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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, FEBRUARY 24, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-2-24-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request by CIA Landholdings LLC to vacate a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district
3. Consider a Request to Partially Vacate a Drainage Easement Segment Known as Orchard Mesa Drain I-1 for the City of Grand Junction Located at 2651 Stacy Drive on a 7.10 Acre Parcel in a RH-24 zone district

Regular Agenda

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
February 10, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Greg Palmer, and Caleb Abeloe.

Also present were James Campbell (Staff Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Kathryn Phillips (City Development Engineer), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 48 members of the public in attendance, and 5 virtually.

Chair Weckerly noted that items 5 and 6 were being pulled from this agenda for future consideration at a date uncertain.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from January 27, 2026.

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. 370/374 29 Rd Rezone

RZN-2025-466

Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions. She noted that the current request was only for the rezone and there were no plans for future development at this time.

Questions for Staff

Commissioner Palmer asked staff to address a public comment about the viability of 29 Rd to handle any additional traffic generated by future development.

Commissioner Moore clarified that the parcels were currently separate.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:54 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 5:54 p.m. on February 10, 2026.

Discussion

Commissioner Zyvan commented that 29 Rd is an arterial road and should be able to accommodate the additional traffic from future development.

Motion and Vote

Commissioner Zyvan made the following motion “Madam Chairman, on the Rezone request for the property located at 370 and 374 29 Road, City file number RZN-2025-466, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Quintero seconded; motion passed 7-0.

2. Kimball-Noland Rezone RZN-2025-551

Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon’s First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions.

Questions for Staff

Chair Weckerly asked about the limited access to the parcels on Kimball Ave and if staff thought that would present challenges for future development.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:15 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:15 p.m. on February 10, 2026.

Discussion

Commissioners Moore and Quintero indicated their approval of the rezone.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the rezone 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon’s First Subdivision less those portions conveyed to the City of Grand Junction City file number RZN-2025-551, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Weckerly noted that her earlier question was only to ensure there could be adequate access at time of development.

Commissioner Palmer seconded; motion passed 6-0. Commissioner Thomas did not indicate favor or opposition.

3. Zoning Code Amendments – Q1 2026 **ZCA-2026-26**

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape.

Staff Presentation

Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why 14 feet was the standard width for street frontage landscaping. He asked why the landscaping requirement was being preserved for collector and arterial street classifications.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:31 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:31 p.m. on February 10, 2026.

Discussion

Commissioners Palmer and Zyvan expressed their appreciation for the staff's efforts.

Commissioner Moore and Chair Weckerly expressed interest in a future discussion about reducing the street frontage landscaping requirements along collector and arterial roads.

Motion and Vote

Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-26, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 7-0.

4. Camelback Gardens ODP

PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Chair Weckerly stated that she owned property that abutted the subject parcels but did not feel that this would impact her decisions on the request.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Mike Stubbs provided some context for the request and was available for questions.

Applicant Scott Preisendorf gave a presentation on the request and was available for questions.

Questions for Staff

Commissioner Quintero asked how preserved open space was evaluated for accessibility and usability.

Commissioner Moore asked for clarification on what land was exchanged between the applicants and the City. He asked why the City-owned open space was used for calculating density within the future PD. He asked what would happen if the ODP was not adopted or if it lapsed in the future.

Commissioner Zyvan asked what the total acreage is for the PD.

Commissioner Abeloe asked if the proposed PD was consistent with the previous PD. He asked what the allowed maximum density was under the previous PD.

Commissioner Palmer asked if the number of variances being requested was unusual. He asked if the 40-foot maximum height was standard.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

Chris Mcanany commented on the proposed density, compliance with the Comprehensive Plan, and minimum open space requirements. He urged the Commission to vote “no” on the request.

Carol Bierbowe expressed concerns with increased traffic created by this development and inadequate pedestrian infrastructure [sidewalks] on Rana Rd.

Rick Beauheim expressed concerns with increased traffic on Rana Rd. He suggested that High Desert Rd and Rana Rd should terminate in cul-de-sacs on Lots 1 & 2 respectively. He also suggested limiting the allowed density to RL-4 and disallowing the development to include the City-owned open space in the density calculations.

Bill Larsen speculated that future development would adversely impact drainage on Rana Rd. He also advised looking into future challenges with irrigation.

Jane Huston echoed the previous comments on safety, density, irrigation, and drainage and requested the density be capped at RL-4 without consideration of the City-owned open space.

Lisa Howfield commented that this hearing was not appropriately advertised. She shared her concerns about the increased traffic and the incongruity with the surrounding area.

Ken Delay agreed with the previous comments regarding drainage, inadequate pedestrian and vehicle infrastructure, and increased traffic on Rana Rd.

John Hatch agreed with the previous comments and added that Rana Rd doesn't have shoulders nor sidewalks.

Rick Garcia urged the commission to deny the ODP for Camelback Gardens. He disagreed with the use of the City-owned open space for density calculations. He requested a property value study and a traffic impact study be done prior to any development in Camelback Gardens. He argued that connecting High Desert Rd and Rana Rd would increase traffic and pollution for the surrounding area.

Chris Hines expressed his concerns with the use of the City-owned open space to calculate density. He commented that the topography on these parcels is largely undevelopable and the City gained nothing through the land exchange.

Ralph Wahlers expressed concerns with the 40-foot building height possibility. He commented that dead-end streets have lower crime rates due to their limited access and circulation. He echoed the previous comments on the mismatch of proposed development types and drainage on Rana Rd.

Dee Wernette commented on the bottleneck of traffic at the intersection of Ridges Blvd and Broadway and that it would be exacerbated by connection of Rana Rd. He wondered about the precedent being set for future density of similar areas.

Tyler Urnquist echoed the previous comments on crime statistics, lack of pedestrian infrastructure, increased noise, the City-owned open space being used in density calculations, and erosion on Rana Rd. He added that small parks/open spaces often go unused by the surrounding property owners. He suggested no high-density housing, no multifamily units, and no attached units.

Leanne Mumpy commented on the wildlife and suggested wildlife corridors.

Bill Gulley noted that he likes his yard and outdoor recreation. He agreed with the suggestion of cul-de-sacs. He echoed concerns about stormwater runoff and suggested an engineering firm be hired to evaluate underground detention.

Susan Bierman commented on the limited parking availability on Rockwood Ln. She noted there was no public or guest parking shown in Mr. Preisendorf's presentation.

Brendon Shuey agreed with the previous comments on setbacks, building height, grading, density along property edges, and character of outdoor spaces. He proposed increased setbacks, stronger buffering, or density stepdown.

Dana Nkana commented that he moved to the area because it was quiet and had a low volume of traffic.

The public comment period was closed at 8:25 p.m. on February 10, 2026.

Mike Stubbs stated that many of the issues brought up in the public's comments would be addressed at time of subdivision.

Jamie Beard noted that the amended plat for The Ridges Filing 6 showed a proposed density for the subject parcels as 4 dwelling units per acre and that she was not aware of any amendments to allow 120 units to be constructed as Mr. Stubbs had indicated previously. She elaborated that the 2 lots that are now "Camelback Gardens" were never designated as multifamily or high-density developments on any previous plat.

The Commissioners asked Jamie about the approved density of the previous PD and the use of the City-owned open space to meet the open space requirements for clustering and other deviations from bulk standards.

Commissioner Quintero asked Kathryn Phillips if a Traffic Impact Study (TIS) had been done to evaluate the impact on Rana Rd. He asked what happens if a TIS shows a traffic impact beyond what the existing and proposed infrastructure could accommodate.

Chair Weckerly asked Kathryn Phillips if the City would require the developer to construct a connection between High Desert Rd and Rana Rd. She asked if clustering had an impact on the allowed density.

Commissioner Moore asked about the standards for using open space to calculate density and if using the City-owned open space was unusual.

Commissioner Palmer asked about the differences between the RL-4 and RL-5 zone districts.

Commissioner Abeloe asked if this request would have been approved under the previous PD. He asked what the maximum allowed unit count would be at the RL-4 density when including the City-owned open space.

Commissioner Zyvan asked for clarification on the conditional approval stated in the staff report. He also asked for clarification on what City Council had already approved for this ODP.

Commissioner Thomas asked about sidewalk requirements.

The public hearing was closed at 8:59 p.m. on February 10, 2026.

Discussion

There were comments from the Commission regarding infill development, concerns over traffic accidents, the TEDS exception for sidewalks, interconnectivity and pedestrian infrastructure, City Council approving the use of City-owned open space, building heights, and the specific design and density outlined in the ODP.

Commissioner Moore clarified for the record that the public comments and staff recommendations would be re-reviewed before this item was brought to City Council.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report.”

Commissioner Abeloe seconded; motion passed 6-1.

5. Zoning Code Amendment – Significant Trees ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

6. Zoning Code Amendment – Certified Irrigation Designers ZCA-2026-50

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 9:25 p.m.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: February 24, 2026
Presented By: Sam Wuebbles, Associate Planner
Department: Community Development
Submitted By: Sam Wuebbles

Information

SUBJECT:

Consider a request by CIA Landholdings LLC to vacate a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district

RECOMMENDATION:

City Staff recommends Conditional Approval of the request.

EXECUTIVE SUMMARY:

CIA Landholdings LLC is initiating a request to vacate a 20-foot-wide sewer easement totaling approximately .68-acres located in the Chipeta Hollows Subdivision Filing 1. (The subdivision includes 32 residential lots on approximately 17.71 acres with additional filing(s) to come.) Although a sewer line exists within the easement, it was originally in service but after the subdivisions to the west were developed it has not been used. The sewer line will be physically abandoned during construction of Filing 1 infrastructure. The easement is no longer needed with the dedication of road right-of-way and a utility easement to the City of Grand Junction on the Filing 1 plat and the construction of a new 10 inch sewer line is being constructed within the roadway and easement. The proposed vacation will not affect public facilities, utilities, or City functions.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The sewer easement proposed for vacation is public and currently owned by the City (previously Orchard Mesa Sanitation District). It runs north-south on the west side of the property beginning at the southern right-of-way line of B ½ Road and terminates at the southern property line of Chipeta Hollows Subdivision Filing 1. The easement is twenty-foot (20') in width, ten feet (10') on either side of the (described) centerline and

encompassing 0.68-acres. The easement was dedicated in 1999 and depicted on the plat of the Morse Subdivision, Reception Number 2776079.

An existing 10-inch sanitary sewer line within the easement is proposed to be abandoned. A new 10-inch sanitary sewer line is to be constructed within the site of the Filing 1. The new sewer line will be located along the new public roads of that subdivision, and such line will be stubbed to the southern property line to accommodate future development. A portion of the Active Transportation Corridor (ATC) trail will be constructed above the area where the easement currently exists. This portion of the ATC will consist of a 10-foot-wide trail with a 2- to 3-foot shoulder. The trail will exist in Tracts J & K within the subdivision.

The applicant is requesting vacation of the sewer easement to remove an encumbrance that is no longer needed for sewer purposes and to prepare the tracts for City acquisition. The removal of the encumbrance over the easement area positions the land appropriately for City acquisition as a portion of the ATC trail is intended for development over the area. Because the sewer line within the easement has been replaced or will be replaced with the Filing 1 development by functioning infrastructure, the easement is no longer needed to serve its function.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed sewer easement vacation request was held virtually on October 16, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant's consultant, along with 2 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the sewer easement vacation request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with a public hearing notice sign. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on February 13, 2026. The notice of this public hearing was published February 14, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.050(p) of the Zoning and Development Code, the vacation of public easement shall conform to the following:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

Consistency with Growth and Land Use Policies

Vacating the sewer easement supports the City's emphasis on efficient land use and infill development within the Urban Development Boundary (UDB). The

Comprehensive Plan directs growth toward areas where infrastructure and urban services already exist, in order to maximize existing capacity and maintain fiscal sustainability, consistent with Chapter 2 – Plan Principles and Chapter 3 – Land Use and Growth of the Comprehensive Plan.

By removing an easement no longer necessary for sewer purposes - since the existing sewer line will be abandoned and reconstructed in a new location by the developer - the applicant can utilize the land more efficiently for housing and public benefit. The proposed use of the vacated easement area for a segment of the City's Active Transportation trail directly supports the Plan's priority for Urban Infill (Tier 1) and Suburban Infill (Tier 2) areas and complements the City's goals for multimodal connectivity. This action helps reduce pressure for greenfield expansion, aligning with the City's Tiered Growth Framework. This goal is supported by the Comprehensive Plan's Chapter 3 – Land Use and Growth section.

Alignment with Infrastructure and Coordination Goals

The Comprehensive Plan encourages coordinated improvements and utility efficiency, emphasizing that infrastructure upgrades and development should be integrated to minimize impacts and promote the efficient use of resources. This is supported through Chapter 2 – Plan Principles.

Vacating an easement that is no longer needed for public utility use and repurposing it for a trail connection embodies these coordination principles. The concurrent relocation and reconstruction of the sewer line by the developer ensures that service continuity is maintained and system efficiency is improved. The new trail segment supports the City's Circulation Plan objectives by strengthening pedestrian and bicycle linkages and improving neighborhood connectivity, consistent with Plan Principle 3 ("Connected and Accessible City"). The coordination of sewer relocation and trail construction also minimizes redundant disturbance and promotes sustainable infrastructure use.

Support of Housing and Neighborhood Objectives

The Plan promotes innovative and attainable housing that complements existing neighborhoods and makes efficient use of serviced land. Policies encourage "creativity, flexibility, and innovation in the design and construction of new developments" to foster connected, healthy neighborhoods. This is supported through the Comprehensive Plan Chapter 2 – Plan Principle 5.

Vacating the easement will enable the completion of a residential project that aligns with these objectives by providing needed housing types while incorporating an Active Transportation component that connects residents to surrounding neighborhoods, parks, and community destinations. The reconstruction of the sewer line ensures that infrastructure capacity remains intact and that the project continues to meet City service standards. This is consistent with adopted neighborhood and subarea plans (e.g., Orchard Mesa and Pear Park Plans) that emphasize walkability, connectivity, and infrastructure coordination.

Staff determines that this criterion has been met.

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

The easement vacation will not result in the landlocking of any parcels.

Staff determines that this criterion has been met.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Access to any parcel will not be restricted, rendered unreasonable, or become economically prohibitive as a result of the proposed vacation. The subject sewer easement currently contains a sewer line that has been replaced and/or will be replaced, and therefore, its vacation will not affect any established access or sewer connections. In conjunction with the vacation, a new sewer line is proposed in a slightly modified alignment that will provide appropriate service capacity to the lots in Filing¹.

Staff determines that this criterion has been met.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

The proposed vacation will not adversely affect the health, safety, or welfare of the community. The existing sewer line within the easement has never served any properties, and a new line is proposed in a slightly revised alignment to provide utility service efficiency to the lots in the Chipeta Hollows Subdivision. Coordination with City Engineering has confirmed that all existing public facilities and services will remain fully functional and accessible.

The vacation will not impact police, fire, or emergency access, nor reduce the quality or reliability of essential public services. Therefore, the proposed action is consistent with this criterion, as it maintains the existing level of service and does not diminish public safety or welfare.

Staff determines that this criterion has been met.

e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation; and

The proposed easement vacation will not inhibit the provision of adequate public facilities or services to the property. A sewer line exists within the easement but it

has or will be replaced with development of Filing 1. Current sewer service will be provided through functioning infrastructure located outside of the easement area. Therefore, vacating the easement will not affect existing or future service or the City's ability to provide public facilities and services to the site or surrounding neighborhoods.

Staff determines that this criterion has been met.

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

The vacation of this easement will not hinder public or City functions. Although a sewer line exists within the easement area, it has been replaced and/or will be replaced with the development of Filing 1 and then physically abandoned. Because no active public infrastructure or operational function will rely on the easement, its vacation will not interfere with municipal services, public operations, or the City's ability to maintain and provide necessary functions.

Staff determines that this criterion has been met.

SUGGESTED MOTION:

Madam Chair, on the request to vacate a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Legal description and exhibit

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Digitally signed by Tracy States
Date: 2025.10.16 08:54:44 -06'00'

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) CIA Landholdings LLC ("Entity") is the owner of the following property:

(b) 2981 B 1/2 Road, Grand Junction, CO

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

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

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

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

☒ 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) Vacation - Easement

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Charlie Gechter, Member

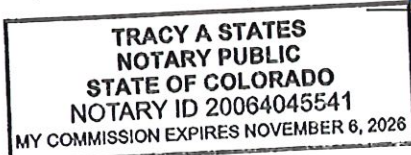
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 16th day of October, 2025
by Charlie Gechter, Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2026



Tracy A. States
Notary Public Signature

RETURN RECORDED DOCUMENT TO:

CIA Investments LLC, a Colorado Limited Liability Company
218 Easter Hill Drive, Grand Junction, CO 81507

Document Fee: \$86.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 25th day of February, 2022, is made between **William L. Morse Trust Dated September 29, 2009** ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

CIA Investments LLC, a Colorado Limited Liability Company ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 218 Easter Hill Drive, Grand Junction, CO 81507.

WITNESS, that the Grantor(s), for and in consideration of **EIGHT HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$865,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

**Lot 2 of
MORSE SUBDIVISION,
County of Mesa, State of Colorado**

ALSO KNOWN AS: 2981 B 1/2 Road, Grand Junction, CO 81503

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 Grantor(s), 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 heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to **the Statutory Exceptions**

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

William L. Morse Trust Dated September 29, 2009


Timothy L. Morse, Trustee

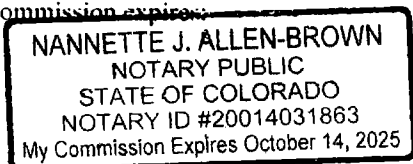
State of: **Colorado**

County of: **Mesa**

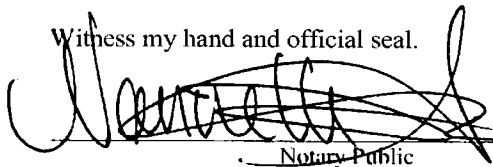
||
|| SS.
||

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 25, 2022**, by **Timothy L. Morse as trustee of the William L. Morse Trust Dated September 29, 2009**

My Commission expires:



Witness my hand and official seal.


Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

QUITCLAIM DEED

THIS DEED, made this 22nd day of APRIL, 2022, between:

GRANTOR: Timothy L. Morse,

whose legal address is: 2997 B 1/2 Rd. Grand Junction, CO 81503, and

GRANTEE: CIA Investments LLC,

whose legal address is: 218 Easter Hill Dr. Grand Junction, CO 81507.

WITNESS that the Grantor, created and existing under and by virtue of the laws of the State of Colorado, and duly authorized to transact business in the State of Colorado, for and in consideration of \$10 (Ten) Dollars, and other good and valuable consideration, in hand paid. Grantor, CONVEYS and WARRANTS to Grantee, the following described Real Estate, situate in the State of Colorado, County of Mesa, to wit:

Legal Description:

All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, lying west of Morse Subdivision as recorded at Reception Number 2776079 and east of Chipeta Glenn Subdivision as recorded at Reception Number 2243695 and east of B1/2 Road Right-of-Way as recorded at Reception Number 1404528, City of Grand Junction, County of Mesa, State of Colorado, Containing 11,883 Square feet (0.27 acres), more or less.
As seen on Exhibit A and Exhibit B

IN WITNESS WHEREOF, the Grantor has executed this instrument as the date set forth above.

By 
Timothy L Morse

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This foregoing instrument was acknowledged by me this 22nd day of April, 2022 by Timothy L. Morse

Witness my hand and official seal: 

My commission expires: January 9, 2025

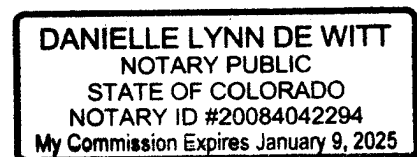
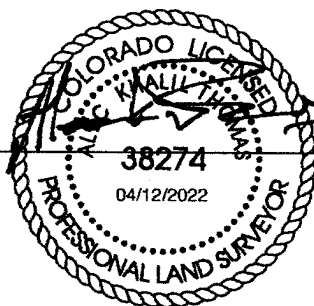


EXHIBIT A

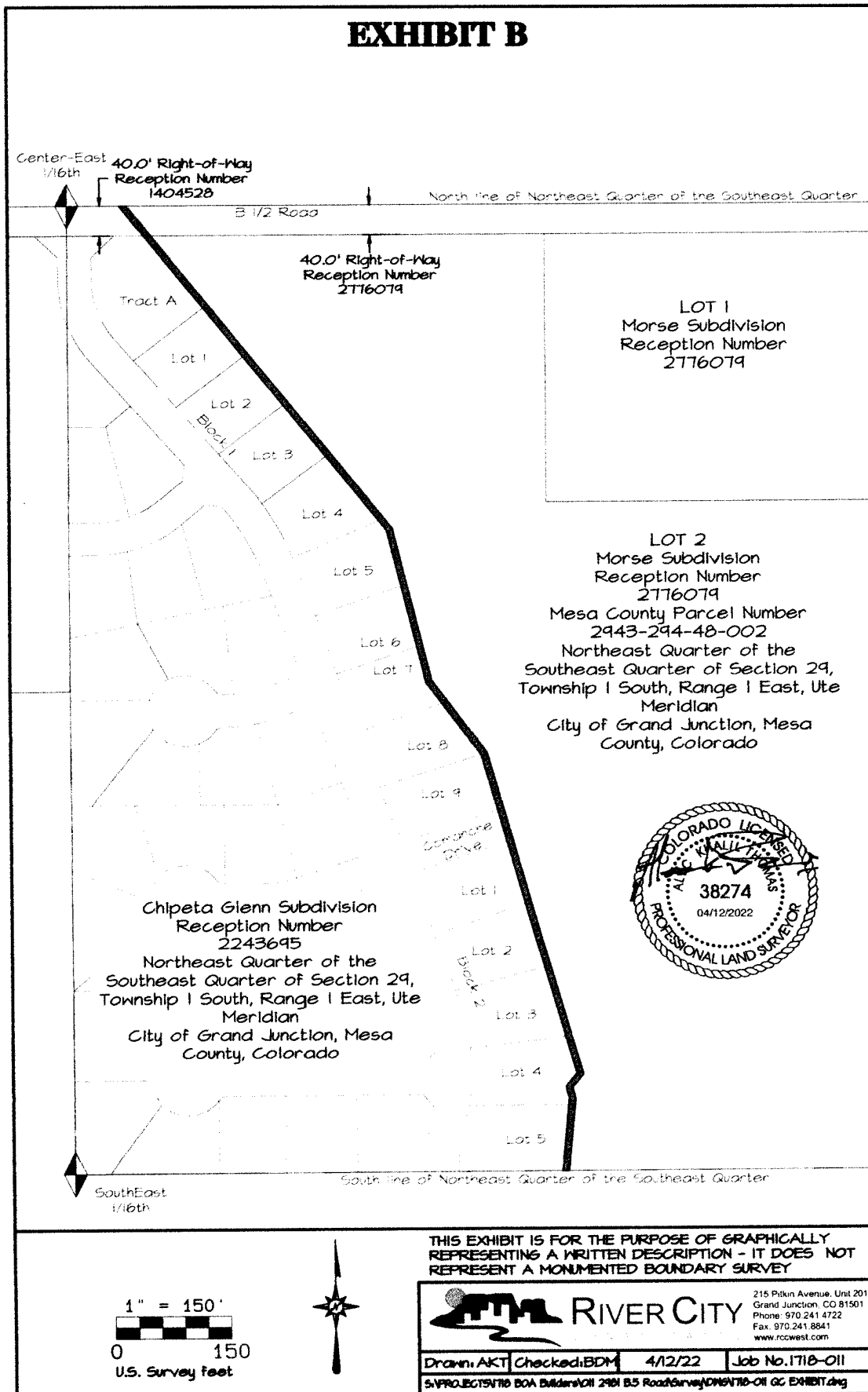
All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, lying west of Morse Subdivision as recorded at Reception Number 2776079 and east of Chipeta Glenn Subdivision as recorded at Reception Number 2243695 and east of B1/2 Road Right-of-Way as recorded at Reception Number 1404528, City of Grand Junction, County of Mesa, State of Colorado,

Containing 11,883 Square feet (0.27 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



QUITCLAIM DEED

THIS DEED, made this 31 day of March, 2023, between:

GRANTOR: CIA Investments LLC, whose legal address is: 218 Easter Hill Dr. Grand Junction, CO 81507,

and

GRANTEE: CIA Landholdings LLC, whose legal address is: 218 Easter Hill Dr. Grand Junction, CO 81507.

WITNESS that the Grantor, created and existing under and by virtue of the laws of the State of Colorado, and duly authorized to transact business in the State of Colorado, for and in consideration of \$ 866,610.06 Dollars (\$Eight hundred sixty six thousand, six hundred ten dollars and six cents), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of the said limited liability company, Grantor, CONVEYS and WARRANTS to Grantee, the following described Real Estate, situate in the State of Colorado, County of Mesa, to wit:

Legal Description: Lot 2 of Morse Subdivision

Also Known As: 2981 B ½ Road, Grand Junction, CO 81503

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its Authorized Member or Manager as the date set forth above.

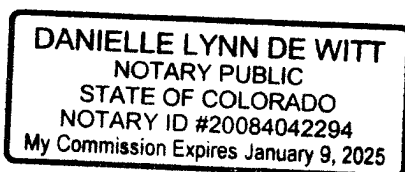
By Charlie Gehchter
Charlie Gehchter, member CIA Investments LLC

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This foregoing instrument was acknowledged before me on this 31st day of March, 2023 by Charlie Gehchter as member CIA Investments LLC

My commission expires:

Witness my hand and official seal.



Danielle DeWitt
Notary Public

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

CIA Landholdings LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability CompanyThe entity is formed under the laws of the State of ColoradoThe mailing address for the entity is: 218 Easter Hill Drive, Grand Junction, CO 81507

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:

Charlie Gechter, Member ORWendi Gechter, Member

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

Not limited.

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

NONEExecuted this 23rd day of April, 2025

Signature

CIA Landholdings LLC

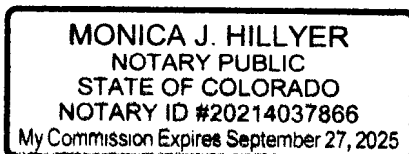
Print

Charlie Gechter, Member

STATE OF COLORADO)

COUNTY OF Mesa)ss.

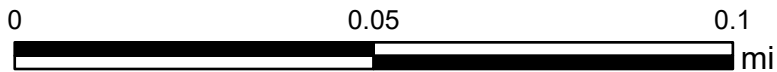
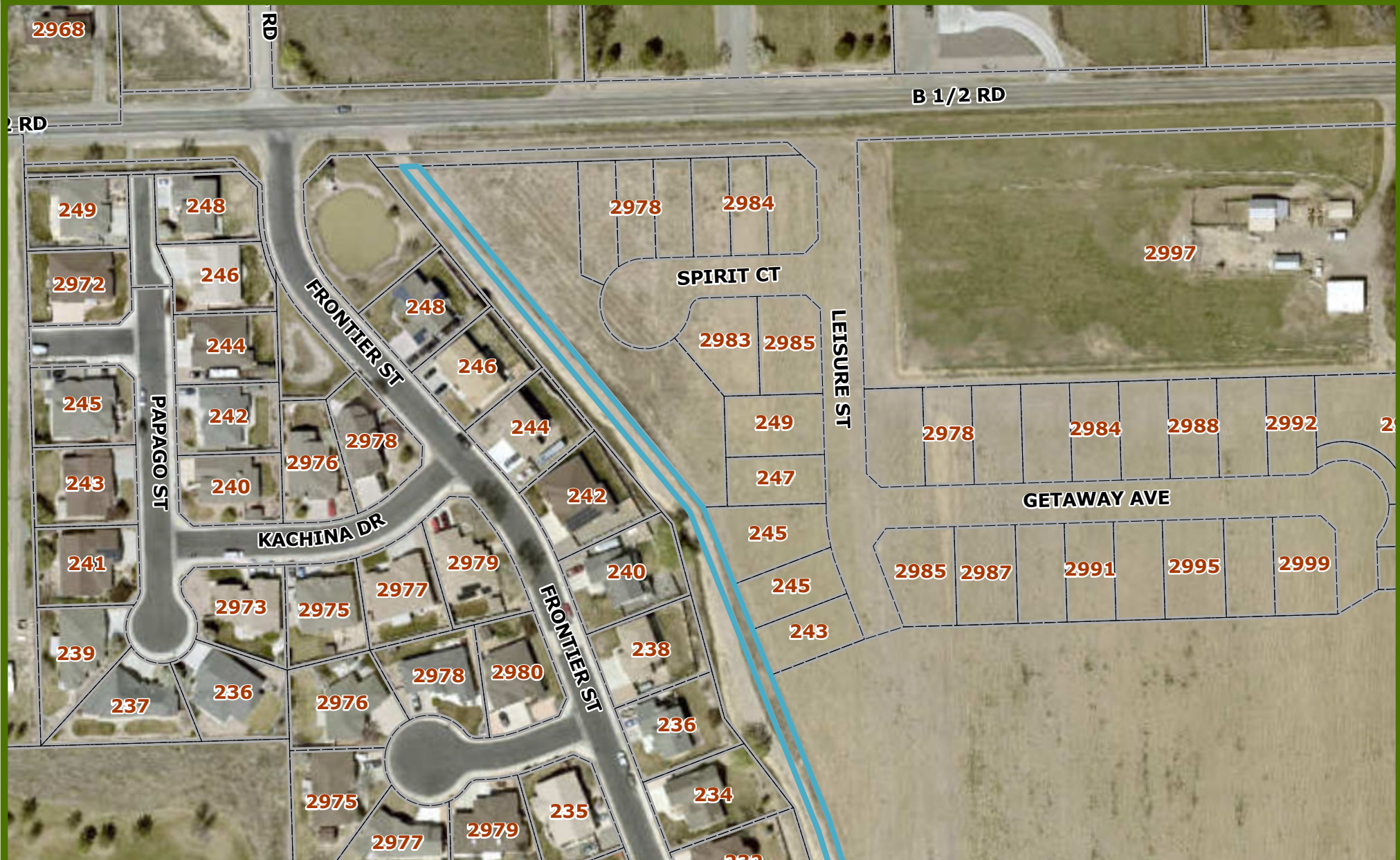
The foregoing instrument was acknowledged before me this 23rd day of April, 2025, by Charlie Gechter (name) as Member (insert office held or role) for CIA Landholdings LLC (inset name of corporation or LLC).



Witness my hand and official seal.

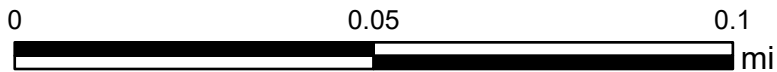
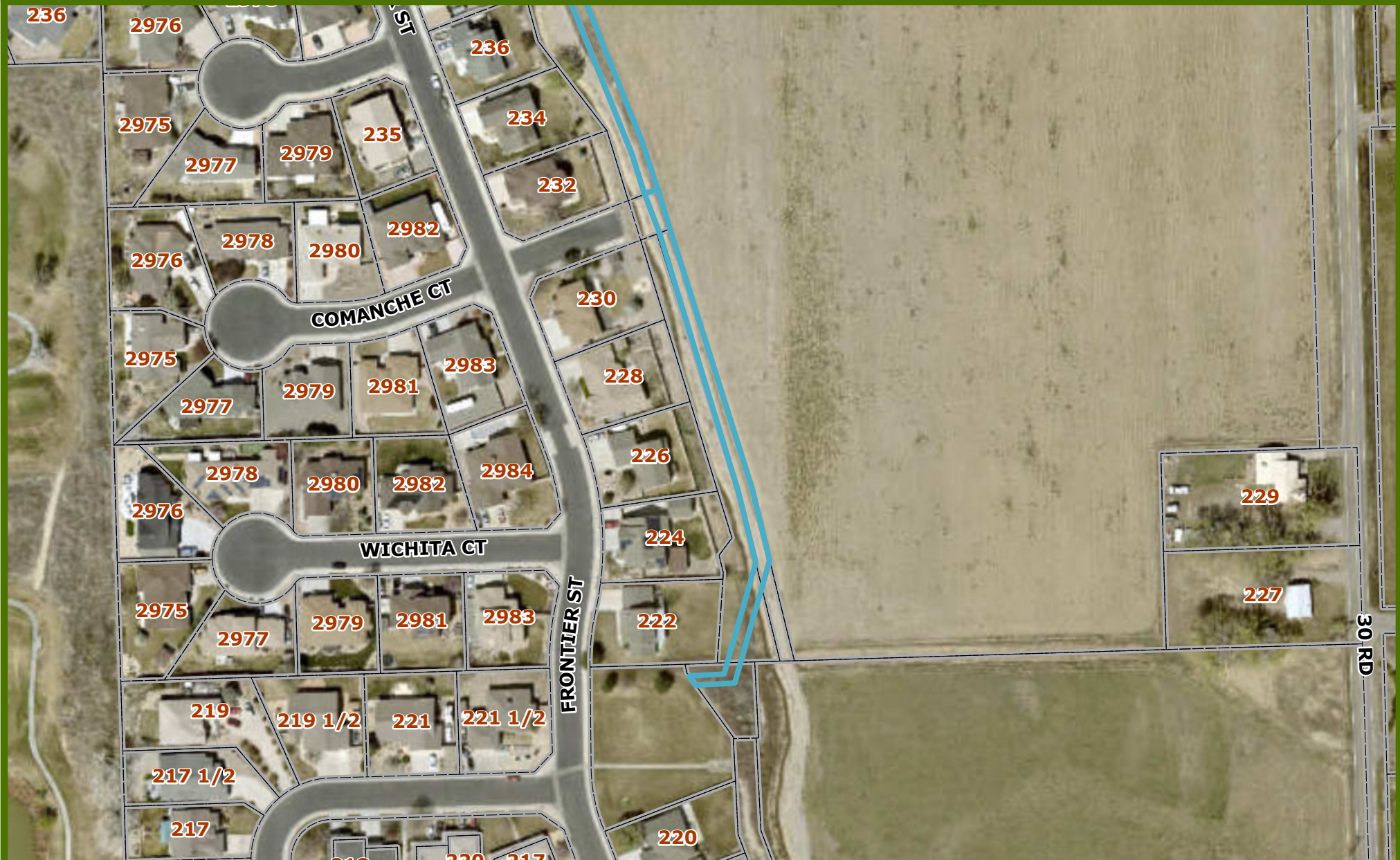
My commission expires: September 27, 2025
Monica J. Hillyer
 Notary Public

Site Map



Printed: 2/3/2026
 1 inch equals 0 miles
 Scale: 1:1,694
 Packet Page 23

Site Map



Printed: 2/3/2026
1 inch equals 0 miles
Scale: 1:1,694
Packet Page 24

EXHIBIT A

An easement situated in the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

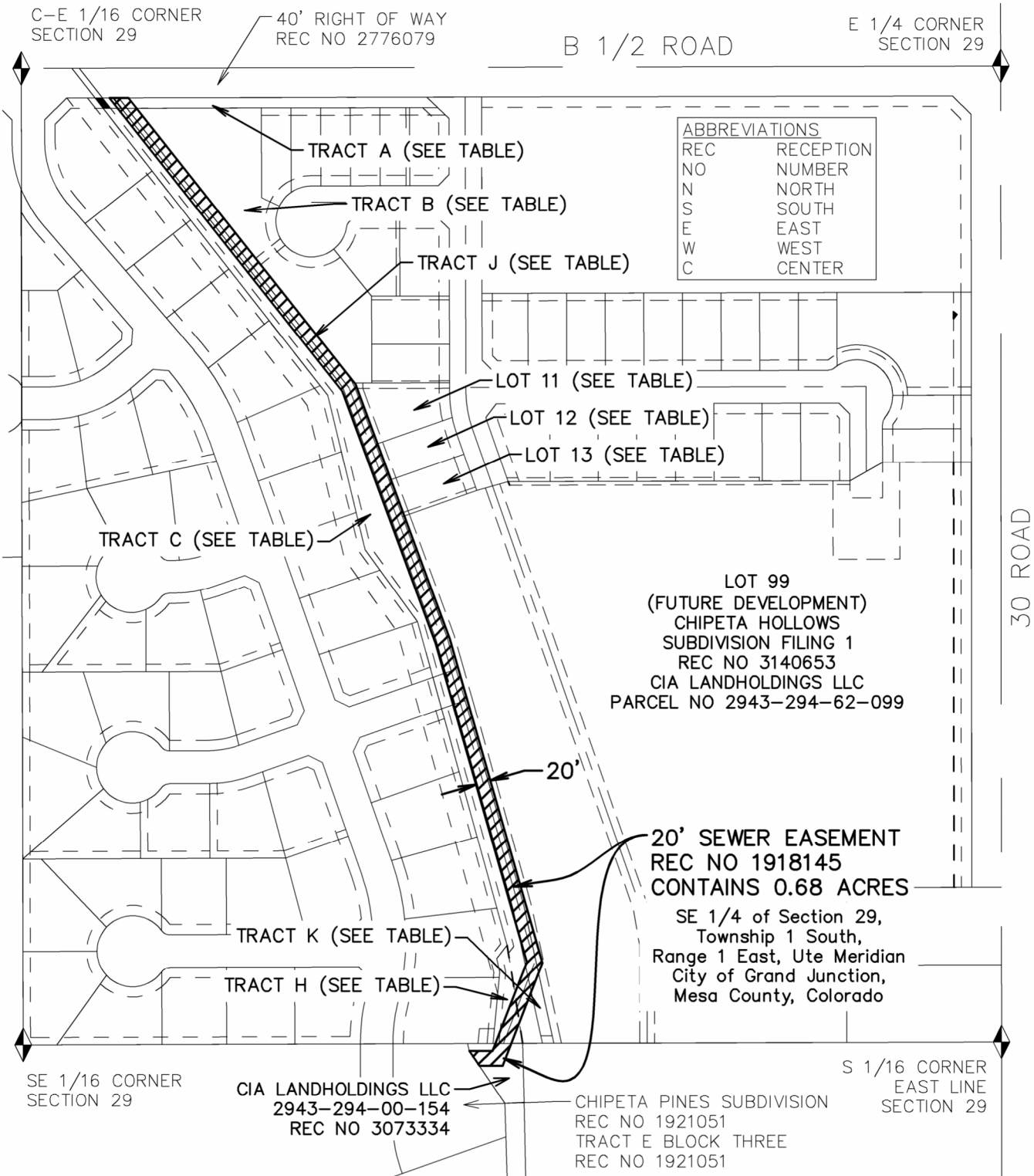
The sewer easement described at reception number 1918145 of the Mesa County records, lying within Chipeta Hollows Subdivision Filing 1 as recorded at reception number 3140653 of said Mesa County records and the parcel of land described at reception number 3073334 of said Mesa County records.

Containing 0.68 acres, more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original

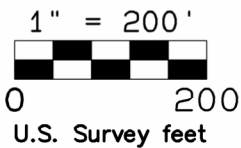
EXHIBIT B



OWNERSHIP TABLE

	PARCEL NO	OWNER	ADDRESS
TRACT A	2943-294-62-033	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT B	2943-294-62-034	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT J	2943-294-62-039	CITY OF GRAND JUNCTION	NO ADDRESS
LOT 11	2943-294-62-011	CIA LANDHOLDINGS LLC	245 LEISURE ST #B
LOT 12	2943-294-62-012	CIA LANDHOLDINGS LLC	245 LEISURE ST #A
LOT 13	2943-294-62-013	CIA LANDHOLDINGS LLC	243 LEISURE ST #B
TRACT C	2943-294-62-035	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT H	2943-294-62-038	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT K	2943-294-62-040	CITY OF GRAND JUNCTION	NO ADDRESS

ALL ADJOINER INFORMATION IN THE TABLE LIES WITHIN CHIPETA HOLLOWS SUBDIVISION FILING 1 (REC NO 3140653)



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



RIVER CITY
CONSULTANTS

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

Drawn: JHW | Checked: AKT | 12/8/25 | Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B.5 Road\Survey\DWG\1718-011 Sewer Easement Vacation.dwg



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: February 24, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a Request to Partially Vacate a Drainage Easement Segment Known as Orchard Mesa Drain I-1 for the City of Grand Junction Located at 2651 Stacy Drive on a 7.10 Acre Parcel in a RH-24 zone district

RECOMMENDATION:

Staff recommends conditional approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Aspire Residential, proposes development of three three-story multifamily residential buildings consisting of 72 units total with associated site and utility improvements. A Major Site Plan application has been submitted and approved and conditioned on this partial easement vacation being approved. There is currently an existing Drainage Canal Easement and Easement for a Pipeline to the City of Grand Junction. The easement was originally dedicated to the Orchard Mesa Irrigation District and also an easement to the City of Grand Junction for a pipeline. The existing easement documents of record for this easement, including the exception that is included in the deed at Rec. 297214 and the transfer of easement/ROW interests to the City at Rec. Nos. 2524654, 2524655 and 2524656.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep that collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal. 25' from the Top of Bank is claimed. The applicant, in coordination with the City has completed a drainage study and designed a proposal to pipe the open drain, relocating and placing the newly constructed pipe in a 20-ft drainage easement. With this vacation, the existing easement will be partially vacated to be a 20-ft drainage easement. Because of the

erroneous alleged claim of the ditch only being 25' from top of bank, the owner of the property to be developed is required to grant an easement under the same terms and conditions as the transfer to the City from the United States of America and the Orchard Mesa Irrigation District and to include storm water drainage that is at least twenty feet wide in the location where the pipe is installed before the vacation is effective. In addition, the vacation is conditioned upon the abutting property to the west also providing an easement to ensure the pipe and/or its discharge is included within an easement for the City under the same terms and conditions as referred to above and described in the documents recorded with the Mesa County Clerk and Recorder at Reception Numbers 2524654, 2524655, and 2524656.

The applicant is requesting partial vacation in anticipation of developing 72 multifamily units in the RH-24 zone district. These will be first phase of a total of 192 units.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is located at 2651 Stacy Drive and consists of approximately 7.10 acres. The site is bordered by Stacy Drive, Tracy Ann Road, and Linden Avenue. The easement to be partially vacated is described in Reception Number 297214, 2524654, 2524655, 2524656 and is shown on the plat of Tracy's Village Subdivision shown at Reception Number 3042167.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep that collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal. 25' from the Top of Bank is claimed. The applicant, in coordination with the City has completed a drainage study and designed a proposal to pipe the open drain, relocating and placing the newly constructed pipe it in a 20-ft drainage easement. With this vacation, the City retains all rights received when it was transferred to the City from the Orchard Mesa Irrigation District and United States of America and to include storm water drainage that is at least twenty foot wide. City staff also recommend that the owner of the property abutting to the west of the vacation provide an irrigation storm water easement in the area where the pipe is installed and/or where the pipe will discharge water on the neighboring property to the satisfaction of City staff. This will ensure that the new pipe infrastructure on both properties is aligned prior to the vacation being finalized.

The applicant is requesting partial vacation in anticipation of developing 72 multifamily units in the RH-24 zone district. These will be first phase of a total of 192 units. The applicant is asking to partially vacate the easement because they are piping the drainage ditch and so they don't have to build around the easement in their multi-family site design. The Site Plan for Phase 1 of this project was conditionally approved in July of 2025. One of the conditions for approval was for the easement to be vacated in accordance with this request.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting is required for a vacation of easement request pursuant to Section 21.02.050(o) of the Zoning and Development Code. A Neighborhood Meeting was held virtually on Microsoft Teams on January 29th, 2025 at 5:30 pm. City staff and the applicants' representatives were in attendance. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.30(g) of the Zoning and Development Code. The subject property has been posted with an application sign. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property on February 13, 2026. The notice of this public hearing was published February 14, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(o). The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

A. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The request to partially vacate the existing Drainage Canal Easement and Easement for a Pipeline to the City of Grand Junction does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Since the applicant worked and consulted with the City to design the pipe to be able to take the necessary drainage and tailwater flow, the vacation will have no impact on public facilities or services provided to the general public, demonstrated by the no objection to the request by the City Development Engineer and the OMID beneficiaries of the easement.

Further, the applicant is requesting the vacation to facilitate multifamily development on the site with an affordable housing component. The easement of record on the site currently encumbers the property and conflicts with the proposed building footprint and site layout. The applicant proposes to vacate these easements following relocation of the associated infrastructure. The vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- *Plan Principle 2.2.c – Urban Reinvestment:* Continue efforts to revitalize Downtown and other mixed-use areas to create vibrant urban areas attractive to young professionals and other workers.
- *Plan Principle 3.2 – Underutilized Properties:* Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to: i) adaptive reuse of existing buildings, ii) infill of existing surface parking lots.

Therefore, staff has found the request consistent with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and therefore, this criterion has been met.

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

The subject parcel has frontage on three public streets and will continue to have adequate access following the vacation. No parcel will be landlocked as a result of the easement vacation.

Staff finds that this criterion has been met.

C. Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;

Access to the property will not be restricted. There is frontage on three public streets.

Staff finds that this criterion has been met.

D. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and

The proposed partial vacation will not have an adverse impact on the health, safety, and/or welfare of the community. The applicant has worked with the City to pipe this open ditch and to adequately take the drainage per the previous agreements that is required downstream.

Staff finds that this criterion has been met.

E. The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation.

The proposed partial easement vacation will have no impact on public facilities or services. As stated above, The applicant has worked with the City to pipe this open ditch and to adequately take the drainage per the previous agreements that is required downstream.

Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings, the following findings of fact have been made with

the recommended conditions of approval:

The request with the following conditions conforms with Section 21.020.050(o) of the Zoning and Development Code.

Therefore, Staff recommends approval of the requested vacation with the following conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The owner(s) of the property on which the vacation is requested are required to grant an easement for the irrigation and storm water drainage that clarifies the location of the installed pipeline. The easement is required to be at least 20' wide. This easement is required to dispute any possible issues because of the erroneous claim of the easement being only 25' either side of the top of bank.
3. The owner(s) of the property abutting to the west of the vacation must provide an irrigation storm water easement in the area where the pipe is installed and/or where the pipe will discharge water on the neighboring property to the satisfaction of City staff.
4. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

SUGGESTED MOTION:

SUGGESTED MOTION

Chair, on the Aspire Residential Easement Vacation request, a request by Kenco LLC to partially vacate a Drainage Easement Segment Known as Orchard Mea Drain I-1 for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district, City File number VAC-2025-61, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Attachment 1 - Development Application
2. Attachment 2- Map
3. Attachment 3 - Legal Description and Exhibit
4. Draft Vacation Resolution



Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) KENCO LLC ("Entity") is the owner of the following property:

(b) Parcel number 2945-261-43-003, 2651 Stacy Drive, Grand Junction, Colorado

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) authorized signator 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) Easement Vacation and Major Site Plan Submittal

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: *Ken Basinger*

Printed name of person signing: Ken Basinger

State of Colorado)

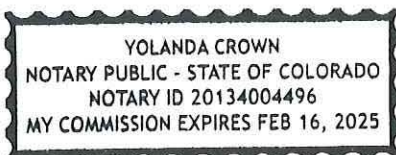
County of Mesa) ss.

Subscribed and sworn to before me on this 23rd day of January, 20 25
by Ken Basinger

Witness my hand and seal.

My Notary Commission expires on 02/07/2025

Yolanda Crown
Notary Public Signature





State Documentary Fee
Date: June 05, 2019
\$125.00

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

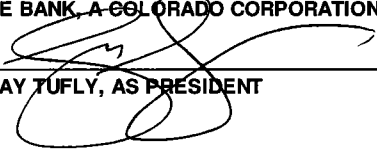
THIS DEED, made on **June 5th, 2019** by **ALPINE BANK, A COLORADO CORPORATION** Grantor(s), of the County of **Garfield** and State of **Colorado** for the consideration of **(\$1,250,000.00) ***One Million Two Hundred Fifty Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **KENCO, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **607 25 RD SUITE 100, Grand Junction, CO 81505**, County of **Mesa**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

LOT 2 OF CARVILLE SIMPLE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **TBD HIGHWAY 50, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrants the title to the same against all persons claiming under me, subject to the matters shown in the attached Exhibit A, which, by reference, is incorporated herein.

ALPINE BANK, A COLORADO CORPORATION

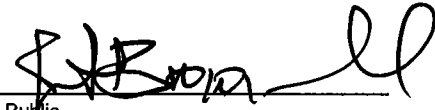
By: 
CLAY TUFLY, AS PRESIDENT

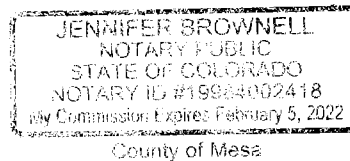
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **June 5th, 2019** by **CLAY TUFLY AS PRESIDENT OF ALPINE BANK, A COLORADO CORPORATION**

Witness my hand and official seal

My Commission expires: 2/5/22


Notary Public



When recorded return to: **KENCO, LLC, A COLORADO LIMITED LIABILITY COMPANY**
607 25 RD SUITE 100, Grand Junction, CO 81505



Exhibit A

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER OF INCLUSION, RE: THE INCLUSION OF LANDS WITHIN ORCHARD MESA SANITATION DISTRICT, RECORDED APRIL 10, 2008, IN BOOK 4642 AT PAGE 760 UNDER RECEPTION NO. 2433686.
7. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF EASEMENT, GRANTED TO UTE WATER CONSERVANCY DISTRICT, RECORDED NOVEMBER 20, 2009 IN BOOK 4944 AT PAGE 453.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **KenCo, LLC**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a limited liability company.
3. The entity is formed under the laws of the State of Colorado.
4. The mailing address for the entity is 607 25 Road, Suite 100, Grand Junction, Colorado 81505.
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 are:
Ken W. Basinger, Member.
6. The authority of the foregoing person to bind the entity is not limited.
7. Other matters concerning the manner in which the entity deals with interests in real property:
NONE.

Executed this 26 day of May, 2021.

KENCO, LLC,
a Colorado limited liability company

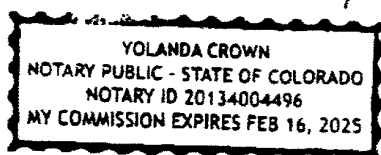
By: Ken W. Basinger
Ken W. Basinger, Member

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26 day of May, 2021, by Ken W. Basinger s Member of KenCo, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02/16/2025



Yolanda Crown
Notary Public

**General Project Report
for
Drainage Easement Vacation At 2651 Stacy Drive**

Project Description

This submittal requests approval to vacate an approximately 80-ft wide drainage canal easement and easement for pipeline located on a 7.11-acre parcel of land located at 2651 Stacy Drive in Grand Junction, Colorado.

The easement was originally dedicated to the Orchard Mesa Irrigation District and also an easement to the City of Grand Junction for a pipeline. The existing easement documents of record for this easement, including the exception that is included in the deed at Rec. 297214 and the transfer of easement/ROW interests to the City at Rec. Nos. 2524654, 2524655 and 2524656.

The current easement area consists of a large open drain, approximately 20-ft wide and 6-ft deep and collects irrigation tailwater and stormwater runoff from Orchard Mesa Canal which is approximately one-quarter of a mile south of this site, to Highway 50 on the north. The existing open drainage discharges to one ditch on the western parcel, where it discharges back into the Orchard Mesa Canal.

The applicant is proposing to pipe this open drain and relocating it into a pipe along the south property line and place it in a new 20-ft drainage easement dedicated to the City of Grand Junction.

**General Project Report
for
Drainage Easement Vacation At 2651 Stacy Drive**

Section 21.02.050(o) of the City of Grand Junction Land Development Code provides the criteria that shall be met for vacation of easement area. The criteria include the following:

21.02.050(o)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

Response: The proposed vacation of the easement at this location will not impact any proposed Grand Junction Circulation Plans, Policies, or impact the Comprehensive Plan, or any adopted plans or policies;

21.02.050(p)(2)(iii)(B)(a): The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

Response: Vacation of this helps development to better utilize land as called for in the comprehensive plan. The vacation has no impact on the Grand Junction Circulation Plan, and the review conducted by staff indicates there are no problems or conflicts with any other known plans or policies;

21.02.050(p)(2)(iii)(B)(b): No parcel shall be landlocked as a result of the vacation;

Response: Vacation of this easement area will not result in any landlocked condition.

21.02.050(p)(2)(iii)(B)(a): Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Response: The proposed vacation will not impact access to any land parcel. The project will be piping an open drainage ditch and dedicating a new easement back to the City of Grand Junction.

21.02.050(p)(2)(iii)(B)(d): There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services

provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

Response: This vacation and subsequent piping and easement relocation will not impact health, safety or welfare. Piping the large open drain will reduce maintenance burdens as well as reducing habitat for mosquitos.

21.02.050(p)(2)(iii)(B)(e): The provision of adequate public facilities and services to any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation; and

Response: This vacation will not impact public facilities or services.

21.02.050(p)(2)(iii)(B)(f): The proposal shall not hinder public and City functions.

Response: The easement vacation will allow this open drainage ditch facility to be piped underground to reduce maintenance costs to the City and allow for better use of the property by the applicant.

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

January 29, 2025

Mr. Thomas Llyod, Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

**Re: 25-ft Drainage Easement Vacation Request
Neighborhood Meeting Summary**

Dear Mr. Lloyd:

The purpose of this letter is to document that a virtual neighborhood meeting was conducted on January 29, 2025 at 5:30 PM. There were no attendees at the meeting other than my client and yourself.

The meeting was conducted using Zoom video conferencing. Notices were sent out to property owners according to the City's Land Development Code requirements.

I have not received any calls or emails from anyone on the request.

Please let me know if you have any additional questions, please give me call at the number below.

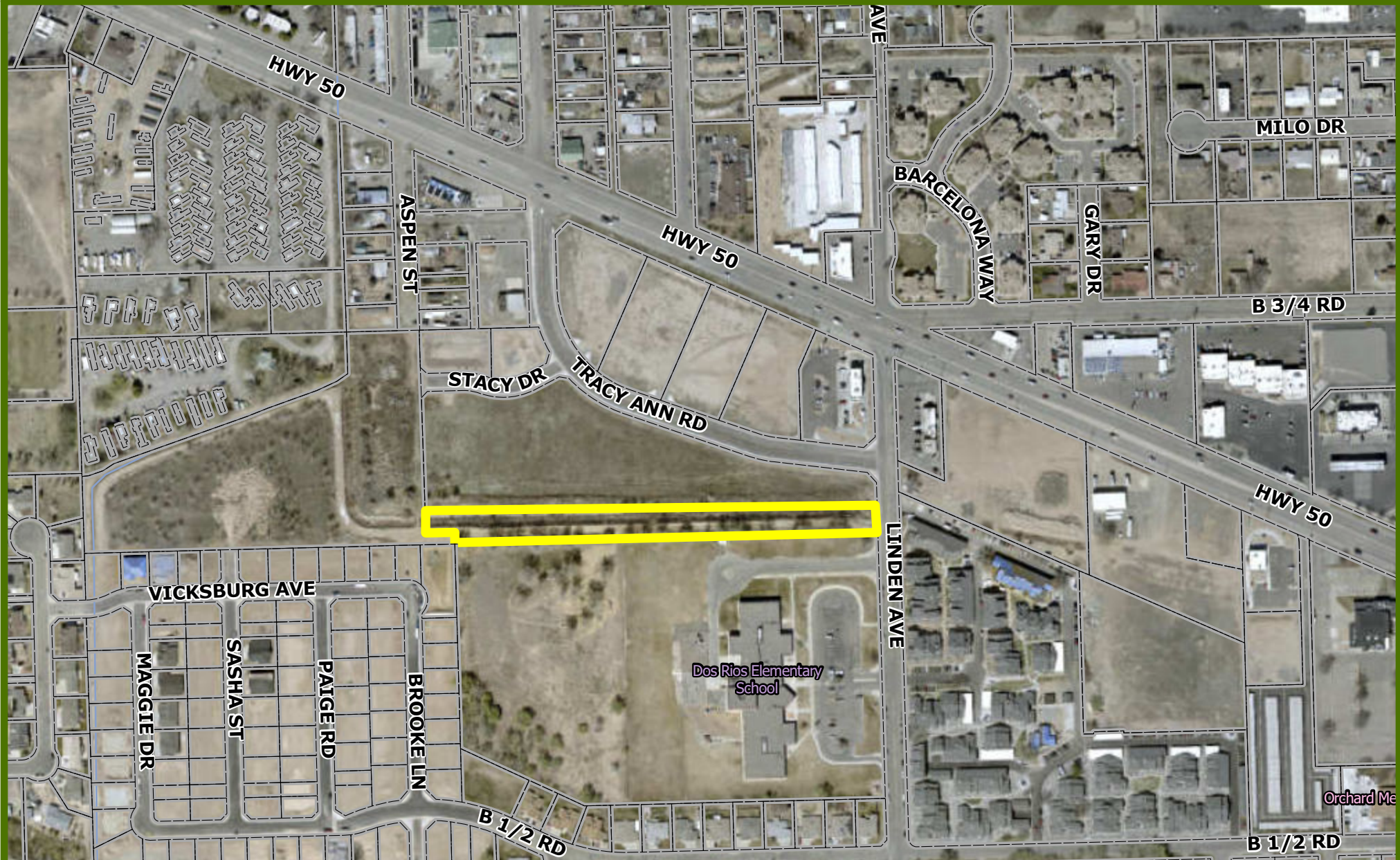
Sincerely,



Austin Civil Group, Inc.

Mark Austin, P.E.
President

Aspire Easement Vacation



0 0.1 0.2 mi

Printed: 12/27/2025
1 inch equals 0 miles
Scale: 1:3,914
Packet Page 40

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

Exhibit A

Drainage Easement Boundary Legal Description

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision, whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 feet;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

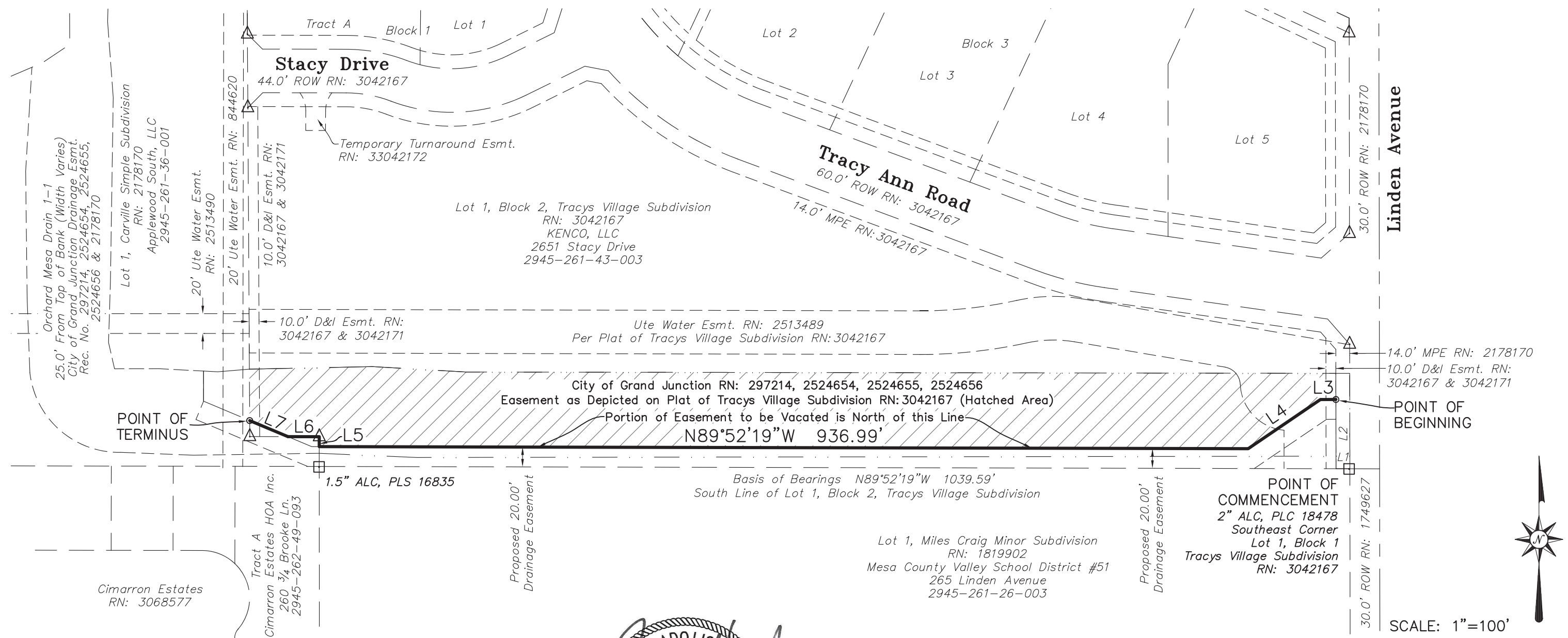
thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

City of Grand Junction, County of Mesa, State of Colorado.



25-11 City GJ Esmt Vacation_Exhibit A_251208.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B
EASEMENT BOUNDARY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°52'19"W	14.00'
L2	N00°05'36"W	69.84'
L3	S89°50'26"W	15.59'
L4	S55°45'11"W	88.14'
L5	N00°07'36"E	10.00'
L6	N89°52'24"W	31.61'
L7	N67°13'40"W	41.84'



LEGEND & ABBREVIATIONS

- FOUND BOUANDRY EVIDENCE, AS NOTED
- △ FOUND 2" ALUMINUM CAP, PLS 24953
- CALCULATED POSITION
- D&I DRAINAGE AND IRRIGATION
- ROW RIGHT-OF-WAY
- PLS PROFESSIONAL LAND SURVEYOR
- RN: RECEPTION NUMBER
- Esmt. EASEMENT
- MPE MULTIPURPOSE EASEMENT
- ALC ALUMINUM CAP

High Desert Surveying, Inc.

591 25 Road, Suite B1
Grand Junction, Colorado 81505
Telephone: 970.254.8649 Fax 970.241.0451

PROJ. NO. 25-11	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2025	BE	BE	-	1	1

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION PARTIALLY VACATING A DRAINAGE CANAL EASEMENT AND EASEMENT FOR PIPELINE FOR THE CITY OF GRAND JUNCTION ON A 7.10 ACRE PARCEL LOCATED AT 2651 STACY DRIVE

RECITALS:

KENCO, LLC has applied for the partial vacation of a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive. If approved, the partial vacation will accommodate redevelopment of the property.

Commented [JB1]: It is not clear to me why you have described the easement in this manner and capitalized. The grant from the USA and OMID is not titled in this manner.

The Drainage canal Easement and Easement for Pipeline for the City of Grand Junction was originally given for an existing open ditch maintained and operated by OMID as Drain 1-1. As part of the proposed development of the property, the applicant has worked with the City to allow for piping e-the ditch and will install arelocate the newly constructed pipe in the south 20' feet of the drainage partially vacated 20-ft drainage easement. There will be no impact on any public facilities and services with the relocation as designed.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to partially vacate the Drainage Canal Easement and Easement for a Pipeline is consistent with the Comprehensive Plan and Section 21.02.050(o) of the Grand Junction Zoning & Development Code with the conditions recommended by the Planning Commission.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY PARTIALLY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's approval of the vacation.

Commented [JB2]: You need to add in the additional conditions that I included in the staff report.

A Drainage Easement boundary line situated in Lot 1, Block 2, Tracys Village Subdivision, Reception No. 3042167, lying in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section 26, Township 1 South, Range 1 West of the Ute Meridian being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Tracys Village Subdivision,

whence the Southwest corner of said Lot 1 bears N89°52'19"W for a basis of bearings with all bearings hereon relative thereto; thence along the South line of said Lot 1, N89°52'19"W a distance of 14.00 feet to the West line of a 14.00 foot wide Multipurpose Easement, Reception No. 2178170; thence along said West line, N00°05'36"W a distance of 69.84 feet to the North line of a proposed 20.00 foot wide Drainage Easement and the POINT OF BEGINNING; thence along said North line the following three (3) courses:

- 1) S89°50'26"W a distance of 15.59 feet;
- 2) S55°45'11"W a distance of 88.14 fee;
- 3) N89°52'19"W a distance of 936.99 feet to the West line of said Lot 1;

thence along said West line, N00°07'36"E a distance of 10.00 feet; thence along the South line of said Lot 1, N89°52'24"W a distance of 31.61 feet; thence N67°13'40"W a distance of 41.84 feet to the POINT OF TERMINUS.

City of Grand Junction, County of Mesa, State of Colorado.

See Exhibit B.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

Introduced on first reading this _____ day of _____, 2026 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2026 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval, City Clerk

Cody Kennedy, Mayor

DRAFT

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

Exhibit A

**Drainage Easement Boundary
Legal Description**

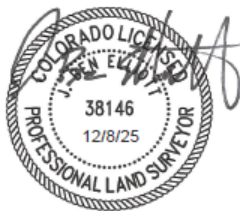
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City of Grand Junction, County of Mesa, State of Colorado.



25-11 City GJ Esmt Vacation_Exhibit A_251208.doc
J. Ben Elliott, PLS 38146
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EXHIBIT B **EASEMENT BOUNDARY**

