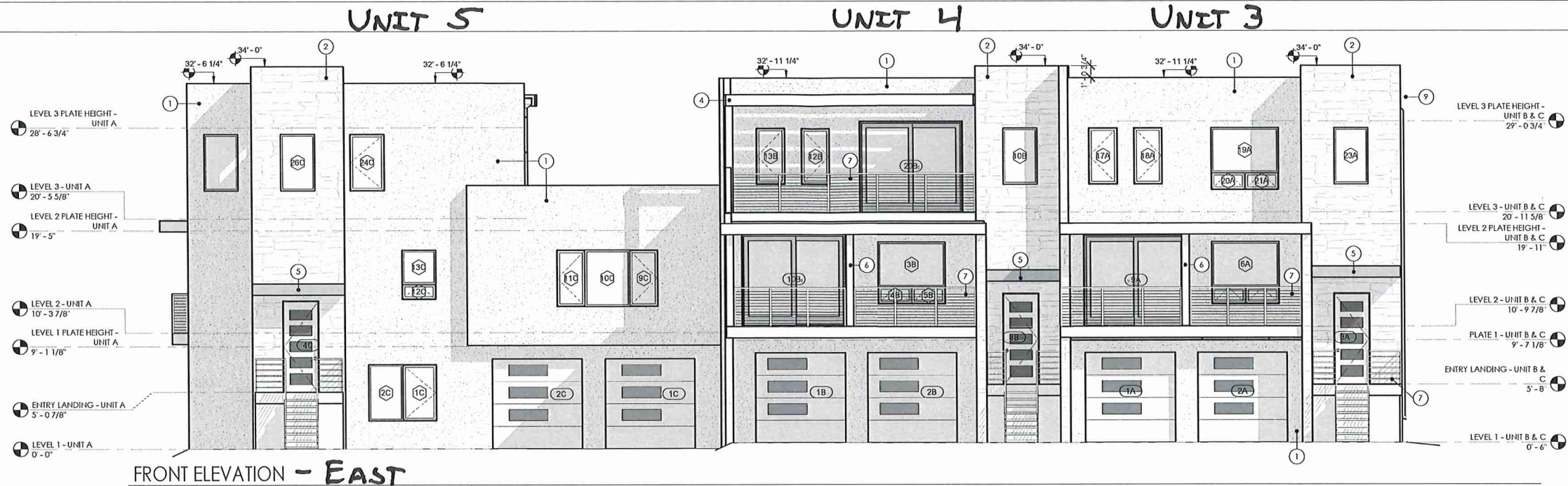
DATE: 06/20/2022

SHEET NO:

EX1

SCALE: As indicated

- KEYNOTES:**
1. STUCCO
 2. STONE
 3. METAL SIDING
 4. PRE-FINISHED MTL. PERGOLA
 5. PRE-FINISHED MTL. AWNING
 6. PRE-FINISHED MTL. COLUMN
 7. METAL RAILING
 8. WINDOW WELL
 9. SCUPPER AND DOWNSPOUT
 10. OVERFLOW SCUPPER
 11. ROOF DRAIN



kda
KRAAIDESIGN
ARCHITECTURE

573 W. CRETE CIR. BLDG 201
GRAND JUNCTION, CO 81505
T: 970.712.5045

Casas De Luz Unit 3 - 5

UNIT 4 - 34' TALL

367 West Ridges Blvd. Grand Junction, CO

REVISION:		
#	DATE	COMMENTS

EXHIBIT 2

PROJECT NO:

2202

SHEET NAME:

EXTERIOR ELEVATIONS

DATE:

10/17/2022

SHEET NO:

EX2

SCALE: As indicated

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: Minor Change - Planned Development Amendment

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: 365 W. Ridges Blvd Site Acreage: 1.88

Site Tax No(s): 294520269001 Site Zoning: PD

Project Description: Amend PD Ordinance #4482 regarding the height limit specified for Casas de Luz Unit #4 to allow third level due to architectural redesign and updating from original plans. Adjacent units 3 and 5 will have similar third level with the height limit specified in the PD ordinance. No other amendments to the ordinance are requested at this time

Property Owner Information

Name: Casas Land Partners, LLC

Street Address: 205 Little Park Rd.

City/State/Zip: Grand Jct., CO 81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #: _____

Contact Person: Mike Stubbs

Contact Phone #: 970-257-0533

Applicant Information

Name: Same as property owner

Street Address: _____

City/State/Zip: _____

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

Representative Information

Name: Mike Stubbs

Street Address: 205 Little Park Rd.

City/State/Zip: Grand Jct., CO 81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #: _____

Contact Person: Mike Stubbs

Contact Phone #: 970-257-0532

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: [Signature] Date: 11/04/22

Signature of Legal Property Owner: [Signature] Date: 11/04/22

General Report For Casas de Luz -Unit 4 Building Height

Casas Land Partners, LLC requests an amendment to Planned Development Ordinance #4482 to increase the maximum height specified for Unit 4. The original building plans developed in 2010 were utilized to determine the specific height limits for units and buildings in the project based on height above sea level.

In the process of updating and revising building plans to reflect current market demands and trends, a new development team and architectural firm determined that adding a partial third level to Unit 4 would provide better overall project aesthetics and improve the privacy and livability of the unit. Units 3-5 are attached, and a third level is planned for Units 3 and 5. The increase in the height limit for Unit 4 would not increase the overall height of these attached units and would result in a very minimal impact to the neighborhood.

A ten foot increase in the height limit for Unit 4 is hereby requested from 4861 feet above sea level to 4871 feet above sea level. It is important to note that the max height for Unit 3 is 4871 feet above sea level and the max height for Unit 5 is 4870 feet above sea level. An amendment to the height limit for Unit 4 would result in a max height of 34 feet, the same as currently specified in the ordinance for Units 3 and 5. If the project was being developed in a straight zone rather than under a PD ordinance, a 40-foot maximum height would apply.

Neighborhood meeting for
Casas de Luz

Sign in sheet

Name	Address	Phone	Email
Russ Carson	2341 C Rattlesnake	970-3617462	russcarson@gmail.com
Scott Peterson	CITY PLANNING	970-244-1447	
Wlodek Magdalenski	2337A	970-260-0050	scott@GJCCITY.org
CARY Atwood	2337 B	970 201-9651	
Kendra Samart	2339A	970 9855262	kendra.samart@yahoo.com
Christine Tutthill	2345	970 2600469	
Jeff & Carmen Flores	2341 Rattlesnake Apt. A	970 274 6534	
AMIE BENTON	2339 1/2 #A	970 985 9111	
Martin Magdalenski			mmagdalenski@gmail.com
Carmen Flores	2341A Rattlesnake court	970-623-6422	carmensophiaflores@gmail.com
Taylor Boshong	2339 1/2 #B Rattlesnake ct		taylor.boshong@gmail.com
Mike Stubby	205 Little Park	257-0532	mstubby@char.net
Jan Kimbrough Miller	347 Truett Rd Palisade	970-2506781	
John Bennett	2334 West Ridge Blvd	970-2340808	johnbennett4@hotmail.com

Neighborhood Meeting Notes

Casas de Luz

Amendment of height limit for Unit #4

A neighborhood meeting was held on November 2, 2022 at 5:00 PM at the Casas de Luz site. The meeting was attended by developer representatives, a representative of City Planning and neighbors who live adjacent to the project on Rattlesnake Court. There were no other neighbors or invitees from the mailing list who attended.

The developer outlined the request to amend the Planned Development Ordinance for the project to adjust the height limit on one unit, Unit 4, in the 20-unit project. Each unit and building were ascribed a height limit in the Planned Development Ordinance based on original building designs completed in 2010. An amendment is required to proceed with updated and revised building plans. The developer stated the opinion that the request to increase the height from 24 feet to 34 feet was reasonable for several reasons: based on project density, if the project were in a straight zone rather than PD, the height limit would be 40' under City Code; the updated and revised plans provide better aesthetics for the three attached-unit building as well as better livability for the subject unit; since the adjacent Units 3 & 5 have a height limit of 34', amending height for Unit 4 to 34' would not increase overall height of the unit buildings and would have no to minimal effect on the neighborhood; since the three attached-unit building sits perpendicular to the neighbors on Rattlesnake Court, the height of Unit 3 would screen the addition of a partial third level from their view.

Many of the neighbors expressed their general opposition to the project and the fact that the project is under construction. Most comments and questions revolved around the overall project and the current construction of Units 1 & 2. There was little specific concern regarding Unit 4, rather, there was a concern that future height limits for other units would be pursued in the future. The developer assured the neighbors that, based the current designs for the balance of the buildings and units, no further height amendments would be required. The height limits in the Planned Development Ordinance provide seven of the eight townhomes in the project with height limits that allow a third level, therefore, no height limit adjustment would be required for the balance of the townhome units to be constructed. The developer also stated that architecture and engineering is substantially complete for the first set of condominium buildings and the height is below the height limit established in the Planned Development Ordinance.

There was general opposition to the height limits currently established and, based on opposition to the project and current height limits established in the Planned Development Ordinance , they would not support the request for a height amendment for Unit 4.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Casas Land Partners, LLC ("Entity") is the owner of the following property:

(b) Lot 100 of Casas de Luz, County of Mesa, State of Colorado: Reception # 2993380

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) PD ordinance height amendment

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

(e) none

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

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

Signature of Entity representative: *Robert M. Stubbs, Manager*

Printed name of person signing: Robert M. Stubbs, Manager

State of Colorado)

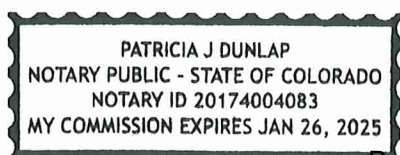
County of Mesa) ss.

Subscribed and sworn to before me on this 4 day of November, 20 22

by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on Jan. 26, 2025



Patricia J. Dunlap
Notary Public Signature

RECEPTION#: 2993380, at 8/3/2021 4:23:51 PM, 1 of 1
Recording: \$13.00, Doc Fee \$163.20 Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

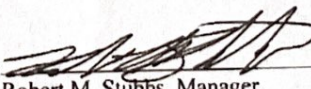
The "Grantor," **Casas de Luz, LLC**, a Colorado limited liability company, whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, County of **Mesa** and State of **Colorado**, for the consideration of One Million Six Hundred Thirty-two Thousand and no/100 Dollars (\$1,632,000.00), hereby sells and quitclaims to **Casas Land Partners, LLC**, a Colorado limited liability company, the "Grantee," whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, of the County of Mesa and State of Colorado, the following real property, in the County of Mesa and State of Colorado, to wit:

**LOT 100 OF CASAS DE LUZ,
County of Mesa, State of Colorado**

also known by street address as: **tbd West Ridges Boulevard, Grand Junction, Colorado 81503**
and assessor's schedule or parcel number: **2945-202-69-001**
with all its appurtenances.

Signed this 10th day of June, 2021.

Casas de Luz, LLC, a Colorado limited liability company

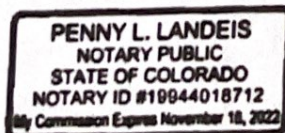
By: 
Robert M. Stubbs, Manager

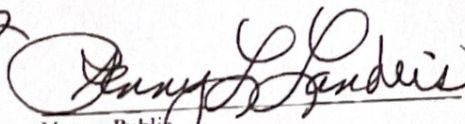
STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of August, 2021, by Robert M. Stubbs, Manager of Casas de Luz, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-16-2022




Notary Public

REVISION:		
#	DATE	COMMENTS

CONSTRUCTION
DOCUMENTS

PROJECT NO:
2202

SHEET NAME:
SITE PLAN

DATE:

SHEET NO:

C1.1

SCALE: 1" = 20'-0"



1 SITE PLAN
C1.1 1" = 20'-0"

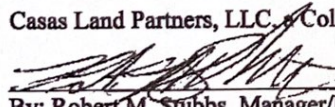
After Recording Return To:

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: Casas Land Partners, LLC, a Colorado Limited Liability Company
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Colorado
4. The mailing address for the entity is:
205 Little Park Road
Grand Junction, CO 81507
5. 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: Robert M. Stubbs, Manager/Member.
6. The authority of the foregoing person(s) to bind the entity **is not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this:

Casas Land Partners, LLC, a Colorado Limited Liability Company


By: Robert M. Stubbs, Manager/Member

STATE OF: Colorado

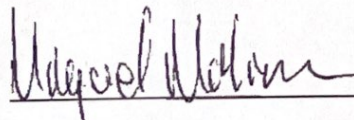
COUNTY OF: Mesa

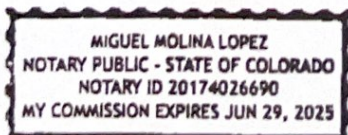
The foregoing instrument was acknowledged before me this 30 day of March, 2022, by Robert M. Stubbs as Manager/Member of Casas Land Partners, LLC, a Colorado Limited Liability Company

Witness my hand and seal.

My commission expires:

Jun 29, 2025


Notary Public





365 West Ridges Blvd. Unit 3-5, Grand Junction, CO

[illegible]

CONSTRUCTION DOCUMENTS

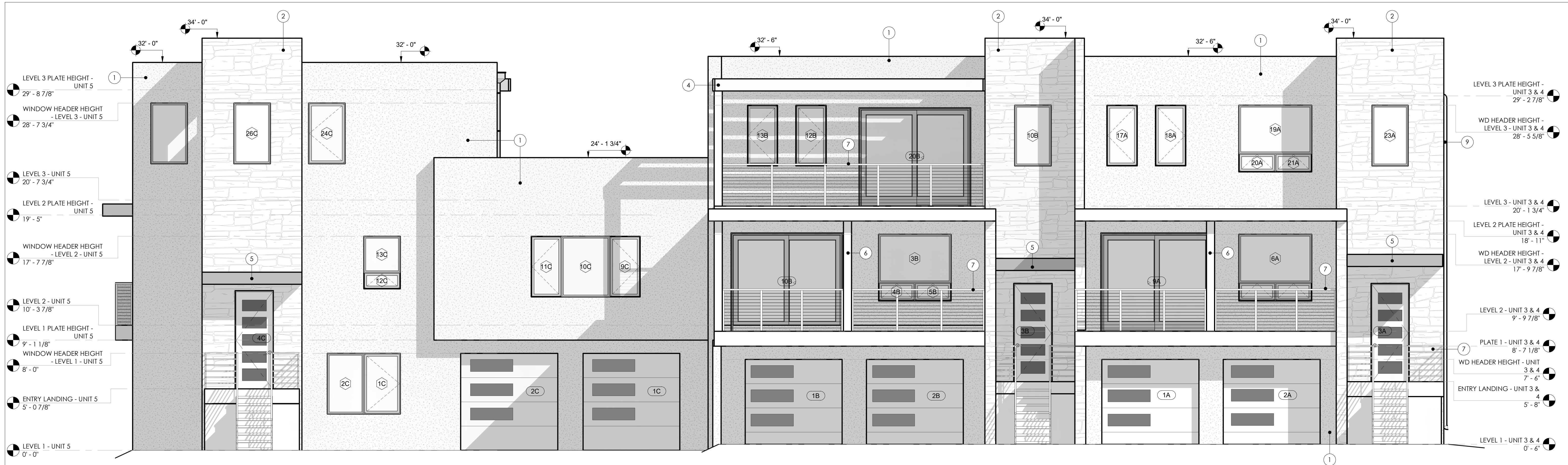
PROJECT NO:	2202
SHEET NAME:	EXTERIOR ELEVATIONS

DATE:

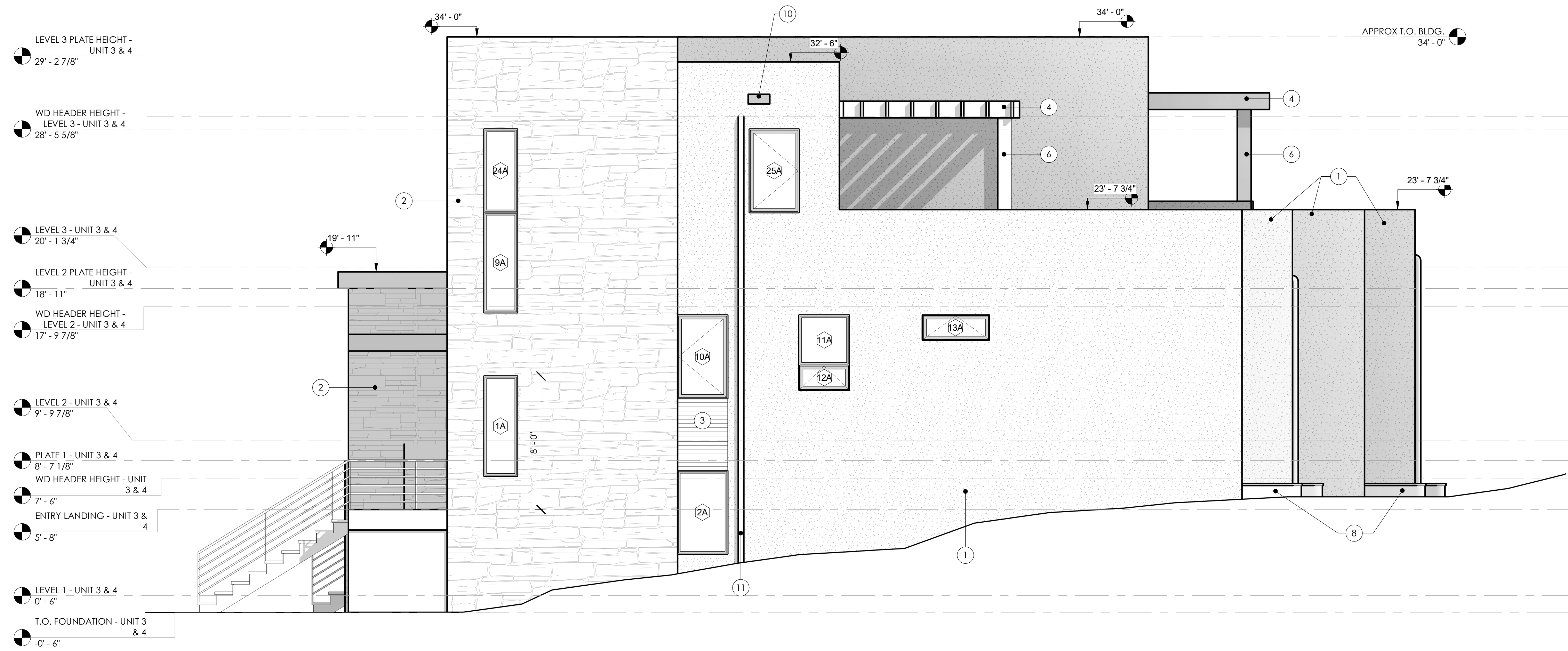
SHEET NO:

A2.1

CALE: As indicated



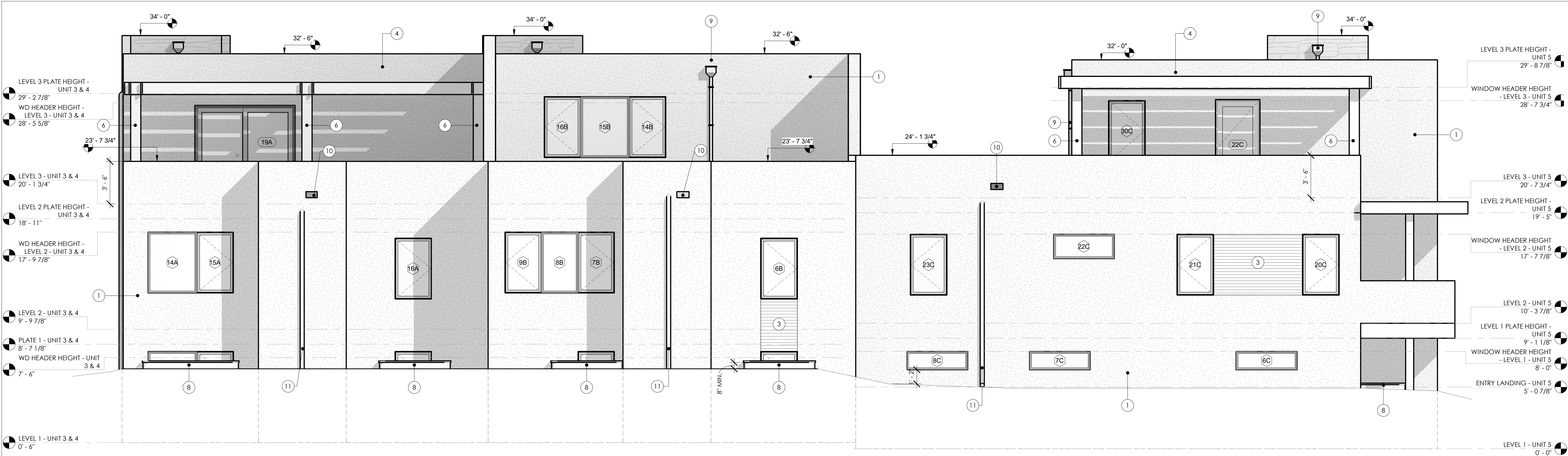
1 FRONT ELEVATION
A2.1 1/4" = 1'-0"



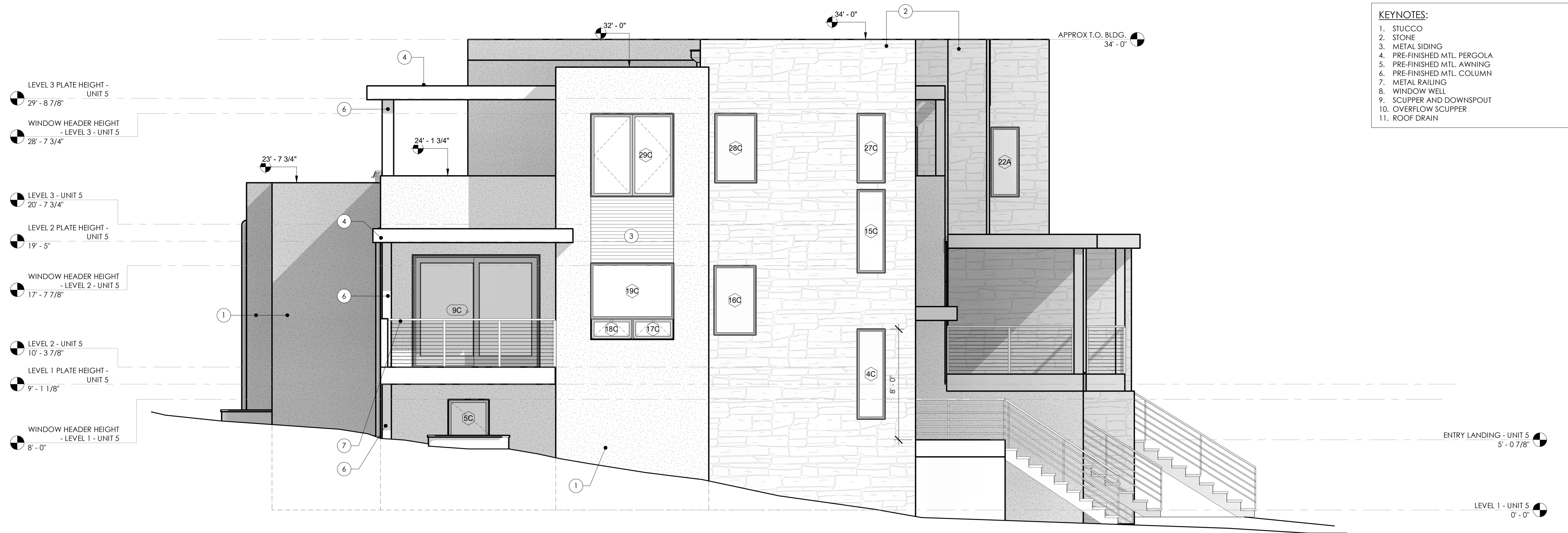
2 SIDE 1 ELEVATION
A2.1 1/4" = 1'-0"

KEYNOTES:

1. STUCCO
2. STONE
3. METAL SIDING
4. PRE-FINISHED MTL. PERGOLA
5. PRE-FINISHED MTL. AWNING
6. PRE-FINISHED MTL. COLUMN
7. METAL RAILING
8. WINDOW WELL
9. SCUPPER AND DOWNSPOUT
10. OVERFLOW SCUPPER
11. ROOF DRAIN



1 BACK ELEVATION
A2.2 1/4" = 1'-0"



2 SIDE 2 ELEVATION
A2.2 1/4" = 1'-0"

- KEYNOTES:
1. STUCCO
 2. STONE
 3. METAL SIDING
 4. PRE-FINISHED MTL. PERGOLA
 5. PRE-FINISHED MTL. AWNING
 6. PRE-FINISHED MTL. COLUMN
 7. METAL RAILING
 8. WINDOW WELL
 9. SCUPPER AND DOWNSPOUT
 10. OVERFLOW SCUPPER
 11. ROOF DRAIN

REVISION:		
#	DATE	COMMENTS

CONSTRUCTION
DOCUMENTS

PROJECT NO:

2202

SHEET NAME:
EXTERIOR ELEVATIONS

DATE:

SHEET NO:

A2.2

SCALE: As indicated

City of Grand Junction Review Comments

Date: December 13, 2022 **Comment Round No.** 1 **Page No.** 1 of 3
Project Name: Casas de Luz – Planned Dev Amendment **File No:** PLD-2022-824
Project Location: 365 W Ridges Blvd

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

Property Owner(s): Casas Land Partners LLC – Attn: Mike Stubbs

Mailing Address: 205 Little Park Road, Grand Junction, CO 81507

☒ **Email:** rmstubbs@icloud.com **Telephone:** 970-257-0532

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

Representative(s):

Mailing Address:

Email: _____ **Telephone:** _____

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. Request is for an Amendment to Planned Development Ordinance #4482 for the Casas de Luz residential development to adjust the maximum building height for only Unit 4 from 24' to 34'. Application will proceed to public hearing schedule as outlined within these comments. No additional response required.

Code Reference: Section 21.02.150 (e) of the Zoning and Development Code.

Applicant's Response:

Document Reference:

2. Planning Commission and City Council Public Hearings:
Planning Commission and City Council review and approval required for proposed Planned Development Amendment request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: January 10, 2023.
- b. First Reading of Planned Development Amendment Ordinance by City Council (Consent Agenda): January 18, 2023.
- c. Second Reading of Planned Development Amendment Ordinance by City Council: February 1, 2023.

Please plan on attending the January 10th Planning Commission meeting and the February 1st City Council Meeting. Both 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 21.02.150 (e) of the Zoning and Development Code.

Applicant's Response:

Document Reference:

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

The Grand Junction Fire Department has no comments or objections to the proposed amendment to planned development ordinance #4482. If you have any questions, call the Grand Junction Fire Department at 970-549-5800.

Applicant's Response:

Document Reference:

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

No comments.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: darrell.bay@mesacounty.us (970) 244-1650

MCBD has no objections.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Mike Castro

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

Xcel has no issues with adjusting the height of the proposed building. This adjusted height won't impact the proposed meter locations or distribution facilities.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

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

No objection.

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. City Staff Attorney

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4482

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. FIVE AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD “CASAS DE LUZ PROPERTY” WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 “Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation” in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted “A” lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as “Casas de Luz Property or Casas de Luz” has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the

topography of the site. The proposed design incorporates elements of clustering units to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

- B. This Ordinance is further conditioned:

1. Density

The density shall remain the same at 10.6 dwelling units per acre.

2. Access

Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

3. Plan Layout

The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family minimum 3000 square feet of area
minimum 40 feet width
minimum 20 feet frontage

Two Family Attached minimum 6,000 square feet of area
minimum 60 feet width
minimum 20 feet frontage

Multifamily No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'

Unit 2: 4883'

Unit 3: 4871'

Unit 4: 4861'

Unit 5: 4870'

Units 6, 7 & Unit 8: 4868'

Units 9, 10 & Unit 11: 4868'

Units 12, 13, & Unit 14: 4868'

Units 15, 16 and Unit 17: 4868'

Unit 18: 4850'

Unit 19: 4848'

Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

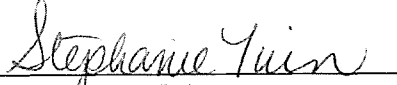
4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

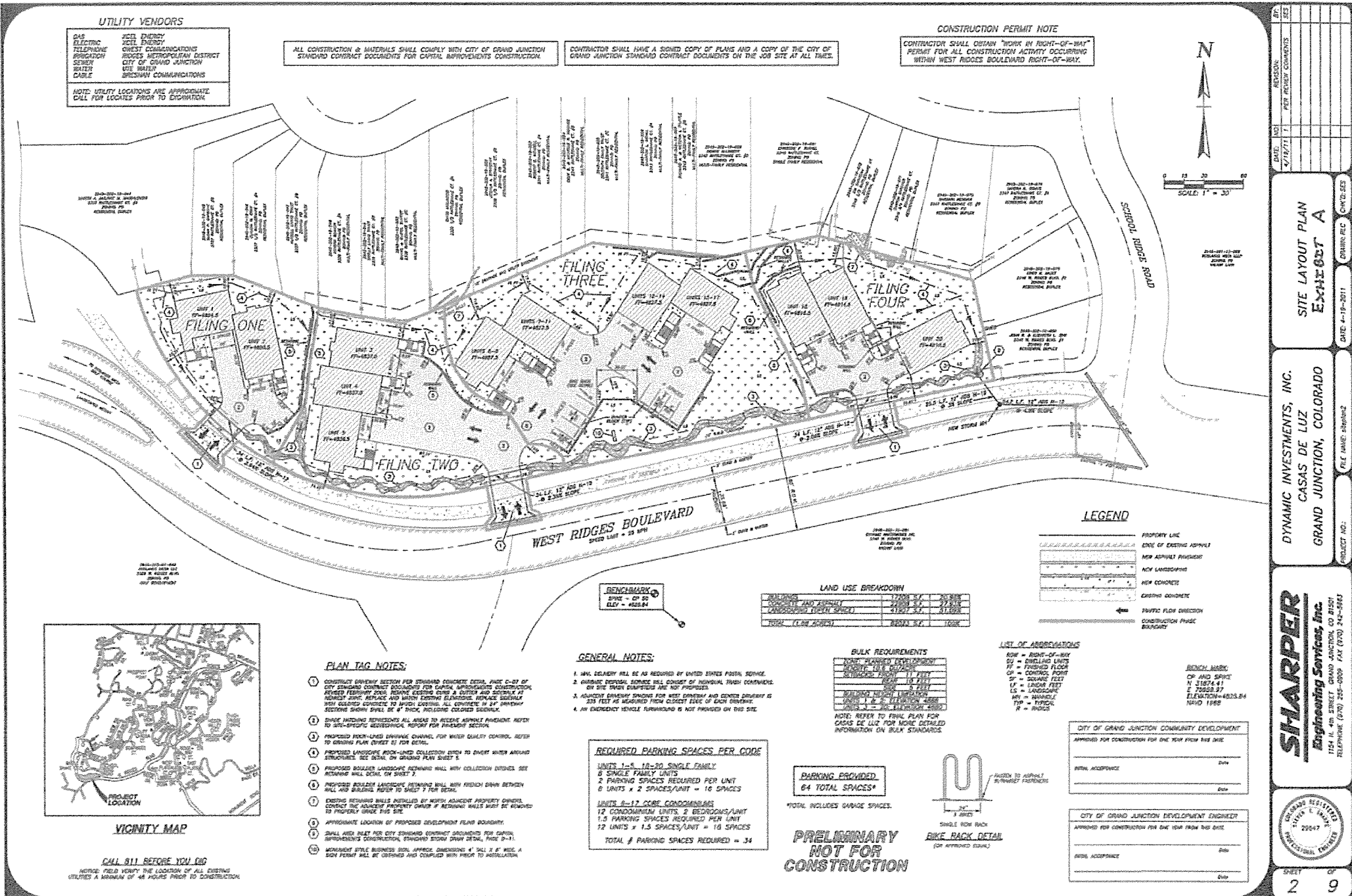
INTRODUCED on first reading on this 7th day of September, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this 21st day of September, 2011 and ordered published in pamphlet form.

ATTEST:


Stephanie Tuin
City Clerk


President of the Council



PLANT LEGEND: TREES = 33 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	35' TALL, 25' SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	8 FT. S&B	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	8 FT. S&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOETHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOETHAMNUS NAUSEOSUS 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	4' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 6' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 8' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	8 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'FIRE MEADOWLAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEADOWLAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 3' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,600 SF	PLACE 2" FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	18,500 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED • 6"-12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...)
4. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.
5. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.
6. AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.
7. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
8. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.
10. SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAND/UST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR WEATHROSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".
11. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.

12. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
13. BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
TOTAL		30 lbs PLS per acre (6 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

1. THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EARLY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.
2. SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.
3. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.
4. SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDED. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2" CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
5. SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEDED AT CONTRACTOR'S EXPENSE.
6. PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS: 82,022 SF (1.88 ACRES) IMPROVED AREA
82,022 / 2500 = 33 TREES 82,022 / 300 = 273 SHRUBS MINUS 68 SHRUBS FROM 25% SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS
NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF NATIVE GRASS PROVIDED ON SITE = 18,000 SF
33 3" CALIPER TREES REQUIRED 33 TREES PROVIDED
205 5-GALLON SHRUBS REQUIRED 212 SHRUB PROVIDED

Revised 5-25-11

Julie Wolverton,
Landscape Architect



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CASAS DE LUZ
Grand Junction, Colorado

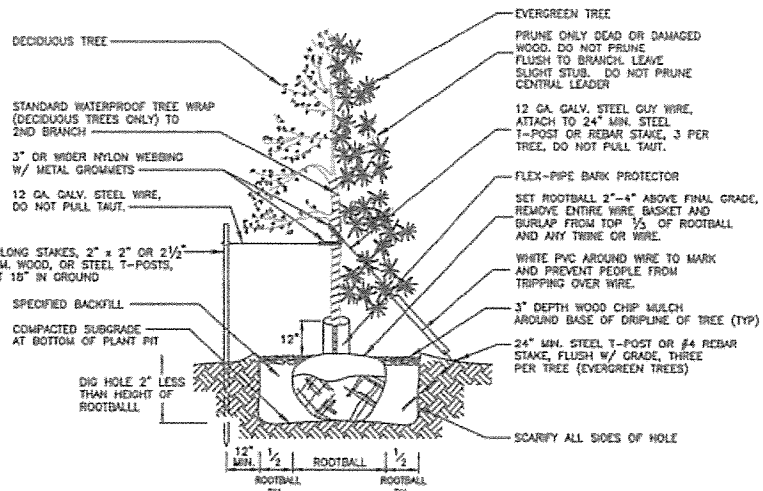
Planting Legend & Notes

SCALE: 1" = 20'-0"
Sheet L-2

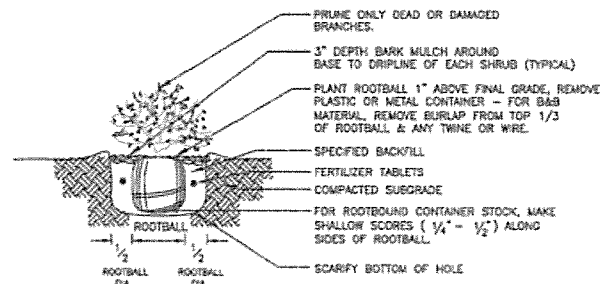


CITY COMMUNITY DEVELOPMENT	
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	
ACCEPTED AS CONTRACTED	Date _____
	Date _____

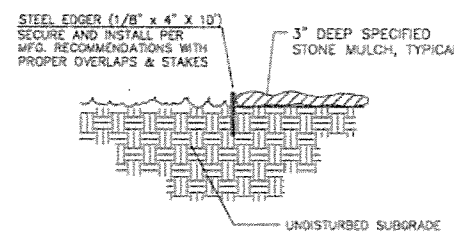




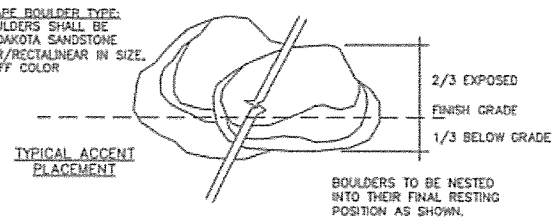
A TREE PLANTING SECTION



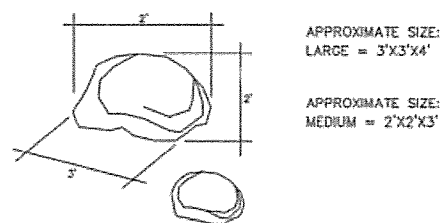
C SHRUB PLANTING SECTION
L-3



D STEEL EDGER / STONE MULCH
L-3 NOT TO SCALE

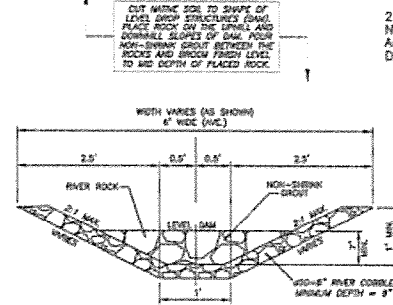


1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF ITS MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.
2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.

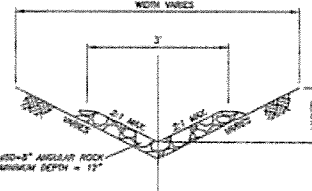


B LANDSCAPE BOULDER
L-3 NOT TO SCALE

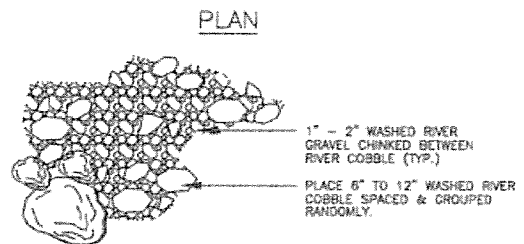
- NOTE:
- | | |
|--|--|
| 1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT. WIDE AVERAGE) | 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE |
| 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS. | 4. INSTALL DRY STREAM BED TO LOOK AS NATURAL, MIXED WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT. |



COLLECTION DITCH SECTION A-A



SWALE SECTION B-B



E DRY STREAM BED
L-3 NOT TO SCALE



CITY COMMUNITY DEVELOPMENT

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

ACCEPTED AS CONSTRUCTED

Date

CASAS DE LUZ
Grand Junction, Colorado

LANDSCAPE DETAILS

NORTH  DATE: 08/14/16

SCALE: Not to Scale

Sheet L-3

 20 0 20 40

SCALE 20 FEET

Revised 5-25-11

Julie Wolverton,
Landscape Architect

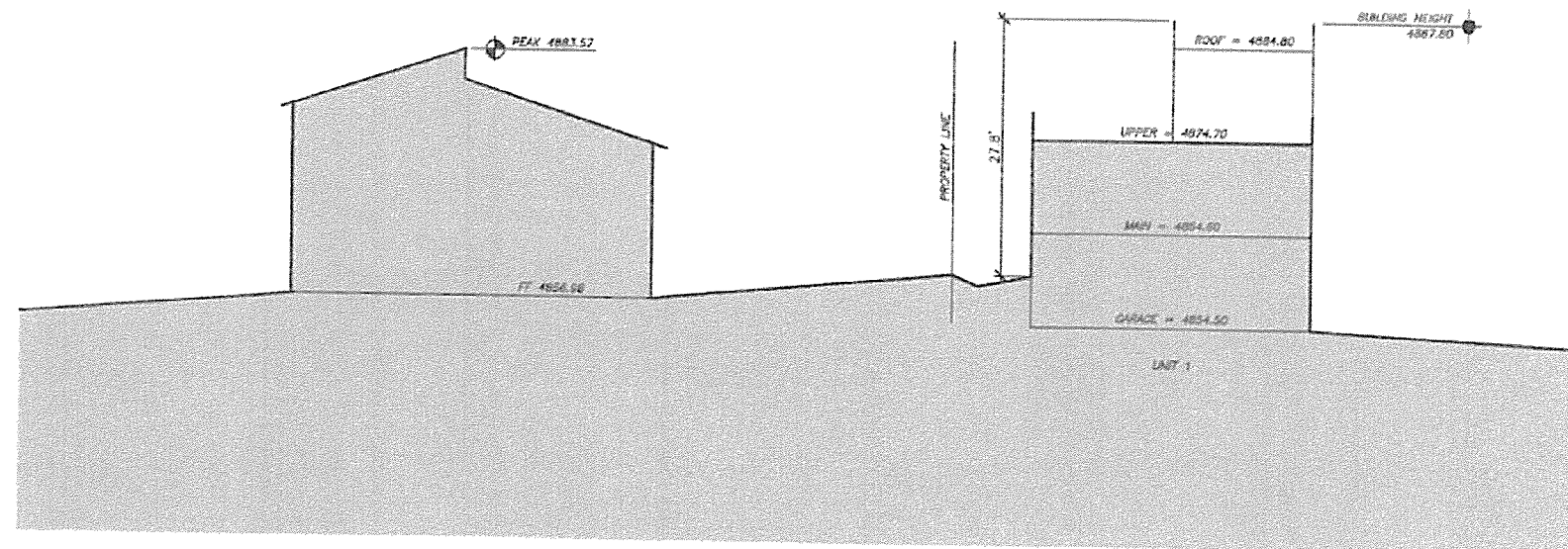
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CASAS de LUZ

SITE PLAN

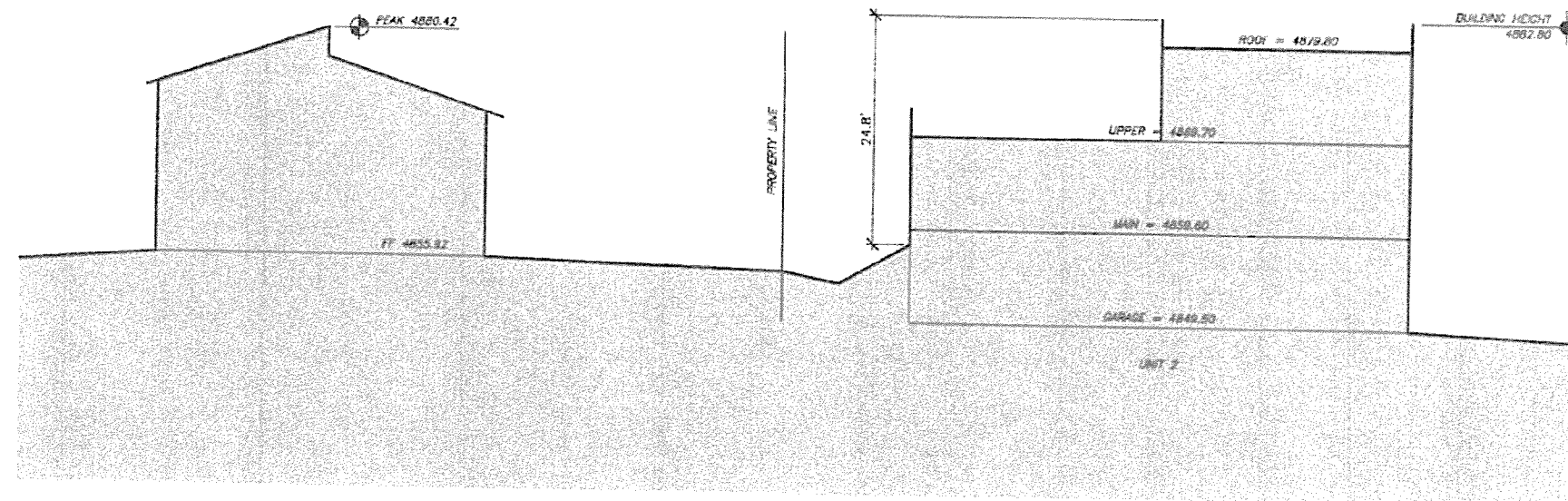
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 1

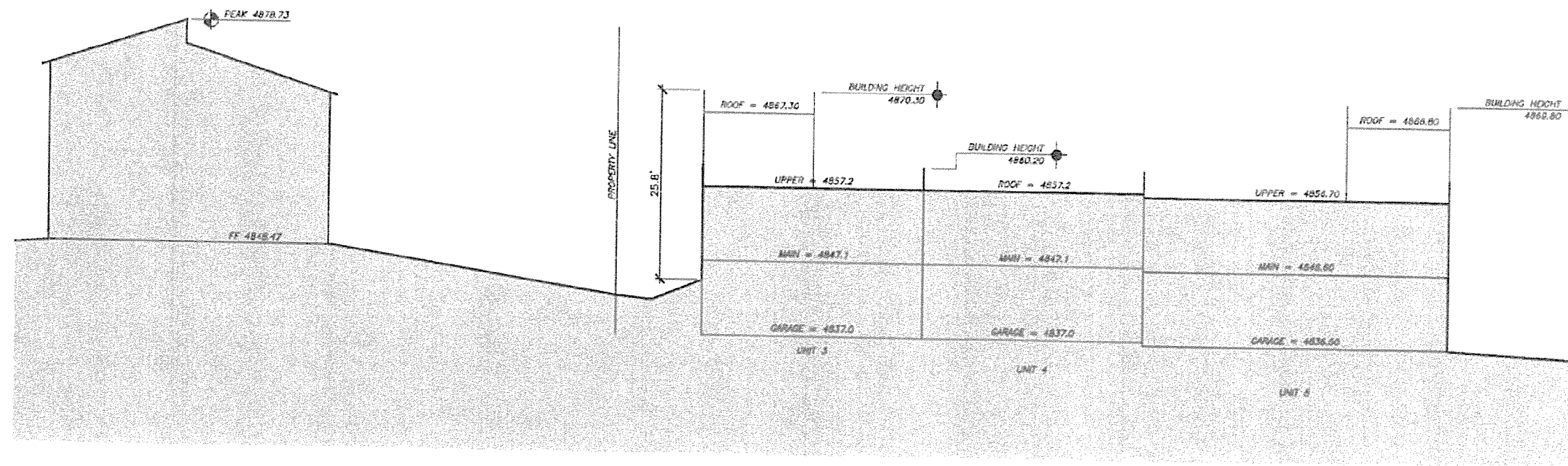
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 2

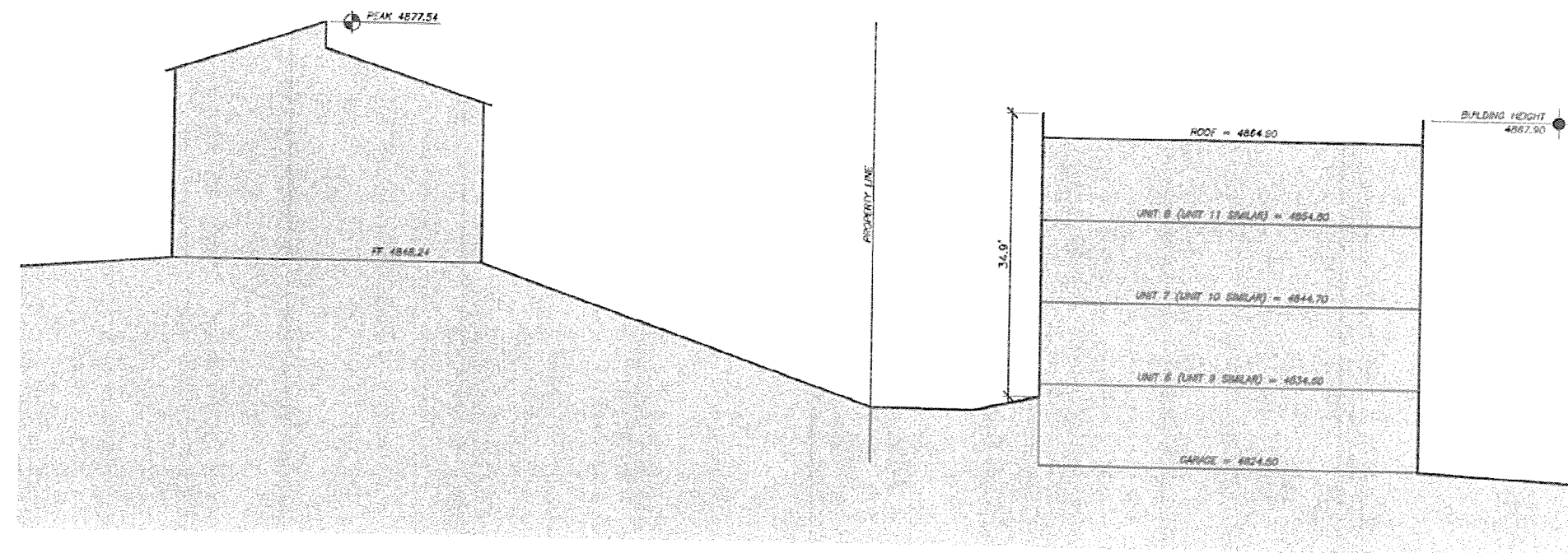
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 3

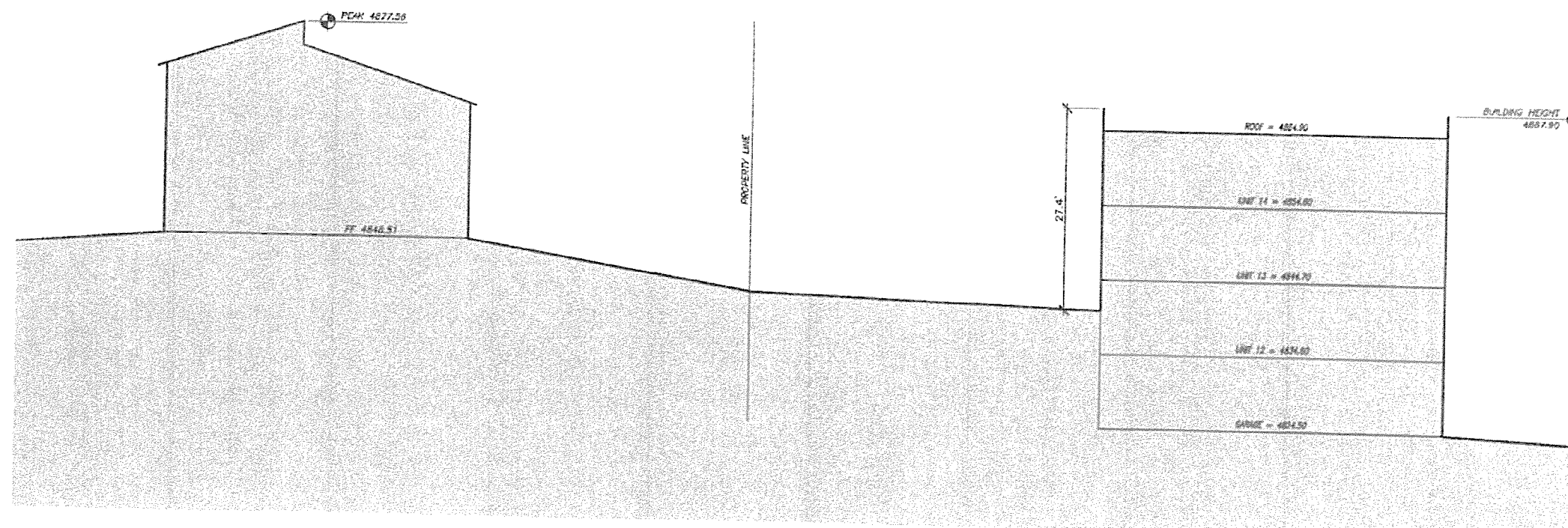
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 4

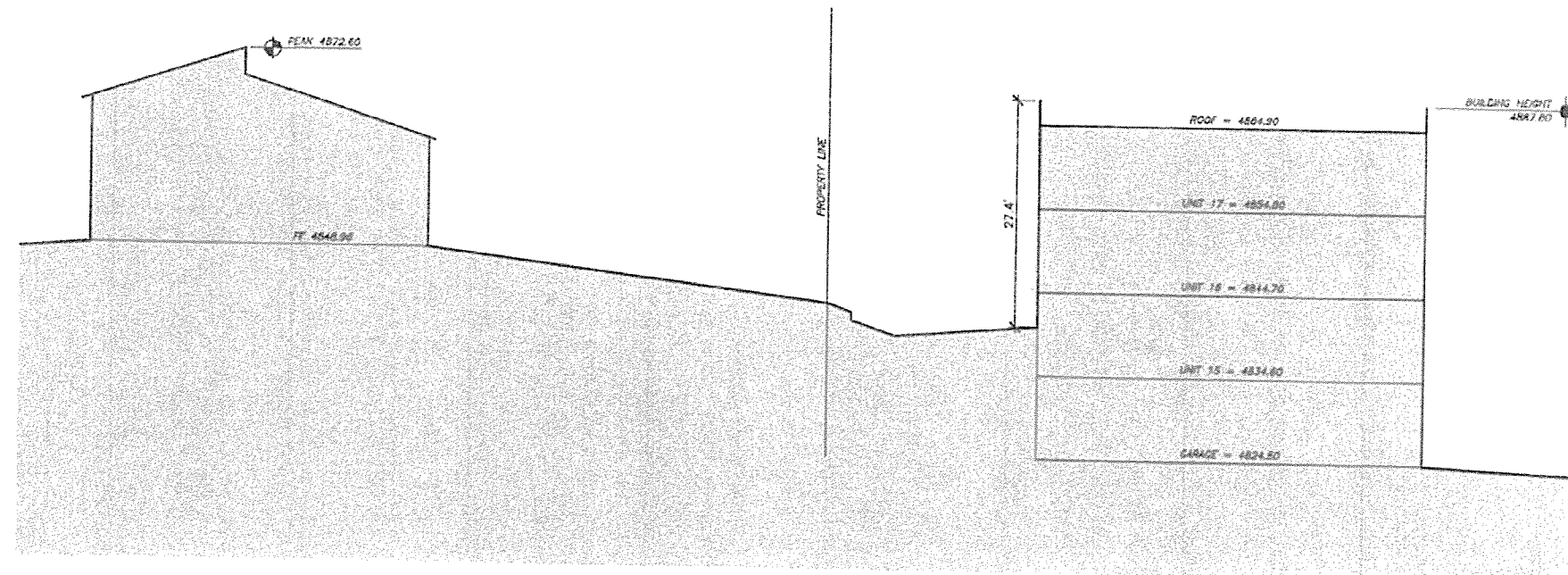
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 5

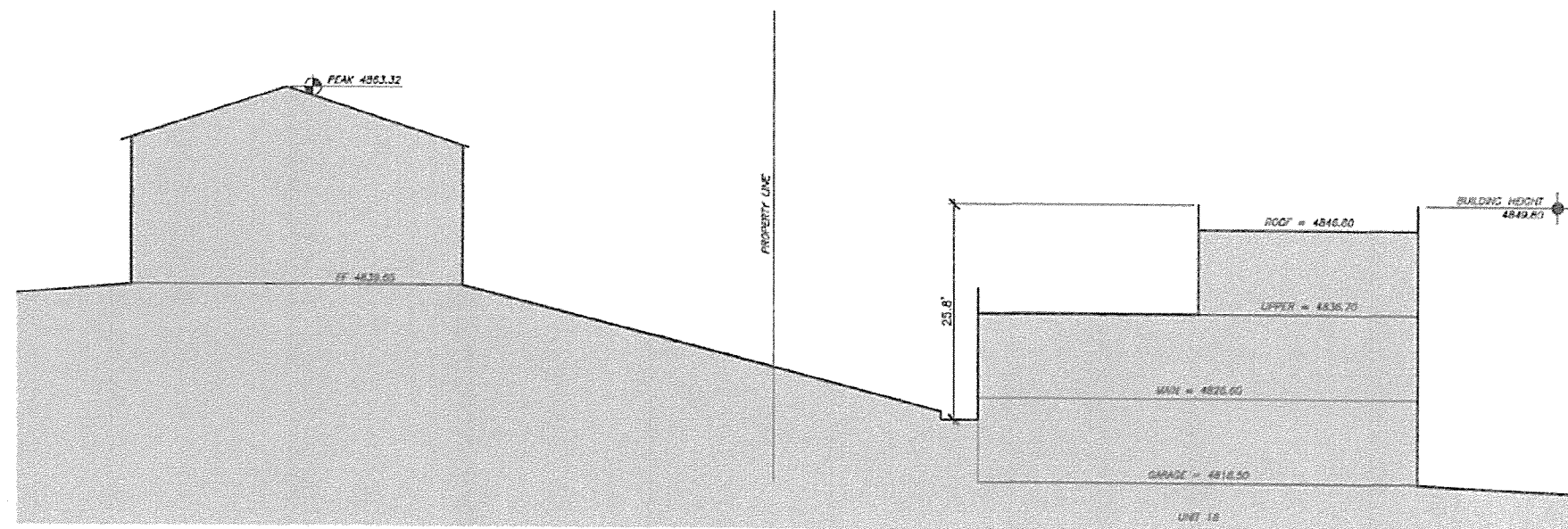
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 6

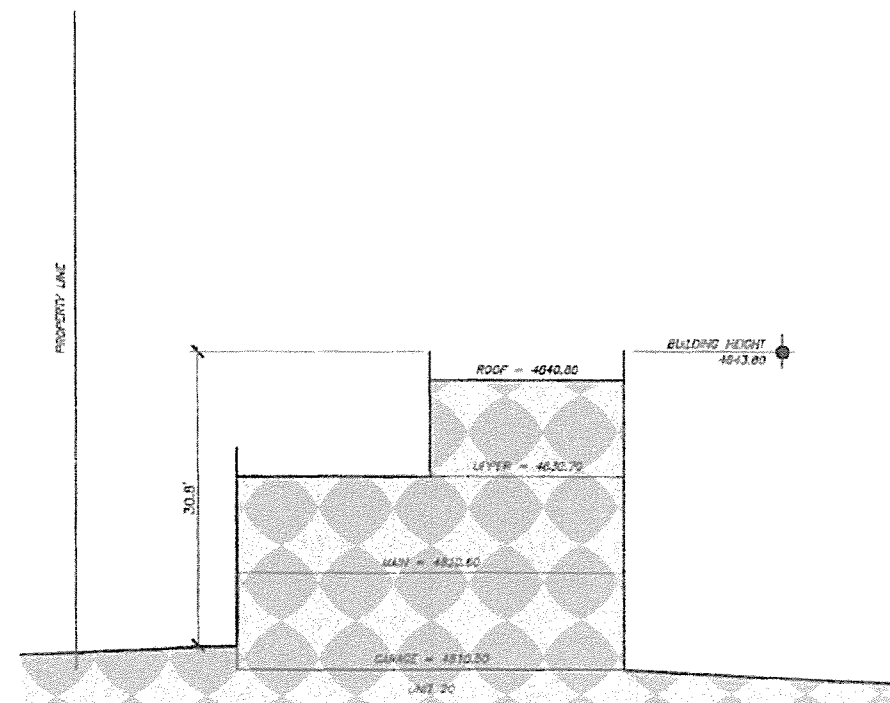
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS