

This Neighborhood meeting is for the Fairview Glen Annexation, Right of Way Vacation, and forthcoming Subdivision

- The Developer is Five Star Homes
- This is Ted Ciavonne of Ciavonne Roberts and Associates presenting

This presentation is intended to allow you to better understand the intentions of Annexation, ROW Vacation, and Subdivision, and may be an alternative to you attending the meeting in this time of COVID. However there also are meetings scheduled if you wish to attend in person. I will give you a minute to read the information on this slide.

The properties are joined, and extend from UnawEEP Avenue south to B ½ Road. The property to the north has the address of 2767 C Road. The two properties to the south are identified by Parcel Numbers, and are split by the ROW we intend on Vacating.

The Existing Zoning of the north parcel is RSF 4, and the parcels to the south are part of a County Planned Unit Development, or PUD Zone. We are seeking Annexation of these three properties with a Zone designation of R-8. The R-8 zone is currently along the west and north boundaries of these properties

The R-8 zone is also consistent with the City of Grand Junction's Future Land Use Plan of Residential Medium ... 4 to 8 units/acre.

- I want to again point out the Existing Road ROW we are wanting to vacate, to allow us to move forward with the following subdivision

The Blended Land Use Plan, which is another City Guideline for determining Density also supports 4 to 8 units per acre.

Fairview Glen Subdivision proposes 121 lots on approximately 18.8 acres for an average density of 6.5 units per acre.

- The streets have been purposefully designed to calm traffic and avoid creating a race track from north to south.
 - There are four 'loop roads' in the project which provide green space that is in addition to the detention areas.
 - The lots are sized to meet the requirements of the R-8 zone, and to respect the setbacks of the r-8 zone.
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- The north half of the subdivision displays 54 lots, which portrays a density of approximately 5.5 units per acre. The PUD zoned property abutting to the east of this is likewise approximately 5.5 units per acre.
 - The south half of the subdivision displays 67 lots, which portrays a density of approximately 7.5 units per acre. The PUD zoned property abutting to the east is likewise approximately 7.5 units per acre.
 - As noted above, the overall density for the entire subdivision is 6.5 units per acre.

In summary, we will be submitting for annexation, possibly concurrent with the Right of Way Vacation. After this we will be submitting the Subdivision for approval. The City will notify you of all submittals and critical dates.

- We thank you for your interest in this project.
- We understand that the City has an additional presentation that explains their processes, time lines etc.