

8 PAGE DOCUMENT

RESOLUTION NO. MCM 2012 - 048
PRO 2011-0133 POL

**POLICY FOR INTERIM DEVELOPMENT WITHIN THE
GARFIELD PLANNING AREA**

WHEREAS, the goals, policies, and objectives of the *Grand Junction Comprehensive Plan*, a part of the *Mesa County Master Plan*, (Master Plan hereafter) related to urban land use density, infrastructure, transportation circulation, and urban services were developed for the Garfield Planning Area, as shown on the attached Exhibit A, so as to ensure availability of road access, water and sewer service and infrastructure in the Garfield Planning Area prior to development;

WHEREAS, the *Master Plan* identifies the Garfield Planning Area and designates the future land uses in the area within the Urban Development boundary immediately north of Interstate 70 and east of the airport as Commercial, Commercial/Industrial, Industrial and Business Park Mixed Use, with the understanding that development of such uses is dependent on the availability of adequate infrastructure, i.e. roads, water, sewer and other utilities; access, including a new or expanded Interstate interchange; emergency and urban services such as police and fire; and appropriate design guidelines and standards;

WHEREAS, the *Master Plan* designates the future land uses in a portion of the Garfield Planning Area north of I-70 and between 30 Road and 33 Road outside of the Urban Development Boundary as Large Lot 35+, with the understanding that development in the area is dependent on the future extension of infrastructure, including roads, a new or expanded I-70 interchange, water and other utilities;

WHEREAS, the *Master Plan* designates a portion of the Garfield Planning Area north of Interstate 70 and between 33 Road and Mt. Garfield outside of the Urban Development Boundary as the Mt. Garfield View Protection Area, for the purpose of preserving this view shed as "the most significant gateway" to the community;

WHEREAS, the *Master Plan* states that development in the Garfield Neighborhood is not encouraged until after 2020 or appropriate circumstances exist;

WHEREAS, it is a policy of the Board of County Commissioners to ensure that all new urban development within the Urban Development Boundary takes place within a Public Improvement District or the City of Grand Junction;

WHEREAS, public sewer service and other urban services and infrastructure will have to be extended to the area in order for development to occur, with the service provider(s) to be determined; and

WHEREAS, a new or expanded interchange, roads and other access to serve the Garfield Planning Area will be constructed over time.

NOW THEREFORE, THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS FINDS that:

1. Limited development of properties is appropriate in the interim prior to road access, water and sewer service and infrastructure availability to allow land owners some development potential.
2. Limited development of properties is appropriate in the interim prior to creation and adoption of standards for the Mt. Garfield View Protection Area.
3. The Large Lot 35+ future land use is implemented by the AFT – Agricultural, Forestry, Transitional zoning district, in which density for new development is required by the *Mesa County Land Development Code* to be consistent with the *Mesa County Master Plan*, of which the *Grand Junction Comprehensive Plan* is a part. The Large Lot 35+ future land use is also implemented by the AF-35, Agricultural, Forestry zoning district.

NOW THEREFORE, BE IT RESOLVED BY THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS that:

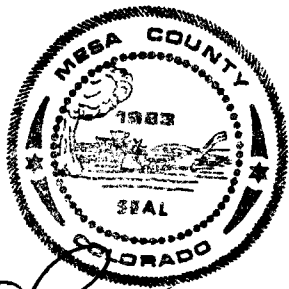
The following is adopted as official policy of Mesa County related to development of land within the Garfield Planning Area, as shown on the attached Exhibit A, until such time as road access, water and sewer service and infrastructure are available and standards specific to the Mt. Garfield View Protection Area are adopted. Any future substantive changes to the policy must be presented to the Board for consideration and approval.

1. New development within the Urban Development Boundary shall be designed in a manner so as not to interfere with future urban development or redevelopment consistent with the Future Land Uses and Goals, Policies and Objectives of the *Grand Junction Comprehensive Plan*.
 - a. As a condition of approval of any development in the area designated for the future land uses of Commercial, Commercial/Industrial, Industrial or Business Park, a note will be placed on the site plan indicating that urban uses are planned for the subject property in the future as designated on the adopted Future Land Use Map and referencing this Policy Resolution number.
2. There shall be no subdivision of land, including simple land divisions, agricultural divisions, and physical and legal separations. The minimum lot size shall be thirty-five (35) acres until such a time as appropriate road access, water and sewer service and infrastructure are available. Property line adjustments may be considered and approved only if found not to be in conflict with the intent of this interim development policy.


3. There shall be no rezoning of property to zoning districts other than AFT – Agricultural, Forestry, Transitional or AF-35 – Agricultural, Forestry until appropriate road access, water and sewer service and infrastructure are available.
4. Commercial outside storage is prohibited;
5. New development within the Urban Development Boundary may be permitted on Individual Sewage Disposal Systems pursuant to standards in the *Mesa County Land Development Code* if such development is designed in a manner to allow future urban development of the site when public sewer and urban services are available.
 - a. New development within four hundred (400) feet of a public sewer line shall connect to sewer when such service becomes available north of Interstate 70.
6. The establishment of conservation easements for the purpose of preserving open space and views to Mt. Garfield is encouraged for properties with a designation of Mt. Garfield View Protection Area and areas designated Large Lot 35+.

BE IT FURTHER RESOLVED that this resolution shall be recorded with the records of all properties listed in Exhibit B, in order to provide notice to all affected properties in the Garfield Planning Area.


APPROVED this 21 day of May, 2012.



ATTEST:



Sheila Reiner
Mesa County Clerk & Recorder



Craig J. Mejs, Chairman
Board of County Commissioners

EXHIBIT A

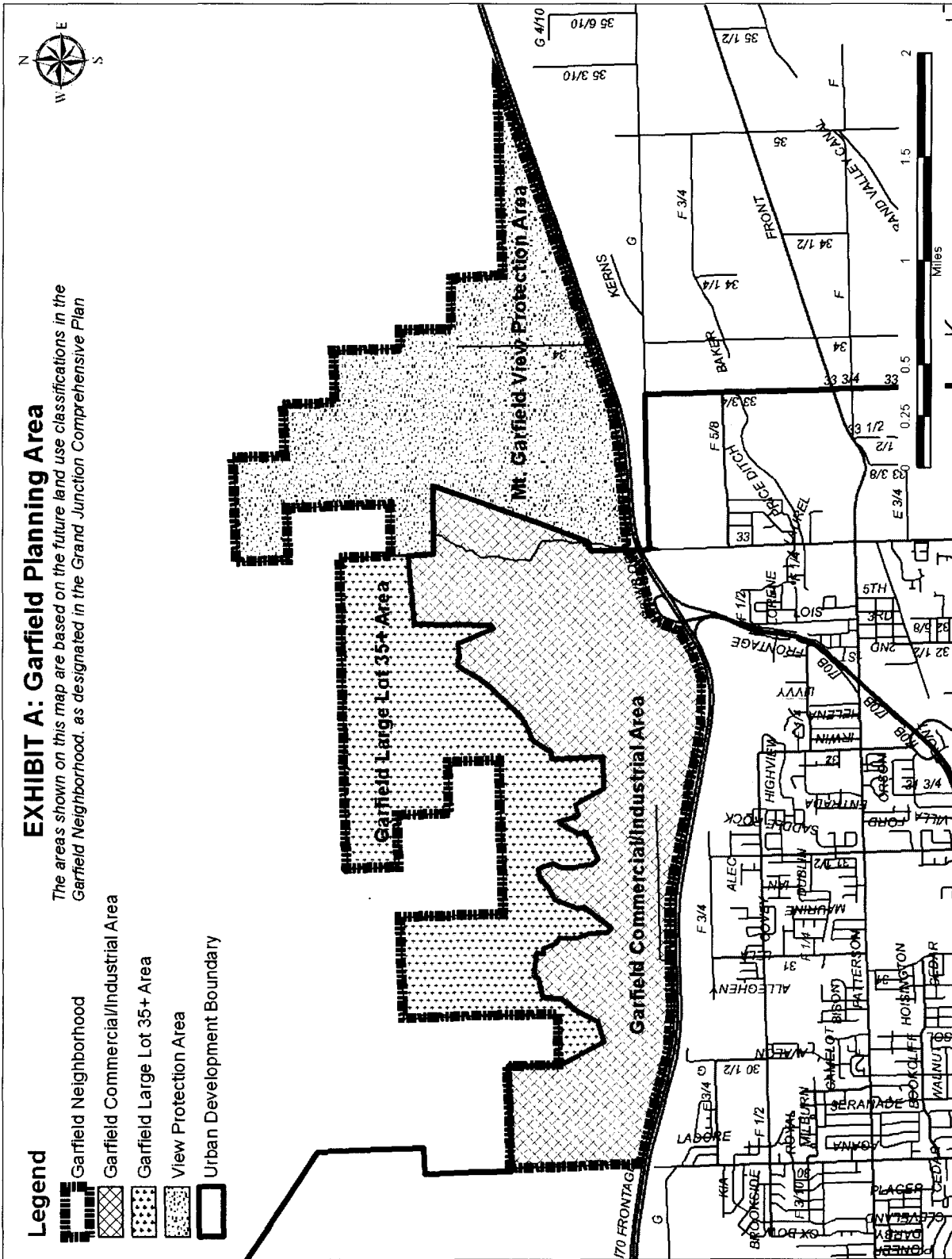


EXHIBIT B

Property Owner Name	Parcel No.	Legal
Ackerman Patrice C	2939-121-00-001	NE4NE4 SEC 12 11S 99W N OF I-70
Adams Kevin M	2705-354-00-188	BEG N 0DEG08'31SEC E 658.02FT & S 89DEG38'50SEC W 45.46FT FR SE COR SEC 35 1N 1E S 0DEG29'52SEC E 172.12FT S 48DEG49'38SEC W 313.20FT ALG ARC OF CVE TO RIGHT RAD 3015FT CHD BRS S 63DEG01'08SEC W 142.10FT S 79DEG10'38SEC W 922.51FT N 0DEG02'55SEC E 61
Allen H J	2705-354-00-037	N4SE4SE4 SEC 35 1N 1E
Barner Eunice K Trustee	2705-363-00-042	THAT PT OF SW4 SW4 SEC 36 1N 1E N OF I-70 LESS M C CNL
Belcastro Patricia K	2705-361-00-105	W2NE4 & NW4SW4 SEC 36 1N 1E EXC N 495FT OF NW4NE4 - 105 AC
BG Family Partners Ltd	2705-364-00-051	THAT PT OF SW4SE4 SEC 36 1N 1E N OF I-70
Bruner Stephen A	2705-364-00-013	S4NE4SE4 SEC 36 1N 1E N OF I-70
Buford Gordon R	2705-264-00-214	SW4SE4 SEC 26 1N 1E - 40.00AC
Burckhalter Burton B	2705-351-00-115	SE4NE4 SEC 35 1N 1E
Burckhalter Burton B	2705-354-00-116	NE4SE4 SEC 35 1N 1E
Cactus LLC	2705-362-00-047	E2NW4 SEC 36 1N 1E -80AC
Cain Steve	2705-351-00-078	BEG S 89DEG49'03SEC E 989.35FT + S 0DEG13'50SEC W 1053.04FT FR N4 COR SEC 35 1N 1E S 89DEG49'36SEC E 329.46FT S 0DEG14'53SEC W 263.25FT N 89DEG49'41SEC W 329.38FT N 0DEG13'50SEC E 263.26FT TO BEG
Casa Bonita Construction Inc	2939-122-00-037	W2 OF BEG 1116.5FT N OF SW COR SEC 12 11S 99W W 276FT N 1094FT E 796FT S 1094.5FT W 526FT TO BEG N OF I-70
City Of Grand Junction	2705-274-00-941	N2SE4 & SE4SE4 SEC 27 1N 1E
Clifton Water District	2943-022-00-944	BEG N 89DEG59' W 360FT FR NE COR NE4NW4 SEC 2 1S 1E N 89DEG59' W 217.8FT S 0DEG01' W 200FT S 89DEG59' E 217.8FT N 0DEG01' E 200FT TO BEG
Clifton Water District	2943-031-00-946	NE4NE4 SEC 3 1S 1E LYG N OF ROW OF I-70
County Of Mesa	2705-364-00-931	THAT PT OF SE4SE4 SEC 36 1N 1E N OF I-70 IN 5.58AC
County Of Mesa	2705-364-00-938	N3/4NE4SE4 SEC 36 1N 1E
D Ranch LLC	2705-351-00-034	E2W2NE4NE4 SEC 35 1N 1E
Fee Dorothy A	2705-361-00-065	SE4NE4 SEC 36 1N 1E
Fee Dorothy A	2705-253-00-056	SE4SW4 SEC 25 1N 1E
Fontanari Rudolph	2705-254-00-049	NW4NW4 + E2NW4 + SW4NE4 + SE4 SEC 25 1N 1E - 320 ACRES
Fontanari Rudolph Jr	2705-263-00-022	SW4 SEC 26 1N 1E E2NW4 SEC 35 1N 1E - 240 AC
Glasoe Garth A	2705-264-00-072	SW4SE4SE4 SEC 26 1N 1E EXC BEG SW COR SE4SE4 N 30RDS E 32RDS S 30RDS W 32RDS TO BEG
Glasoe Garth A	2705-264-00-028	N2SE4SE4 + SE4SE4SE4 SEC 26 1N 1E
Gonzales Rudy	2705-363-00-208	NW4SW4 SEC 36 1N 1E - 40.00AC
Gonzales Rudy	2705-362-00-207	SW4NW4 SEC 36 1N 1E - 40.00AC
Grand Junction Regional Airport	2705-343-00-941	SW4SW4 SEC 34 1N 1E - 40.00AC

Property Owner Name	Parcel No.	Legal
Grand Junction Vineyard Christian Fellowship Inc	2943-031-00-104	BEG N 1/16 COR SEC 3 1S 1E S 0DEG02'30SEC W 519.92FT S 77DEG27'30SEC E 1346.17FT N 0DEG05'52SEC E 809.02FT N 89DEG51'35SEC W 1315.06FT TO BEG 20.06AC
Gray Jack Kenneth	2705-351-00-024	W3/4NW4NE4 SEC 35 1N 1E
Groves Jason Scott	2705-354-00-038	S2N2SE4SE4 SEC 35 1N 1E
Hamil Kenneth J	2705-363-00-046	NE4SW4 SEC 36 1N 1E
Holloway R Verne	2705-284-00-114	SE4SE4 SEC 28 1N 1E
Holm Dale W	2939-024-00-002	GOV LOTS 8 + 9 + W2SE4SE4 SEC 2 11S 99W AND ALSO NE4NE4 SEC 36 1N 1E - 89.24AC
James Price Rankin Fam. Ltd Partnership	2943-032-00-001	N2 LOT 4 SEC 3 1S 1E N OF I-70
James Price Rankin Family Ltd Partnership	2943-041-00-003	THAT PT OF LOT 1 SEC 4 1S 1E N OF I-70
Jouflas George F	2705-351-00-032	E4NE4NE4 SEC 35 1N 1E
Kreis Harold	2705-352-00-223	NW4NW4 SEC 35 1N 1E - 39.87AC
Lamb Lorraine F	2705-264-00-131	NE4SE4 SEC 26 1N 1E - 40.00AC
Lamb Terald R	2705-363-00-045	THAT PT OF SE4SW4 SEC 36 1N 1E N OF I-70
Lawrence Delmar F	2705-264-00-027	BEG SW COR SE4SE4 SEC 26 1N 1E N 30RD E 32RD S 30RD W TO BEG
Lewis Richard	2705-351-00-035	W2E2NE4NE4 SEC 35 1N 1E
McAuliffe Kerry A Revoc Trust	2943-022-00-025	LOTS 3 + 4 SEC 2 1S 1E W2SW4 SEC 35 1N 1E N OF I-70 EXC BEG N 89DEG59MIN W 360FT FR NE COR NE4NW4 N 89DEG59MIN W 217.8FT S 0DEG01MIN W 200FT S 89DEG59MIN E 217.8FT N 0DEG01MIN E 200FT TO BEG -151.5AC
Mease Preston	2705-253-00-120	NE4SW4 SEC 25 1N 1E - 40.00AC
Mease Preston	2705-351-00-079	BEG S 89DEG49'03SEC E 989.35FT FR N4 COR SEC 35 1N 1E S 89DEG49'03SEC E 329.70FT S 0DEG14'53SEC W 263.24FT N 89DEG49'16SEC W 329.70FT N 0DEG13'50SEC E 263.26FT TO BEG
Mease Preston	2705-351-00-077	BEG S 89DEG49'03SEC E 989.35FT + S 0DEG13'50SEC W 526.52FT FR N4 COR SEC 35 1N 1E S 89DEG49'22SEC E 329.62FT S 0DEG14'53SEC W 263.25FT N 89DEG49'28SEC E 329.54FT N 0DEG13'50SEC E 263.26FT TO BEG
Mesa County	2939-121-00-938	NW4NE4 & E2NW4 SEC 12 11S 99W N OF I-70 - 47.82AC
Miller Jacob	2705-354-00-023	W2SE4 + SW4NE4 + NE4SW4 SEC 35 1N 1E EXC BEG N 89DEG59' W 1462.2FT FR SE COR SD SEC 35 S 89DEG59' E 150.2FT N 44.6FT S 79DEG20'30SEC W 111.8FT S 59DEG20' W 46.8FT M OR L TO BEG -159.9AC
Mitchell James R	2705-352-00-224	SW4NW4 SEC 35 1N 1E - 39.88AC
Palmer Richard A	2705-351-00-081	BEG S 89DEG49'03SEC E 989.35FT + S 0DEG13'50SEC W 789.78FT FR N4 COR SEC 35 1N 1E S 89DEG49'28SEC E 329.54FT S 0DEG14'53SEC W 263.25FT N 89DEG49'36SEC W 329.46FT N 0DEG13'50SEC E 263.26FT TO BEG
Pathar Associates	2705-264-00-213	NW4SE4 SEC 26 1N 1E - 40.00AC
Pathar Associates	2705-342-00-211	NW4NW4 SEC 34 1N 1E - 40.00AC
Pathar Associates	2705-341-00-221	SE4NE4 SEC 34 1N 1E - 40.00AC

Property Owner Name	Parcel No.	Legal
Pathar Associates	2705-341-00-229	SW4NE4 SEC 34 1N 1E EXC COMM E4 COR SEC 34 1N 1E N 89DEG48'33SEC W 1317.24FT TO POB AT THE CE1/16 COR SD SEC 34 N 89DEG48'33SEC W 467.00FT N 00DEG02'02SEC W 467.00FT S 89DEG48'33SEC E 467.00FT S 00DEG01'38SEC E 467.00FT TO POB - 35.00AC
Pathar Associates	2705-341-00-228	COMM E4 COR SEC 34 1N 1E N 89DEG48'33SEC W 1317.24FT TO POB AT THE CE1/16 COR SD SEC 34 N 89DEG48'33SEC W 467.00FT N 00DEG02'02SEC W 467.00FT S 89DEG48'33SEC E 467.00FT S 00DEG01'38SEC E 467.00FT TO POB - 5.00AC
Peacock Stuart Jason	2705-273-00-212	SW4SW4 SEC 27 1N 1E - 40.00AC
Roy Robert R	2943-032-00-003	E4NE4NW4 SEC 3 1S 1E N OF I-70
S and D Ranch LLC	2705-351-00-033	W4NE4NE4 SEC 35 1N 1E
Schorn Donald Lee Trustee	2943-021-00-001	NW4NE4 SEC 2 1S 1E N + W OF I-70 HWY
Schwartz Martin D	2705-253-00-031	SW4SW4 SEC 25 1N 1E NW4NW4 SEC 36 1N 1E - 80AC
Shaw Robert D	2943-032-00-002	W2NE4NE4NW4 + E2NW4NE4NW4 SEC 3 1S 1E N OF I-70
Ship Randall B	2705-331-00-113	NE4NE4 SEC 33 1N 1E
Smith Debra M	2705-351-00-080	BEG S 89DEG49'03SEC E 989.35FT + S 0DEG13'50SEC W 263.26FT FR N4 COR SEC 35 1N 1E S 89DEG49'16SEC E 329.70FT S 0DEG14'53SEC W 263.25FT N 89DEG49'22SEC W 329.62FT N 0DEG13'50SEC E 263.26FT TO BEG
State Of Colorado	2705-331-00-940	SE4NE4 SEC 33 1N 1E- 40.00AC
State Of Colorado	2705-342-00-947	S2NW4 & NW4SW4 SEC 34 1N 1E -120AC
State Of Colorado	2705-334-00-921	SE4 SEC 33 1N 1E
State Of Colorado	2943-041-00-925	THAT PT OF LOT 2 SEC 4 1S 1E N OF I-70- 5.46AC
Stout Glenn A	2705-361-00-104	N 495FT OF NW4NE4 SEC 36 1N 1E
Twenty-Niners LLC	2705-333-00-061	NE4SW4 SEC 33 1N 1E
Twenty-Niners LLC	2705-332-00-010	SE4NW4 SEC 33 1N 1E
Twenty-Niners LLC	2705-333-00-011	THAT PT OF S2SW4 SEC 33 1N 1E + OF N4NE4NW4 SEC 4 1S 1E N OF I-70
United States Department of Interior	2939-111-00-914	E2SE4SE4 SEC 2 & NE4NE4 & LOT 1 SEC 11 & THAT PTN OF LOT 2 & OF SE4NE4 SD SEC 11 LYG N OF ROW OF MESA CO IRRIG DIST CNL EXC E 270FT THEREOF & ALSO NW4NW4 SEC 12 EXC TRACT CONVEYED TO DEPT OF HWYS IN B-808 P-531 MESA CO RECORDS ALL IN 11S 99W
Vangundy Dean H	2705-332-00-009	SW4NW4 + NW4SW4 SEC 33 1N 1E -80AC
Wagner Michael John	2705-344-00-230	SE4SE4 SEC 34 1N 1E - 39.76AC
Walcher Warren P	2939-122-00-042	BEG 566FT N + 397FT W OF INT OF M C CNL WITH E LI SW4NW4 SEC 12 11S 99W W 397FT S TO M C CNL ELY ALG SD CNL TO A PT S OF BEG N TO BEG LYING N OF I-70 R O W
Walcher Warren P	2939-122-00-028	BEG 125FT E + 2211FT N OF SW COR SEC 12 11S 99W E 401FT S TO I-70 SWLY ALG HWY TO INTERS WI A LI 125FT E OF W LI SEC 12 N TO BEG

Property Owner Name	Parcel No.	Legal
Walker Field Colo. Public Airport Authority	2705-343-00-940	BEG N 0DEG04' W 30FT FR W 1/16 COR ON S LI SEC 34 1N 1E N 0DEG04' W 2603.17FT S 89DEG50'57SEC W 2633.98FT S 0DEG02'31SEC E 2602.35FT N 89DEG51'35SEC W 1314.96FT N 89DEG52'29SEC W 1317.89FT TO BEG - 157.34AC
Walker Field Colo. Public Airport Authority	2943-032-00-941	BEG S 0DEG07'15SEC E 30FT FR W 1/16 COR ON N LI SEC 3 1S 1E S 0DEG07'15SEC E 280.96FT ALG CV TO R RAD 5880FT CH BRS S 84DEG51'27SEC E 330.59FT N 0EG04'49SEC W 309.87FT N 89DEG52'29SEC W 329.42FT TO BEG - 2.26AC
Walker Field Colorado Public Airport	2705-344-00-941	NE4SE4 SEC 34 1N 1E
Walker Field Public Airport Authority	2705-353-00-940	SE4SW4 SEC 35 1N 1E-40AC