

Neighborhood Meeting Notice Letter

Mailing Date: June 18, 2020

RE: A Neighborhood Meeting for Fairview Glen Subdivision.

Dear Property Owner:

This letter is to notify you that on **Thursday, July 2nd**, a neighborhood meeting will be held to provide you with information on a proposed **Annexation/Rezone, Right of Way/Easement Vacation and Subdivision** at 2767 C Road. The project will also include the parcel and ROW to the south (2945-251-26-031; 2945-251-26-032), in Grand Junction, Colorado (see location map below).

Consistent with Mesa County Public Health Phase 2 order for COVID-19, the neighborhood meeting will be able to accommodate up to 175 people. Due to space requirements, the meeting will be held **at the Courtyard by Marriot at 765 Horizon Drive, in the ballroom**, Grand Junction, CO 81506.

For your convenience and in order to keep the meeting attendance below 175 people, there are two times for the neighborhood meeting. We ask that you only attend the following time:

**Thursday, July 2nd from 5:30pm to 6:30pm
and again at
Thursday, July 2nd from 7:00pm to 8:00pm**

The meetings will be prompt on start/end times in order to get the room properly decontaminated in the allotted times. If you decide to attend this meeting in person, you must **wear a mask** and we request only **one adult person per household attend**. There will be hand sanitizer available.

If you are unable or uncomfortable attending the meeting in person, there will be an online presentation of the project available at GJ Speaks (<https://www.gjspeaks.org>). It will be available to view by on or before Tuesday, June 23, 2020. The GJSpeaks.org site allows you to submit comments viewable by all, as well as to submit questions you may have directly to either the project representative or City Staff. Should you want to speak directly to a project representative, we invite you to contact us directly using the contact information provided below.

About the Project:

The applicant will first be submitting an Annexation/Rezone and Right of Way Vacation, followed by a Preliminary/Final Subdivision application to the City of Grand Junction.

- **Annexation/Rezone:** Currently, 2767 C Road is in the county and zoned RSF-4 (4 dwelling units/acre). The parcel below it is also in the county and currently zoned PUD (Planned Unit Development). The applicant is proposing to annex both properties into the City of Grand Junction with a rezone of R-8 (8 units per acre).\

- **Right-of-Way Vacation:** Currently there is an un-built, but platted right-of-way on the parcel zoned as PUD. The subdivision plan has since lapsed and the right-of-way needs to be vacated before anything new can be done. In addition, there are a few utility and drainage easements that need to be eliminated and/or relocated per the new subdivision plan.
- **Preliminary/Final Subdivision:** Following the first two steps noted above, the applicant will then submit a preliminary/final subdivision application. If the R-8 zone gets approved, the plan is to subdivide the total 16.9 acres into 116-121 single family lots resulting in a density of 6.3-6.5 units/acre. A visual of this plan will be provided at both the in person and online meetings.

As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the developer **Five Star Homes and Development Inc.**, and the City of Grand Junction staff.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to ted@ciavonne.com or the City of Grand Junction Planning Department at scott@city.org.

We look forward to your feedback on this project.

Sincerely,

Ted Ciavonne, PLA
 Ciavonne, Roberts and Associates, Inc

(Location Map)

