



City of Grand Junction

Project #: SUB-2020-253

Monument Ridge Estates Subdivision

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 single-family lots, to be 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). Proposed residential density would be 2.79 dwelling units/acre, which is less than what could be proposed. The Comprehensive Plan Future Land Use Map designation for this property is Residential Medium Low (2 – 4 du/ac).

Monument Ridge Estates has an HOA that will manage and maintain the building and landscaping requirements that will be included in the recorded CC&R's. An irrigation system will be provided for this subdivision which will allow for attractive landscaping and maintenance of the common areas.

Construction is anticipated to start as soon as the development process is approved and complete.

