

Neighborhood Meeting Notice Letter

Mailing Date: Aug. 4, 2020

RE: **A Neighborhood Meeting for Monument Ridge Estates Subdivision.**

Dear Property Owner:

This letter is to notify you that on **Tuesday, August 18th at 5:30 PM**, a neighborhood meeting will be held to provide you with information on the proposed Monument Ridge Estates subdivision. The meeting will be held at the Redlands Community Center located at 2463 Broadway, Grand Junction, CO 81507. Consistent with Mesa County Public Health Phase 2 order for COVID-19, the neighborhood meeting will adhere to spacing requirements. If you decide to attend this meeting in person, you must wear a mask, hand sanitizer available.

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 Monument Ridge Estates, LLC, and the City of Grand Junction staff.

The project includes 2 parcels (2947-1542-00-127 and 2947-154-00-120), which combined equal approximately 17 +/- acres. The proposal for Monument Ridge Estates is for 48 lots, built in 2 phases. The property addresses are 2076 Ferree Dr. and 2074 Broadway. Broadway and Ferree Dr. is the nearest intersection (see location map below). Current zoning for the properties is R-4 (Residential- 4DU/ AC).

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 August 10, 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.

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

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 kimk355@outlook.com or the City of Grand Junction Planning Department at scottp@gjcity.org.

We look forward to your feedback on this project.

Thank you

Regards,

Kim Kerk

Kim Kerk Land Consulting &
Development, LLC

(Location Map)

Monument Ridge Estates Location Map

