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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET**

TUESDAY, DECEMBER 14, 2021 @ 5:30 PM

Register for the meeting using the link below:

<https://register.gotowebinar.com/register/644384600079905040>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

1. Election of Vice Chair

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request by KenCo, LLC, to Vacate a Portion of a Publicly Dedicated 14-foot wide Multi-Purpose Easement Located at the Southeast corner of Highway 50 and Palmer Street. | [Staff Presentation](#) | Dial in: 1092

Regular Agenda

1. Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard. | [Staff Presentation](#) | Dial in: 9898
2. Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road. Located at 2858 C 1/2 Road. | [Staff Presentation](#) | Dial in: 3861
3. Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd. | [Staff Presentation](#) | Dial in: 4007

4. **RE-SCHEDULED FOR JANUARY 11, 2022.** Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe. | [Staff Presentation](#) | Dial in: 4731
5. Consider a request by Anna Company LLC to Vacate a Public Alley Right-of-Way, Located south of 245 and 333 South Avenue - WITHDRAWN

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 14, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Election of Vice Chair

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None

GRAND JUNCTION PLANNING COMMISSION
November 9, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Andrea Haitz, Sandra Weckerly, Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Community Development Supervisor), Scott Peterson (Senior Planner) and Kalli Savvas (Planning Technician).

There were 3 members of the public in attendance.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Weckerly seconded the motion. The motion carried 6-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 26, 2021.

REGULAR AGENDA

1. Cross Orchards Annexation

File # ANX-2021-438

Consider a request by the Museum of Western Colorado and Cross Orchard Development LLC to zone 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac). Located at 3073 & 3075 Patterson Rd; NE of E Valley Dr & Bookcliff Ave.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Applicant Presentation

The applicant was present and available for questions.

Questions for Applicant

Public Hearing

The public hearing was opened at 5 PM. on Tuesday, November 2, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 5:52 PM. on November 9, 2021.

Discussion

Commissioner Secrest asked where traffic would be accessing the property and confirming it does not access through Patterson.

Chairman Teske asked if the county zoning is the same as the proposed city zone.

Commissioner Gatseos asked about subdivision requirements on the property.

Motion and Vote

Commissioner Gatseos made the following motion "Mr. Chairman, on the Zones of Annexation request for the properties located at 3073 & 3075 Patterson Road to R-4 & property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

This motion can be split into two motions if desired.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for 3073 & 3075 Patterson Road to R-4 **CSR**, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Haitz seconded. The motion carried 6-0.

Commissioner Weckerly made the following motion Mr. Chairman, on the Zone of Annexation request for the property identified as tax parcel No. 2943-091-30-004, a parcel with no physical address to **R-4**, City file number ANX-2021-438, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Commissioner Scissors seconded the motion. The motion carried 6-0.

2. Other Business

None.

3. Adjournment

Chairman moved to adjourn the meeting. Commissioner Scissors seconded. The meeting adjourned at 5:57 PM.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 14, 2021

Presented By: Scott Peterson, Senior Planner

Department: Community Development

Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

Consider a request by KenCo, LLC, to Vacate a Portion of a Publicly Dedicated 14-foot wide Multi-Purpose Easement Located at the Southeast corner of Highway 50 and Palmer Street. | [Staff Presentation](#) | Dial in: 1092

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

The Applicant, KenCo, LLC is requesting the vacation of a portion of a publicly dedicated 14-foot wide Multi-Purpose Easement located at the Southeast corner of Highway 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170 (Carville Simple Subdivision) as part of the development of the proposed Tracys Village Subdivision. This Multi-Purpose Easement was granted to the City of Grand Junction for the use of City approved public utilities as part of the Carville Simple Subdivision in 2004.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The existing 14-foot wide Multi-Purpose Easement was conveyed in 2004 to the City of Grand Junction by Reception Number 2178170 as identified on the Carville Simple Subdivision plat. This Multi-Purpose Easement was granted to the City of Grand Junction for the use of City approved public utilities such as electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines and telephone lines, etc. However, with the new development of the Tracys Village Subdivision (City file # SUB-2020-674), new public multi-purpose easements will be created within the new development and therefore this specific multi-purpose easement in this location on the

property is no longer necessary in its current configuration which encumbers the applicant's property.

The applicant is currently in the process of re-subdividing Lot 2, Carville Simple Subdivision (15.14-acres) into five (5) commercial lots located along the Highway 50 road frontage along with two (2) residential lots for the remainder of the property for the new development that is to be named Tracys Village Subdivision. At this time, the applicant is requesting to vacate a portion of the 14' Multi-Purpose Easement located near the intersection of Highway 50 and Palmer Street in anticipation of this new subdivision.

With the new development of the Tracys Village Subdivision, this Multi-Purpose Easement is no longer necessary in its present location. To date, the property remains vacant and no utility infrastructure has ever been installed (water, sewer, utilities, etc.) within the current multi-purpose easement location. Upon future development of the site, new multi-purpose easements will be dedicated as required on the new subdivision plat or by separate instrument.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was not required for an easement vacation and no utility companies voiced opposition to the proposed vacation request as part of the subdivision application (City file SUB-2020-674).

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject area was posted with an application sign on December 28, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 3, 2021. The notice of this public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate a portion of an existing 14' wide Multi-Purpose Easement does not conflict with the 2020 Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of this easement will have no impact on public facilities or services provided to the general public since new public multi-purpose easements shall be granted as part of the development of the Tracys Village Subdivision as a condition of approval for this vacation.

Further, the vacation request is consistent with the following goals and policies of the

Comprehensive Plan:

Principal 3: Responsible and Managed Growth

Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

Principal 5: Strong Neighborhoods and Housing Choices

Policy 3: Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.

Therefore, staff has found this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;

This request is to vacate a portion of an existing publicly dedicated multi-purpose easement. As such, no parcels will be landlocked as a result of the proposed vacation request. Therefore, staff has found this criterion has been met.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation request does not impact access to any parcel and as such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

New public multi-purpose easements will be identified/dedicated on the new subdivision plat or by separate instrument. Also, no comments concerning the proposed vacation were received from the utility review agencies or the adjacent property owners indicating issue or adverse impacts related to this request or the quality of services provided to the property.

Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

New public multi-purpose easement will be identified/dedicated on the new subdivision plat or by separate instrument. Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services.

Staff finds that this criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements for the City will not change as a result of the proposed vacation as a new public multi-purpose easement(s) will be created. With the elimination of this existing 14' wide multi-purpose easement and with the granting of any new necessary easements, the Applicant can make ready for the new development proposal without the unnecessary encumbrance caused by this easement. Permanent structures cannot be constructed over an easement. As such, Staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Tracys Village Subdivision Vacation of a portion of a publicly dedicated 14' wide Multi-Purpose Easement, VAC-2021-821, located at the SE corner of Hwy 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170, the following findings of fact have been made with the recommended condition of approval:

1. The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.
2. The requested vacation does not conflict with the goals and policies of the 2020 Comprehensive Plan.

Condition 1. Prior to recording of a resolution vacating the Multi-Purpose Easement, an approved Multi-Purpose Easement(s) shall be granted or as otherwise approved by the City, consistent with City standards, either by separate instrument or on a subdivision plat.

Therefore, Staff recommends approval of the requested vacation.

SUGGESTED MOTION:

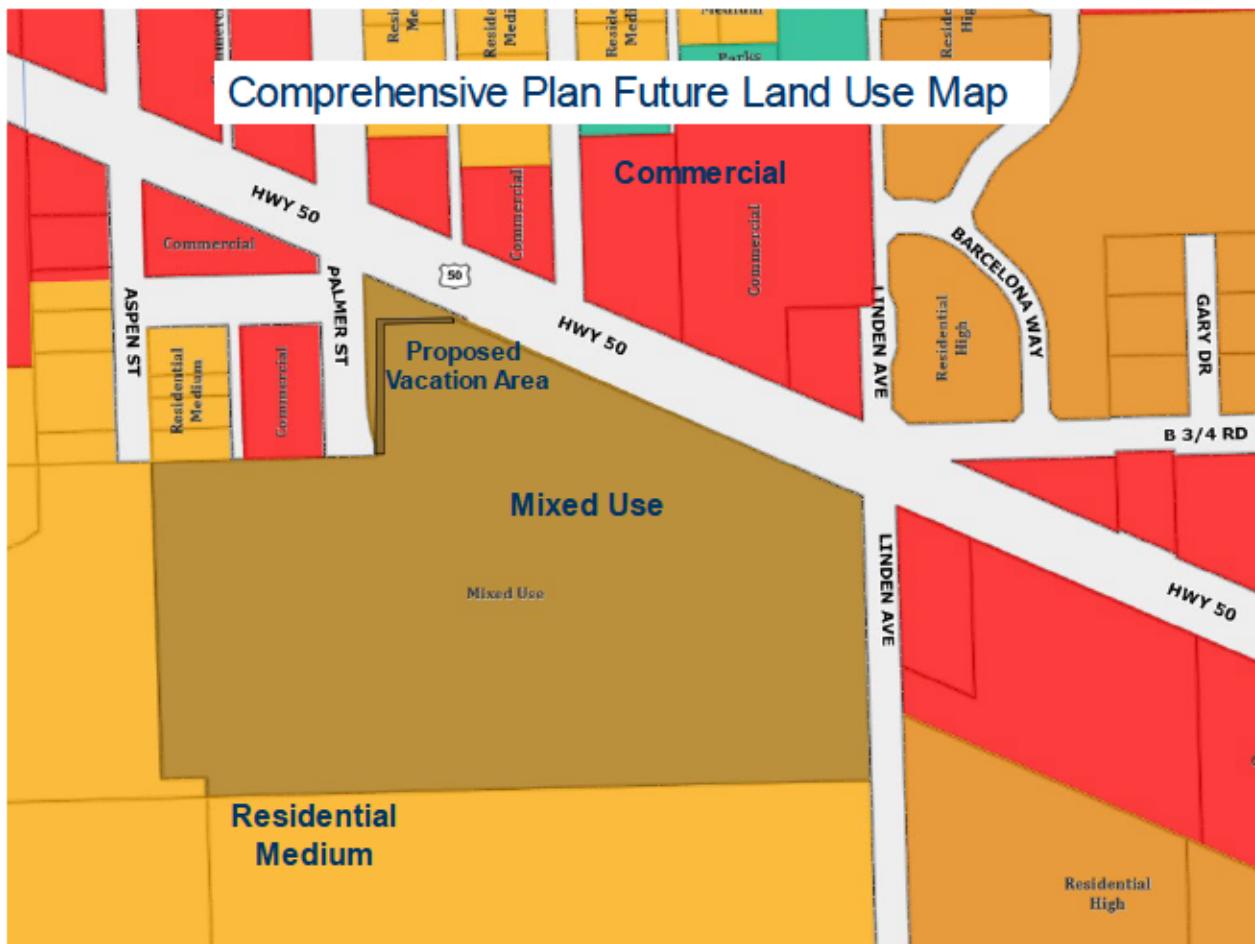
Chairman, on the Tracys Village Subdivision Vacation of a portion of a publicly dedicated 14-foot wide Multi-Purpose Easement, City File Number VAC-2021-821, located at the Southeast corner of Highway 50 and Palmer Street as granted to the City of Grand Junction by Reception Number 2178170, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report. | [Staff Presentation](#) | Dial in: **1092**

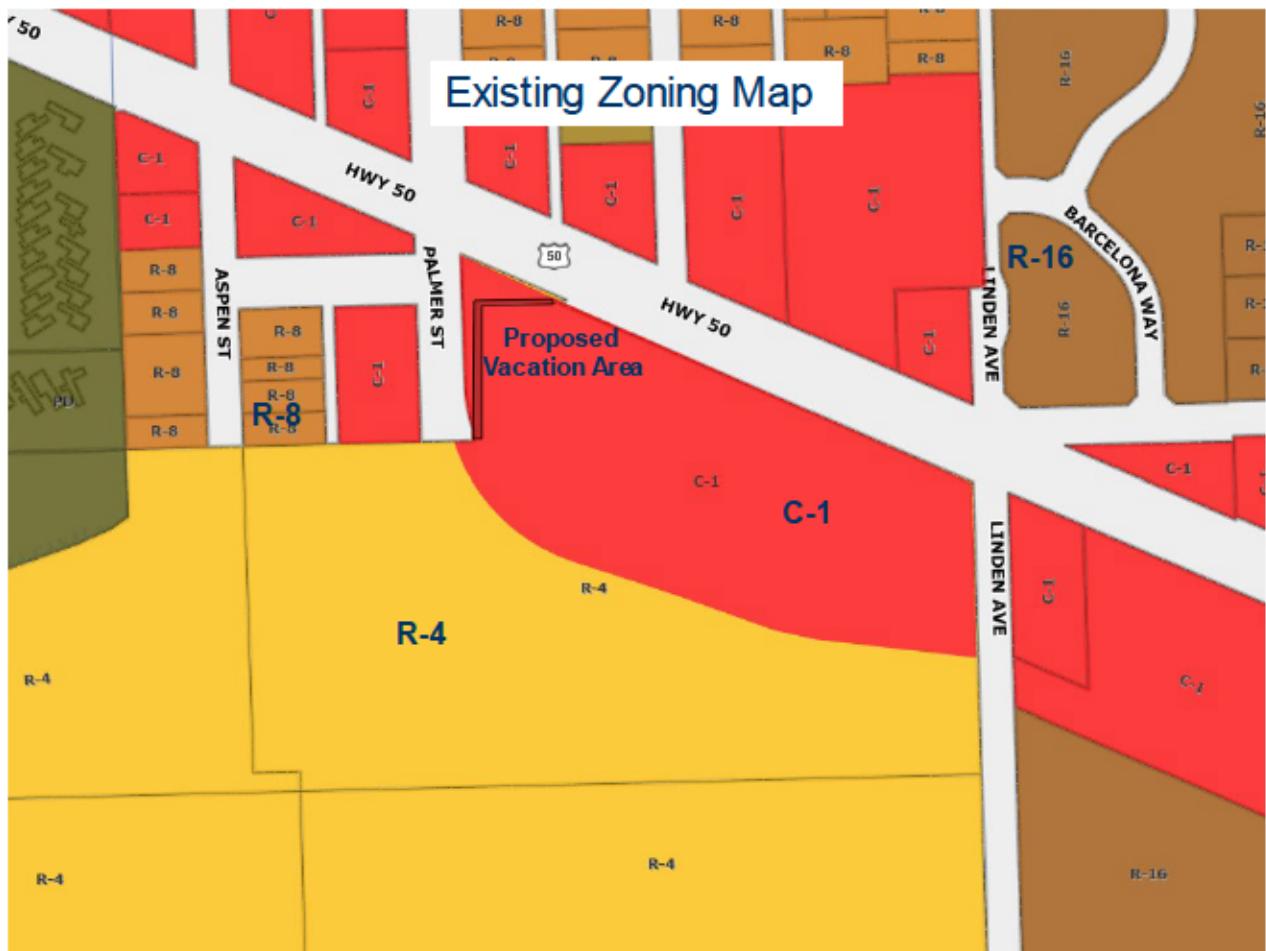
Attachments

1. Site Location, Aerial & Zoning Maps, Etc.
2. Subdivision Plat - Tracys Village Subdivision (Proposed)
3. Vacation Resolution

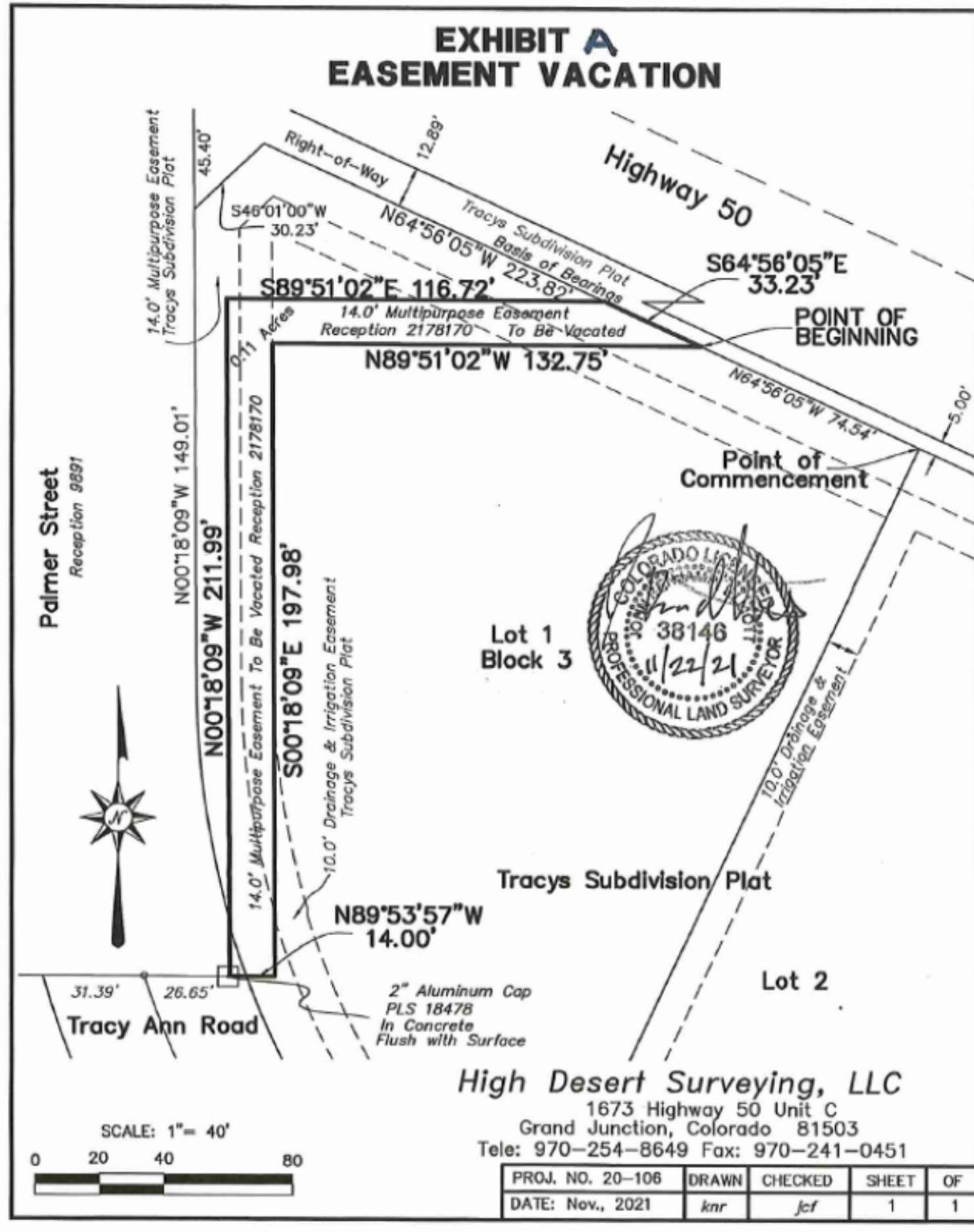








Proposed Vacation Area:



Google Street View from Hwy. 50 looking south showing the requested undeveloped Multi-Purpose Easement area (Photo dated May, 2021)



TRACYS VILLAGE SUBDIVISION

OF A PARCEL LOCATED IN

NE1/4 OF SECTION 26

TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN LOT 2, CARVILLE SIMPLE SUBDIVISION, RECEPTION 2178170 AND RIGHT-OF-WAY VACATION, RECEPTION 2418646 GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That KENCO, LLC, a Colorado limited liability company, is the owner of those properties located in the Northeast Quarter (NE1/4) of Section 26, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows: (Original Warranty Deeds: Reception 2882493)

Lot 2, CARVILLE SIMPLE SUBDIVISION, as shown on plat recorded at Reception 2178170, Mesa County records, containing 14.97 Acres.

AND that right-of-way as vacated at City of Grand Junction Ordinance 4161 and recorded at Reception 2418646 and being more particularly described as follows:

COMMENCING at the Northeast corner of said SW1/4 NE1/4, Section 26, whence the Northwest corner of said SW1/4 NE1/4, Section 26 bears South 89°53'57" East, a distance of 1305.65 feet (as measured) for a basis of bearings, with all bearings contained herein relative thereto; thence South 19°49'16" West, a distance of 88.08 feet to the Northeast corner of said Lot 2, CARVILLE SIMPLE SUBDIVISION; thence North 64°56'05" West, a distance of 698.45 feet, along the Northeasterly line of said Lot 2; thence North 89°51'02" West, a distance of 128.59 feet, along the most Northerly line of said Lot 2 to the POINT OF BEGINNING; thence South 00°18'09" East, a distance of 193.88 feet, along the most Northerly West line of said Lot 2, CARVILLE SIMPLE SUBDIVISION; thence with a non-tangent curve turning to the right having a delta angle of 15°38'26", a radius of 270.00 feet, an arc length of 73.70 feet, and a chord length of 73.48 feet, with a chord bearing of North 08°07'28" West; thence North 00°18'09" West, a distance of 194.41 feet; thence South 65°00'41" East, a distance of 174.34 feet; thence North 89°51'02" West, a distance of 147.63 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.17 Acres, as herein described, being an overall area of 15.14 Acres for both parcels.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown herein, and designated the same as TRACYS VILLAGE SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

Tract A is dedicated to the Property Owners Association by separate document for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is hereby granted a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto over Tract A. The City of Grand Junction is also dedicated reasonable ingress/egress to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Irrigation and Drainage Easements are granted to the Homeowners Association by separate document as perpetual easements for the inspection, installation, operation, maintenance and repair of irrigation facilities, detention and drainage facilities and appurtenances thereto.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown herein.

IN WITNESS WHEREOF, said owner, _____, has caused their name to be hereunto subscribed this _____ day of _____, A.D. 20____.

by: _____ title: _____
for: KENCO, LLC, a Colorado limited liability company

NOTARY PUBLIC'S CERTIFICATE

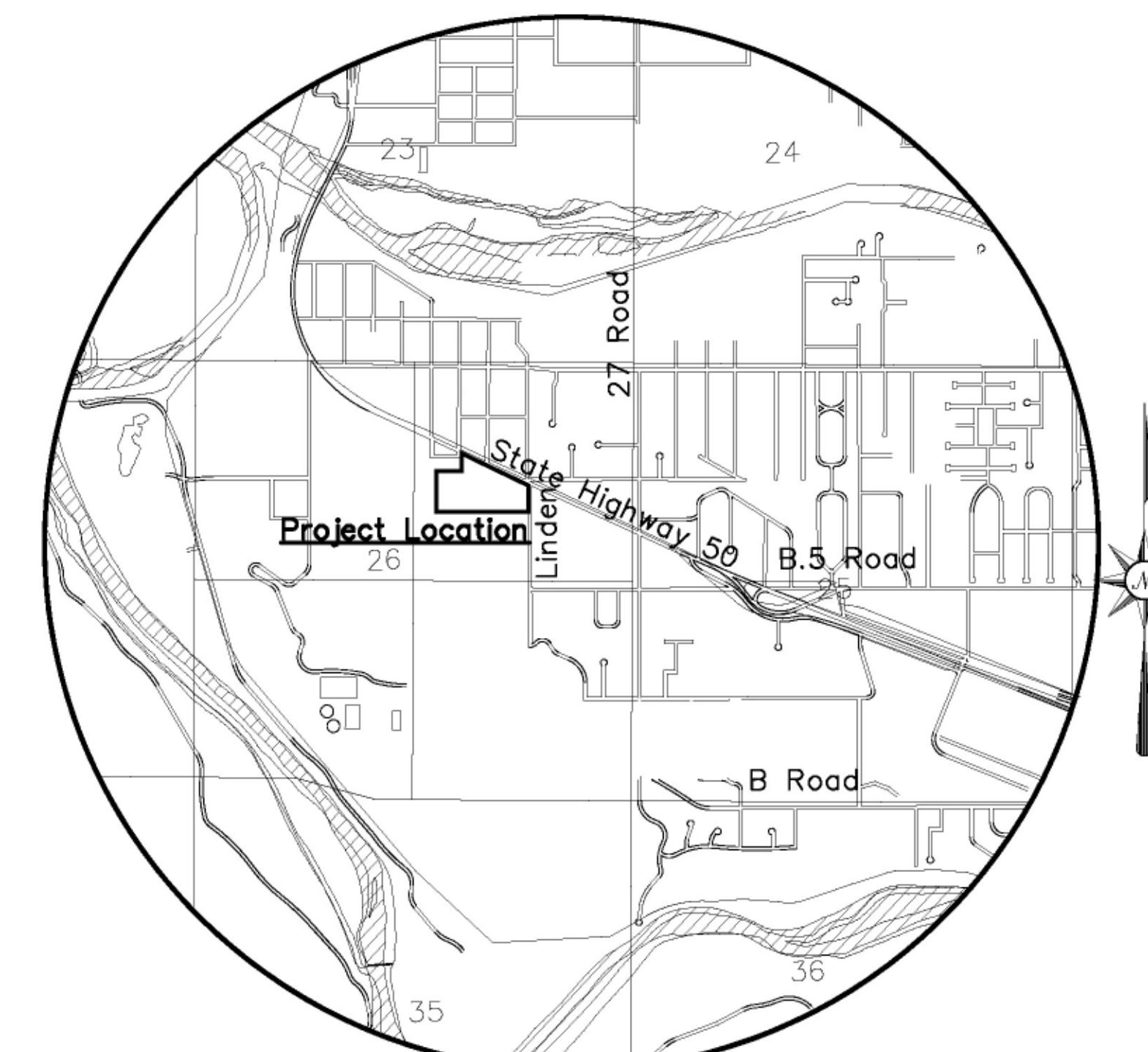
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____, title: _____

for KENCO, LLC, a Colorado limited liability company this _____ day of _____, A.D. 20____.

Witness my hand and official seal:

Notary Public
My Commission Expires _____



VICINITY MAP

NOT TO SCALE

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described herein and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its' security interest, as shown in document recorded at Reception Number _____, public records of Mesa County, Colorado, shall be subordinated to the dedications shown herein.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its _____ with the authority of its Board of Directors, this _____ day of _____, 20____.

By: _____ (title) _____
For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by _____, (title) _____
A.D., 20____.

Witness my hand and official seal:

Notary Public
My Commission Expires _____

	ALIQUOT SURVEY MARKER, AS NOTED
●	SET 2" ALUMINUM CAN ON 30° No. 5 REBAR, PLS 24953
●	PER CRS-38-51-105, IN CONCRETE
□	FOUND EVIDENCE, AS NOTED
▲	PK NAIL, SET IN PAVING
	DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
D	DELTA ANGLE OF ARC
R	RADIUS OF ARC
L	LENGTH OF ARC
NAVD 88	NORTH AMERICAN DATUM 1988

C	CHORD DISTANCE OF ARC
B	CHORD BEARING OF ARC
PER	EQUAL SYMBOL
±	PERCENT SYMBOL
&	AND SYMBOL
60	INTERSTATE HIGHWAY SYMBOL
40	STATE HIGHWAY SYMBOL
US	UNITED STATES
NTS	NOT TO SCALE
CRS	COLORADO REVISED STATUTES
ss	SILICATE, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
—	CALCULATED POSITION OF POINT OF CURVATURE OR POINT OF TANGENCY

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of TRACYS VILLAGE SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code, and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty or guarantee, either express or implied.

Preliminary

TRACYS VILLAGE SUBDIVISION
OF A PARCEL LOCATED IN
NE1/4 OF SECTION 26
T1S, R1W OF THE UTE MERIDIAN
LOT 2, CARVILLE SIMPLE SUBDIVISION
RECEPTION 2178170 AND
RIGHT-OF-WAY VACATION
RECEPTION 2418646
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50, Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451
Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
PLS. NO. 24953
PROJ. NO. 20-108 SURVEYED DRAWN CHKD SHEET OF
DATE: September, 2021 be kmt jcf 1 2

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION VACATING A PORTION OF A 14' MULTI-PURPOSE EASEMENT
AS DEDICATED ON THE CARVILLE SIMPLE SUBDIVISION PLAT
BY RECEPTION NUMBER 2178170**

LOCATED NEAR THE INTERSECTION OF HWY. 50 AND PALMER STREET

RECITALS:

A vacation of a portion of a 14' Multi-Purpose Easement has been requested by the property owner, KenCo LLC, which is no longer necessary. The existing 14' Multi-Purpose Easement was conveyed to the public on the Carville Simple Subdivision plat by Reception Number 2178170. The 14' Multi-Purpose Easement has never been developed and contains no existing utility infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of the 14' Multi-Purpose Easement as identified on the Carville Simple Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described publicly dedicated 14' Multi-Purpose Easement is hereby vacated subject to the listed condition:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.

That portion of the existing 14.0' Multipurpose Easement as described in Reception Number 2178170 across that real property located in the Northeast Quarter (NE $\frac{1}{4}$) Section 26, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1, Block 3, TRACYS VILLAGE SUBDIVISION as shown on plat recorded in the Mesa County records from which the most Northerly Northwest corner of said Lot 1, Block 3 bears North 64°56'05" West, a distance of 223.82 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 64°56'05" West, a distance of 74.54 feet to the POINT OF BEGINNING; thence North 89°51'02" West, a distance of 132.75 feet; thence South 00°18'09" East, a distance of 197.98 feet; thence North 89°53'57" West, a distance of

14.00 feet; thence North 00°18'09" West, a distance of 211.99 feet; thence South 89°51'02" East, a distance of 116.72 feet; thence South 64°56'05" East, a distance of 33.23 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.11 Acres, as herein described.

See Exhibit A.

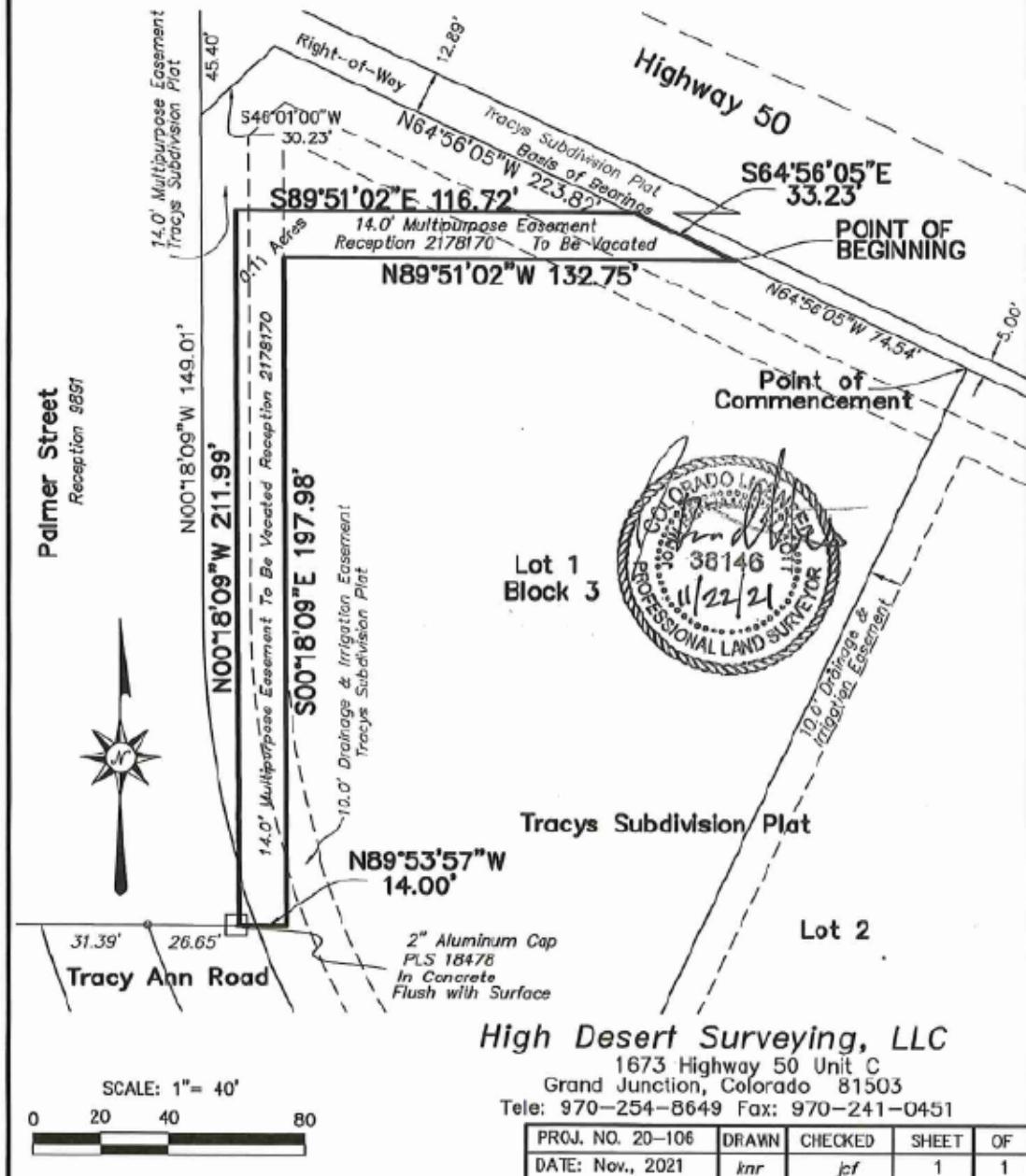
PASSED and ADOPTED this _____ day of _____, 2021.

ATTEST:

President of City Council

City Clerk

EXHIBIT A
EASEMENT VACATION





Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 14, 2021

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard. | [**Staff Presentation**](#) | Dial in: [**9898**](#)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, The Peaks, LLC and Western Constructors, Inc., have requested an extension to the phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and was designed for up to 526 residential units and a golf course and associated amenities. In 2011, the ODP was amended to provide more clarity on the development, including the uses allowed, proposed phasing schedule, and bulk zoning standards. A majority of the overall development has been built out, and per the 2011 amended ordinance, all developable parcels within the Redlands Mesa ODP needed to be platted by the end of 2021. However, there are three remaining developable parcels that have not yet been subdivided and platted. As such, the Applicants are proposing a three-year extension to the phasing schedule in which the remaining developable parcels must be platted by December 31, of 2024. No other changes are being proposed to the ODP.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Outline Development Plan (ODP) for the Redlands Mesa Development, located in

the Ridges, was approved by the City Council on December 16, 1999. The zoning of the property is Planned Development (PD) with an underlying default zone district of R-4. The development was designed for up to 526 residential units, an 18-hole golf course and a commercial parcel including a clubhouse, offices and maintenance facility. The golf course, clubhouse and offices, and maintenance facility have been constructed, and a majority of the areas proposed as residential have been platted (approximately 342 lots). The total acreage for the project is 494.08 acres; of those, 145.25 acres are designated open space and deeded to the City and/or the Redlands Mesa Master Association for care and maintenance. There is a public easement over the open space (but not over the golf course) which is further defined in the "Agreement for Restrictions on the Use of Open Space in Redlands Mesa Planned Development" recorded at Book 2730, Page 54.

In December of 2011, the ODP was amended to provide more clarity to the development due to changes in the Zoning and Development Code that no longer required preliminary plans for Planned Developments. The amendment did not change the original use or development character of the overall development, but did clarify the uses allowed, phasing schedule, and bulk zoning standards required. At the time, the phasing schedule reflected that all remaining developable parcels within the development were required to be platted by December of 2021.

Since 2012, a majority of the Redlands Mesa Development has been platted and built out. Of the total 494.08-acre development, only three parcels of 14.09 acres remain to be subdivided and platted. This acreage includes portions of Parcel 1 and Parcel 13A of the original Redlands Mesa Outline Development Plan. They are currently legally described as Tracts F and H of Ventana at Redlands Mesa subdivision, and Lot 3 of Block 9 Redlands Mesa, Filing One, Phase Two Subdivision. The developable parcels are further illustrated in Exhibit 2. Two of the three remaining parcels are currently under review with proposed subdivisions, but it is not anticipated that they will be approved and platted prior to the December 2021 deadline as required per the 2011 Ordinance (Ordinance 4495).

At the time of original plan approval, the City Council determined that the public benefit was met by providing more efficient infrastructure, reduced traffic demands, more usable public and private open space, recreational amenities, and needed housing choices. This is better outlined in the 2011 ODP Amendment Staff Report attached as Exhibit 5. The plan continues to provide this same benefit as determined in the prior review and approval process, and the Applicants expect to complete the remainder of the development consistent with the plan approvals, pending modification of the phasing schedule. The extension request to the phasing schedule is the only proposed amendment to the approved plan. Prior to any development of the remaining developable lots, Final Development Plans will be submitted for review and Director approval according to the Grand Junction Zoning and Development Code (of which two of the three parcels already have submitted).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on November 2, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were seven meeting attendees from the public, as well as the Applicant team and City staff. After the proposal was explained, those in attendance did not express concerns with the phasing schedule extension request.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 22, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on December 3, 2021. The notice of this public hearing was published on December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with the Zoning and Development Code, a development phasing schedule may be set for greater than one year, but not more than 10 years pursuant to Section 21.02.080(n)(2). The Applicant's request to allow the remaining developable area to be platted within a three-year time frame, ending in December of 2024 is consistent with the Code in regard to requisite timeframes for the overall project.

Section 21.02.150(b)(2)(x) of the Code provides that an ODP shall demonstrate "an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed." There are only three remaining parcels to be developed, two of which are currently under staff review. As such, staff is supportive of the Applicants requested phasing schedule, which would require all remaining developable parcels to be platted by December of 2024.

In addition to 21.02.150(b)(2)(x), when amending the phasing schedule, the Code requires the ODP to demonstrate conformance with the full extent of the approval criteria as provided in 21.02.150(b)(2).

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

- (i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;
- (ii) The rezoning criteria provided in GJMC 21.02.140;
- (iii) The planned development requirements of Chapter 21.05 GJMC;
- (iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;
- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
- (ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;
- (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

As part of the 2011 request to amend the Redlands Mesa Planned Development City File Number PLD-2011-1183, these criteria were reviewed and found to met as can be referenced in the attached 2011 Staff Report. No changes are proposed to the ODP beyond the phasing schedule. As such, the evaluation and resultant findings of fact from the 2011 report remain relevant.

Section 21.05.050(b) provides that the “purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP.” Further, the Code provides the ODP “is recommended for larger, more diverse projects that are expected to be developed over a long period of time.” The recently adopted 2020 Comprehensive Plan classifies the property as having a Land Use designation of Residential Low, which supports a density range between 2 units and 5.5 units per acre. The development has a default zone of R-4, which is not proposed to change with the phasing schedule revision request, and is supported by the Comprehensive Plan. Staff has found the ODP as previously approved and outlined in the 2011 ODP Amendment Staff Report attached as Attachment 5 continues to meet the provided purpose of the ODP and the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Redlands Mesa Planned Development phasing schedule, PLD-2021-809, located along West Ridges Boulevard, the following findings of fact have been made:

1. The proposed phasing schedule is in compliance with Section 21.02.080 (n) (2) of the Zoning and Development Code.
2. The proposed phasing schedule is an appropriate phasing schedule for the property consistent with Section 21.02.150(b)(2)(x) of the Code; and
3. The ODP continues to demonstrate compliance with the standards as set forth within Section 21.05.050(b) of the Code.
4. The ODP continues to demonstrate conformance with Section 21.02.150(b) of the Code.

Therefore, Staff recommends approval of the requested amended phasing schedule.

SUGGESTED MOTION:

Chairman, on the request to extend the development phasing schedule of the previously approved Redlands Mesa Planned Development located along West Ridges Boulevard, City file number PLD-2021-809, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Location Maps and Aerials
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Ordinance 4495 (2011)
5. Exhibit 5 - 2011 ODP Amendment Staff Report
6. Exhibit 6 - Draft Ordinance



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Redlands Mesa ODP Extension

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: 392 W. Ridges Blvd.

Site Acreage: 1.96 Acres

Site Tax No(s): 2945-201-22-003

Site Zoning: PD

Project Description: Extension of Plat recording deadline for the Redlands Mesa ODP

Property Owner Information

Name: The Peaks, LLC

Street Address: 305 Main Street

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-812-7970

E-Mail: Kevin.northpeakinc@gmail.com

Fax #:

Contact Person: Kevin Young

Contact Phone #: 970-812-2933

Applicant Information

Name: Same as Property Owner

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

11/5/21

Signature of Legal Property Owner

Date

11/5/21

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Planned Development - ODP

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location: No Physical Address

Site Acreage: 6.84 and 5.32

Site Tax No(s): 2945-204-70-031 and 2945-204-70-029

Site Zoning:

Project Description: Extension of Plat recording deadline for the Redlands Mesa ODP.

Property Owner Information

Name: Western Constructors, Inc.

Street Address: 730 Scarlet Drive

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-241-5457

E-Mail: bruce@westernconstructors.com

Fax #:

Contact Person: Bruce Milyard

Contact Phone #: 970-241-5457

Applicant Information

Name: Same as Property Owner

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Tracy States

Date

11/3/2021

Signature of Legal Property Owner

Janet B Milyard J

Date

11/3/2021

*Redlands Mesa ODP Plat
Deadline Extension Request
Bella Mesa at Redlands Mesa
Filings 2 & 3, Peaks at Redlands
Mesa Filing 3*

General Project Report

Parcels 2945-204-70-031, 2945-204-70-029, 2945-201-22-003

November 3, 2021

Prepared for:

City of Grand Junction
Grand Junction, CO 81501

Prepared by:



**215 Pitkin Suite 201, Grand Junction, CO 81501
Grand Junction, CO 81506
Phone: (970) 241-4722
Fax: (970) 241-8841**

- General Project Report –
Owner: Western Constructors,
Inc. and The Peaks, LLC

A. Project Description:

Location: No physical address associated with the parcel numbers 2945-204-70-031 and 2945-204-70-031, and 392 W. Ridges Blvd.

Acreage: The parcels are 6.84 acres, 5.32 acres, and 1.96 acres.

Proposed Use: Bella Mesa at Redlands Mesa Filing 2 and Peaks at Redlands Filing 3 are currently under Preliminary/Final subdivision review with the City. This request is to extend the platting deadline given in the Amended Redlands Mesa ODP (adopted January 16, 2012) from December 2021 until December 2024.

B. Public Benefit

There is no direct public benefit as a result of this request. The request will, however, maintain consistent development of the three parcels with what has already been developed in Redlands Mesa.

C. Neighborhood Meeting

A neighborhood meeting was held on November 2, 2021, and the meeting notes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The approval of the request will ensure that development will comply with future development of the parcels and will ensure continued compatibility.

2) Land use in the surrounding area:

The parcels are located in the Redlands Mesa Master Planned Development which consists of a mixture of housing types, golf course and open spaces and trails.

3) Site access and traffic patterns:

Not applicable for this request.

4) Availability of utilities, including proximity of fire hydrants:

Redlands Mesa is served by the following:

- Ute Water
- Grand Junction 201 Service Area Boundary
- Mesa County Drainage Authority
- Ridges Irrigation District
- Xcel Energy
- City of Grand Junction Fire (Station 5)
- Charter (Cable)
- CenturyLink (Phone)

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of this request.

6) Effects on public facilities:

The approval of the request will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable for this submittal.

8) Number of employees:

Not applicable for this submittal.

9) Signage

Not applicable for this submittal.

10) Site Soils Geology:

Not applicable for this submittal.

11) Impact of project on-site geology and geological hazards:

Not applicable for this submittal.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The project is in compliance with the Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The request complies with the current zoning.

(iii) Conditions of any prior approvals.

The request complies with the previously approved PD and the underlying zoning.

(iv) Public facilities and utilities shall be available concurrent with the development.

Not applicable for this request.

(v) Received all applicable local, State and federal permits.

Not applicable for this request.

F. Development Schedule

Not applicable for this request.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Western Constructors, Inc. ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel Nos. 2945-204-70-031 and 2945-204-70-029

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) President for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Amend Redlands Mesa ODP Plat Deadline.

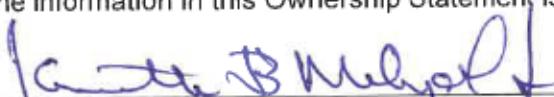
I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative:



Printed name of person signing: Kenneth B. Milyard, President

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 3rd day of November, 20 21

by Kenneth B. Milyard, Jr.

Witness my hand and seal.

My Notary Commission expires on March 11, 2022

MONICA ANN HATTSTAEDT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20144011193
My Commission Expires March 11, 2022


Notary Public Signature

Doc Fee: \$65.00

SPECIAL WARRANTY DEED**This Deed, made December 29, 2020**

Between BrightStar Redlands Mesa Investment, LLC, a Delaware limited liability company, of the County Mesa, State of Colorado, grantor(s) and Western Constructors, Inc, a Colorado corporation, , whose legal address is 730 Scarlet St., Grand Junction, CO 81505 County of Mesa, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS AND NO/100'S (\$650,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado described as follows:

Tract H and Tract F of Ventana at Redlands Mesa, County of Mesa, State of Colorado

also known by street and number as **Vacant Land, Grand Junction, CO 81507**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

BrightStar Redlands Mesa Investments LLC, a
Delaware limited liability company

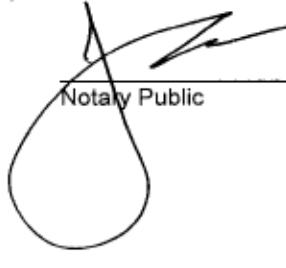
By: David Weckerly, Managing Consultant

STATE OF COLORADO
COUNTY OF Mesa

}ss:

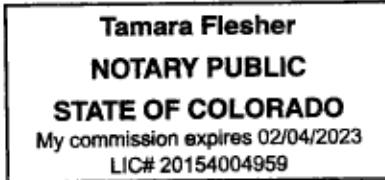
The foregoing instrument was acknowledged before me December 29, 2020 by David Weckerly as Managing Consultant for BrightStar Redlands Mesa Investments LLC, a Delaware limited liability company.

Witness my hand and official seal.



Notary Public

My Commission expires:



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) The Peaks, LLC ("Entity") is the owner of the following property:

(b) 392 W. Ridges Blvd., Grand Junction, CO

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d)

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative:



Printed name of person signing: Kevin Young, Manager

State of Colorado)

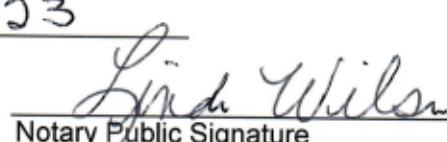
County of Mesa) ss.

Subscribed and sworn to before me on this 5th day of November, 20 21

by Kevin Young

Witness my hand and seal.

My Notary Commission expires on 7-22-2023


Notary Public Signature

LINDA WILSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #70154028882
My Commission Expires July 22, 2023

Doc Fee: \$43.75

SPECIAL WARRANTY DEED

This Deed, made December 27, 2019

**305 Main St. Suite A, Grand Junction, CO 81501

Between Brightstar Redlands Mesa Investment, LLC, a Delaware limited liability company, of the County of Mesa, State of Colorado, grantor(s) and The Peaks LLC, a Colorado limited liability company, , whose legal address is **P.O. Box 443, Grand Junction, CO 81502 County of Mesa, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of FOUR HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100'S (\$437,500.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado described as follows:

Lot 3 of
 Block 9 Redlands Mesa Filing One Phase Two Subdivision.
 County of Mesa, State of Colorado

also known by street and number as 392 W Ridges Blvd, Grand Junction, CO 81507

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised..**

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

Brightstar Redlands Mesa Investment LLC, a
 Delaware limited liability company

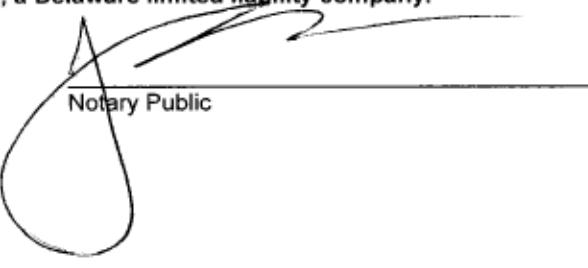
By: David Weckerly, Managing Consultant

STATE OF COLORADO
 COUNTY OF Mesa

}ss:

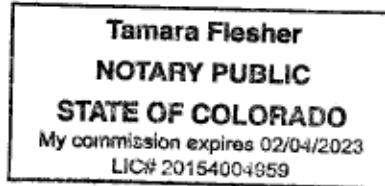
The foregoing instrument was acknowledged before me December 16, 2019 by David Weckerly, Managing Consultant for Brightstar Redlands Mesa Investment LLC, a Delaware limited liability company.

Witness my hand and official seal.



Notary Public

My Commission expires:




STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named The Peaks, LLC, a Colorado limited liability company and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/> _____	
3. The entity is formed under the laws of State of Colorado
4. The mailing address for the entity is _____
5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Kevin Young, Manager
6. ²The authority of the foregoing person (s) to bind the entity is not limited limited as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property: n/a

Executed this _____.

SELLER:



Kevin Young, Manager
STATE OF COLORADO
COUNTY OF Mesa

}ss:

The foregoing instrument was acknowledged before me this 18th day of September, 2020 by The Peaks, LLC, a Colorado limited liability company by Kevin Young, Manager

Witness my hand and official seal NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984017338
My Commission Expires June 23, 2022

Notary Public

¹This form should not be used unless the entity is authorized to bind title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
The statement of authority must be recorded to obtain the benefits of the statute.



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Western Constructors, Inc., a Colorado Corporation an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: Western Constructors, Inc.

The Entity is a: Colorado Corporation

(state type of entity and state, country or other government authority under whose laws such entity was formed)

The mailing address for the Entity is: 730 Scarlet St, Grand Junction, CO 81505

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

Kenneth B. Milyard, President

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: NONE

(if no limitations insert "NONE")

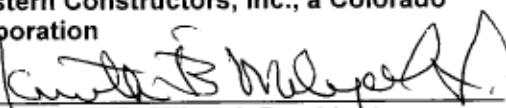
Other matters concerning the manner in which the Entity deals with any interest in real property are:

(if no matters, leave this section blank)

EXECUTED this January 8, 2021

SELLER:

Western Constructors, Inc., a Colorado corporation



By: Kenneth B. Milyard, President

STATE OF COLORADO
COUNTY OF Mesa

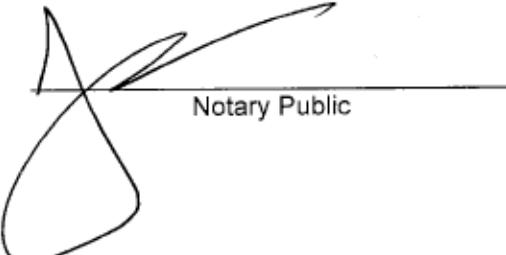
} SS:

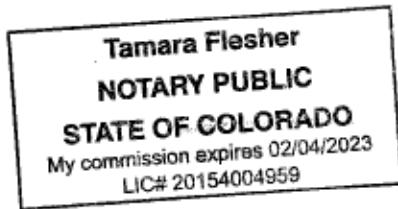
The foregoing instrument was acknowledged before me this January 8, 2021,

by Kenneth B. Milyard as President for Western Constructors, Inc., a Colorado corporation

Witness my hand and official seal.

My commission expires: _____


Notary Public



3 PAGE DOCUMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4495

AN ORDINANCE AMENDING THE OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021. **Amend to December 2024.**
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

- 20' West Ridges Blvd. – from r-o-w (path side)
- 30' West Ridges Blvd. – from r-o-w (non-path side)
Note: path side is that side 40' from control line shown inside r-o-w.
- 20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20' From property line (common rear yard lot lines)
20' From property line (adjacent to golf or open space)
5' Internal side setback
15' Minimum between buildings
15' Perimeter side setback
20' Minimum Street Frontage
40' Building Height
65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

INTRODUCED on first reading the 4th day of January, 2012 and ordered published in pamphlet form.

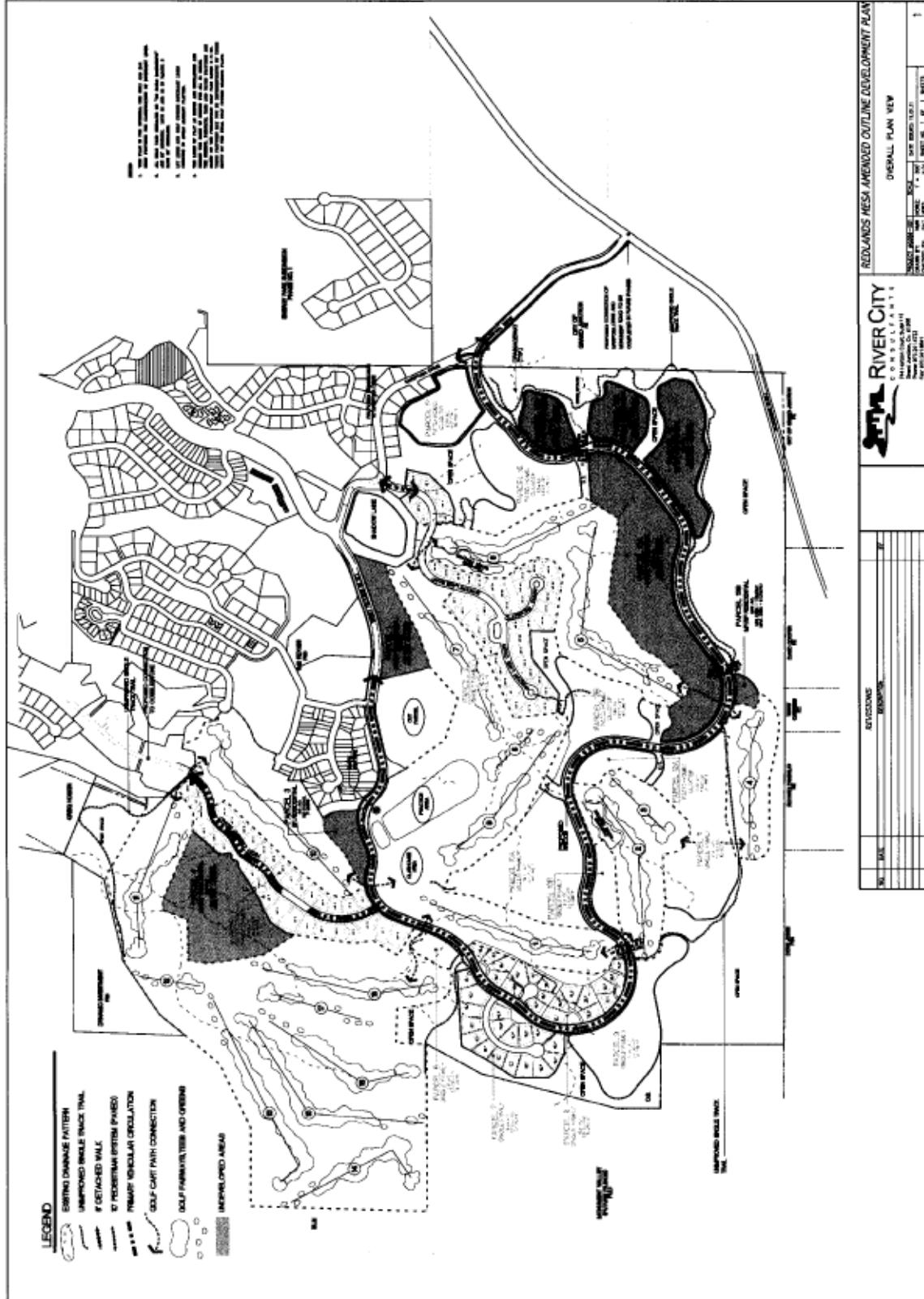
PASSED and ADOPTED on second reading the 16th day of January, 2012 and ordered published in pamphlet form.

ATTEST:

Stephanie Tuin
City Clerk

Tom Kenyon
President of the Council

Exhibit "A"



Bella Mesa 2 and 3



City of Grand Junction



0.13

0.25

mi

Printed: 10/28/2021
1 inch equals 188 feet
Scale: 1:2,257

Packet Page 42

The Peaks



0.13

0.25

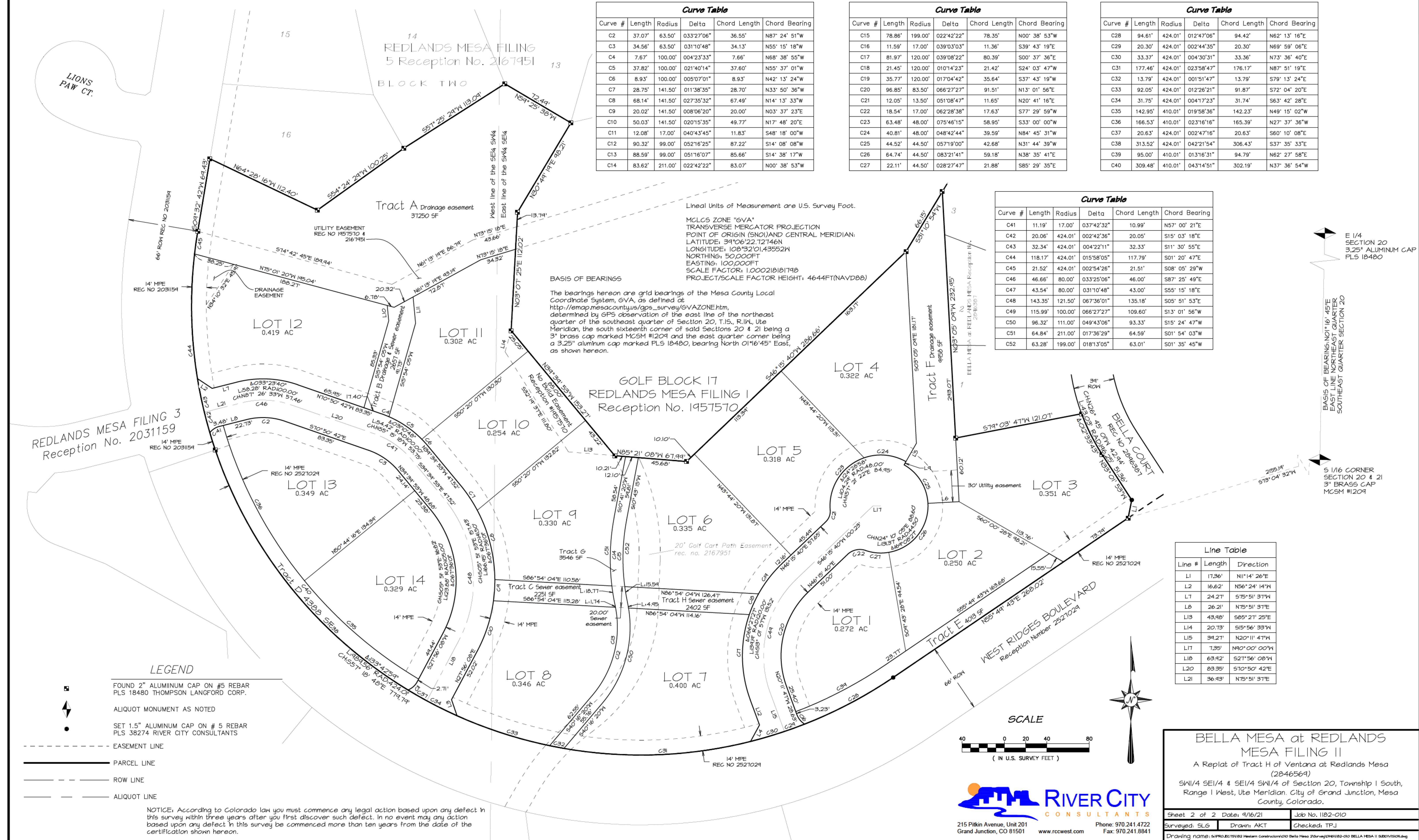
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Printed: 10/28/2021
1 inch equals 188 feet
Scale: 1:2,257

BELLA MESA at REDLANDS MESA FILING II

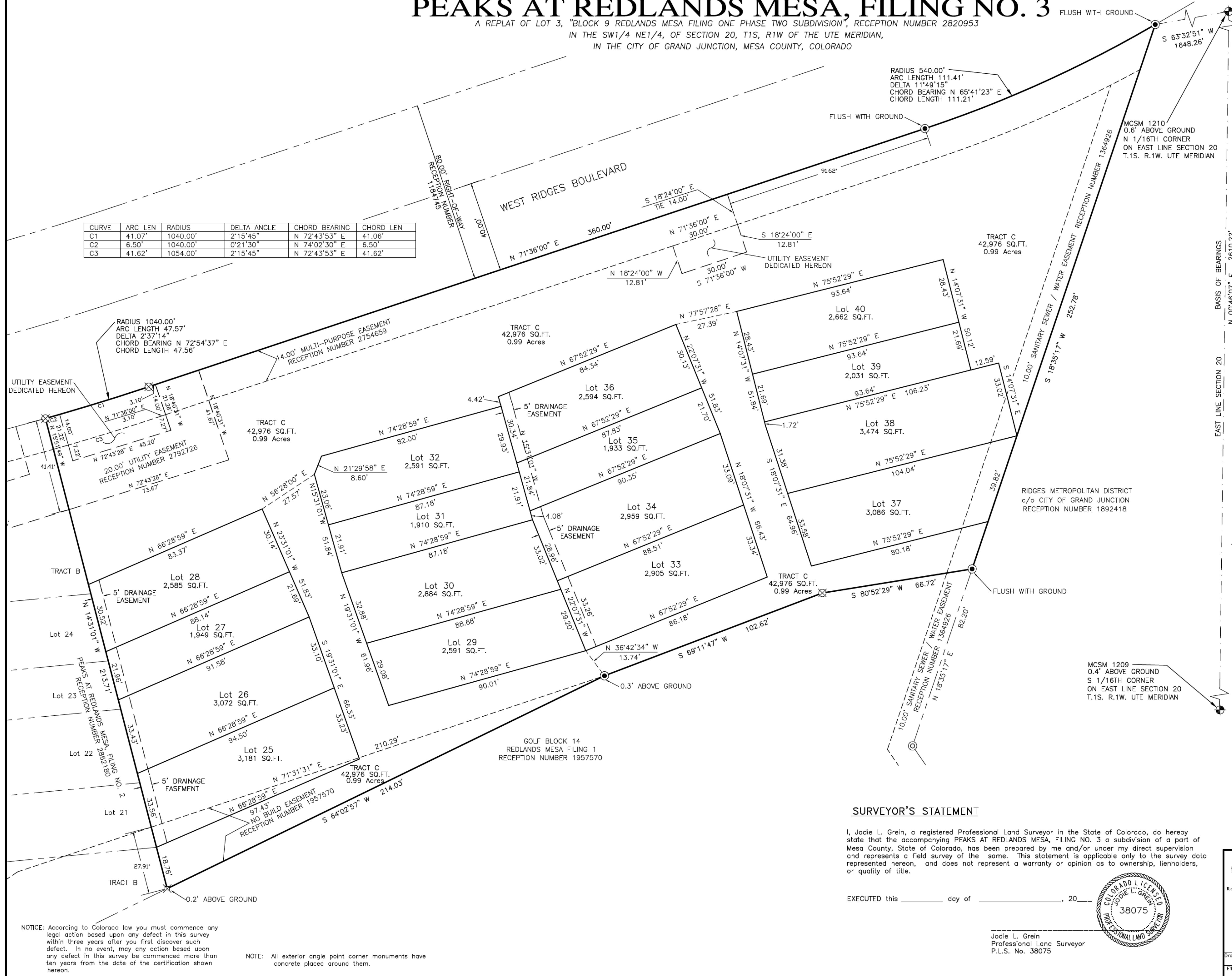
A Replat of Tract H of Ventana at Redlands Mesa (2846569)

SW1/4 SE1/4 & SE1/4 SW1/4 of Section 20, Township I South, Range I West, Ute Meridian. City of Grand Junction, Mesa County, Colorado.

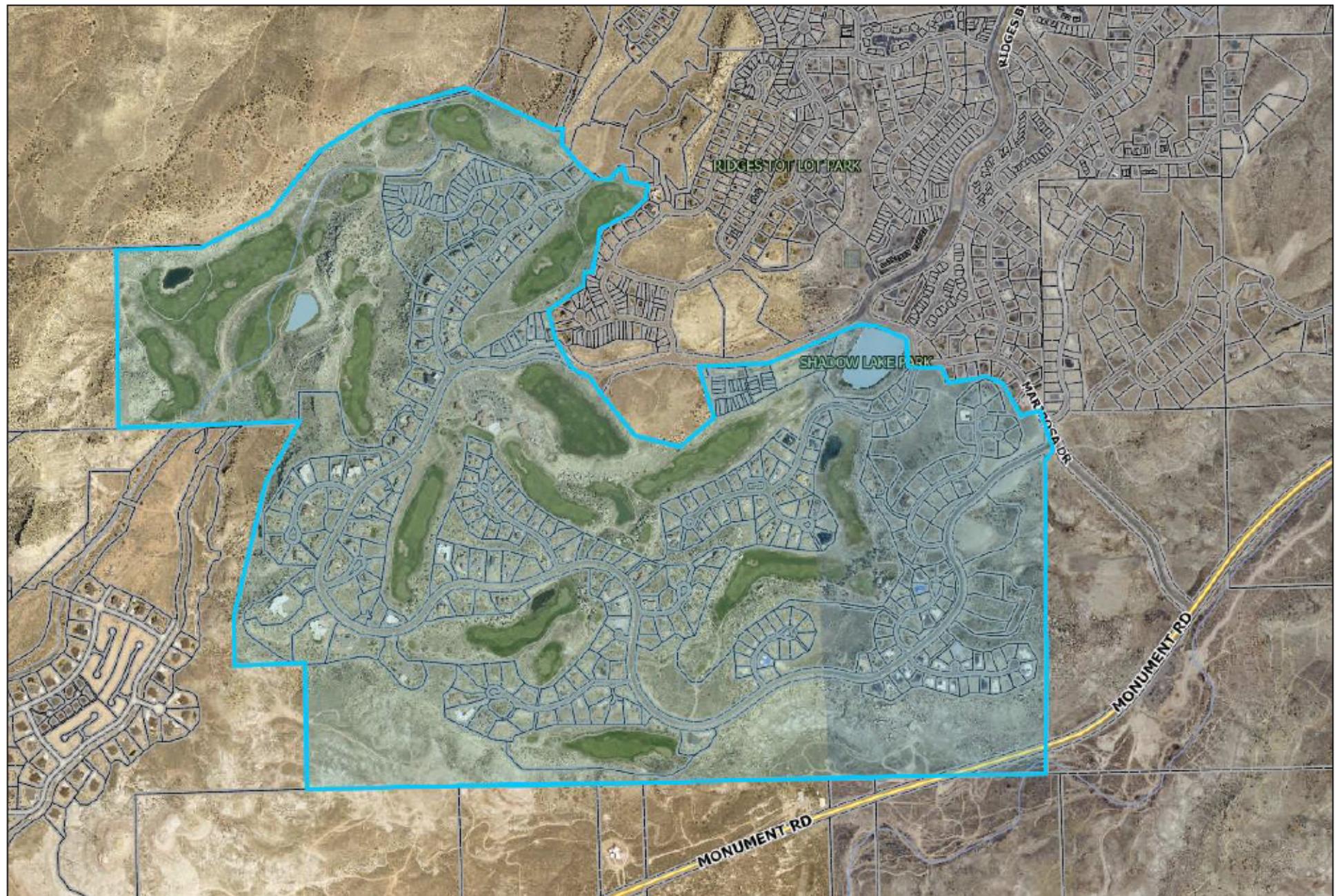


PEAKS AT REDLANDS MESA, FILING NO. 3

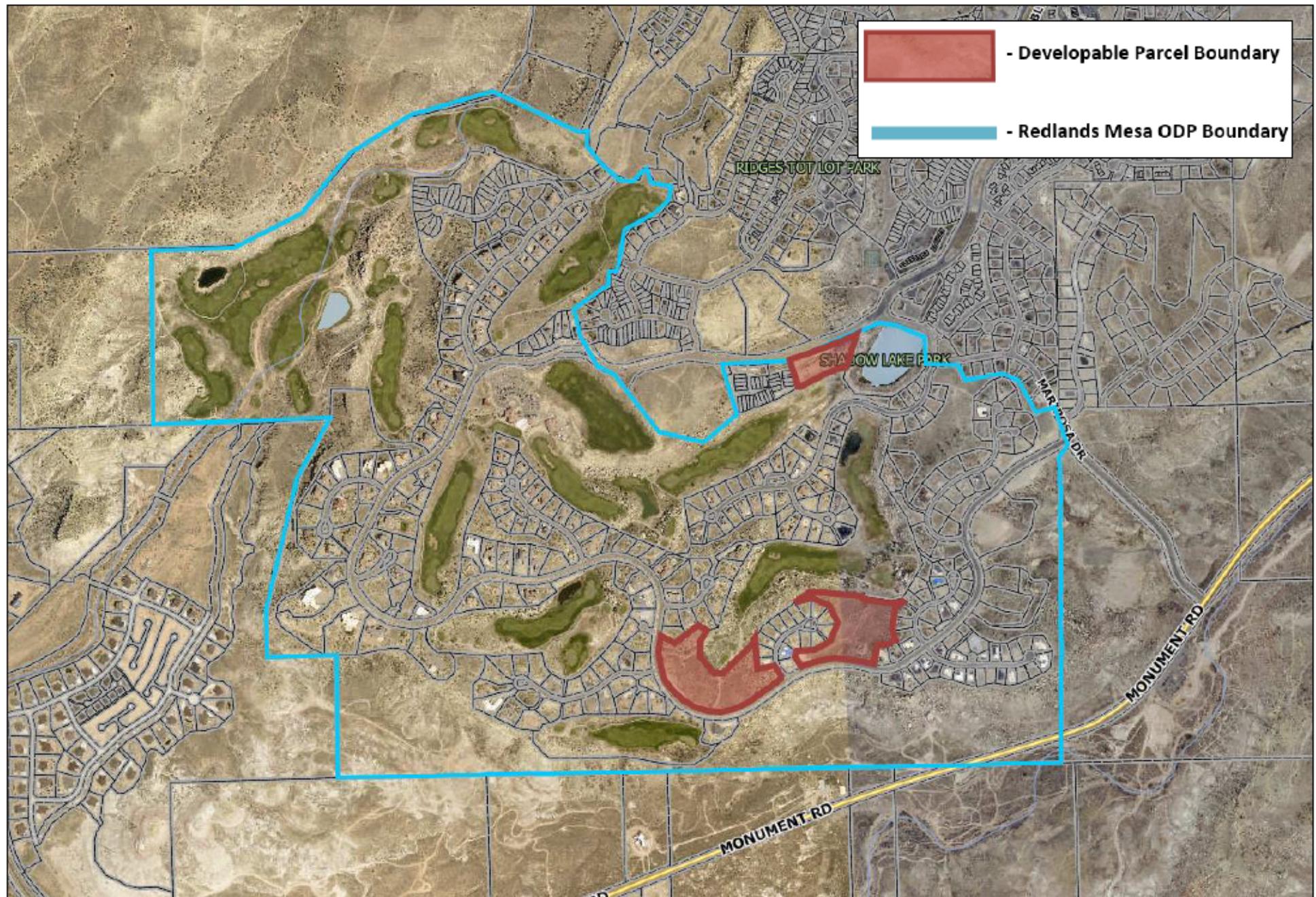
A REPLAT OF LOT 3, "BLOCK 9 REDLANDS MESA FILING ONE PHASE TWO SUBDIVISION", RECEPTION NUMBER 2820953
IN THE SW1/4 NE1/4, OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP – REDLANDS MESA DEVELOPMENT BOUNDARY



VICINITY MAP – REMAINING DEVELOPABLE PARCELS



ZOOMED IN - REMAINING DEVELOPABLE PARCELS

Lot 3 of Block 9 Redlands mesa Filing One Phase Two Subdivision

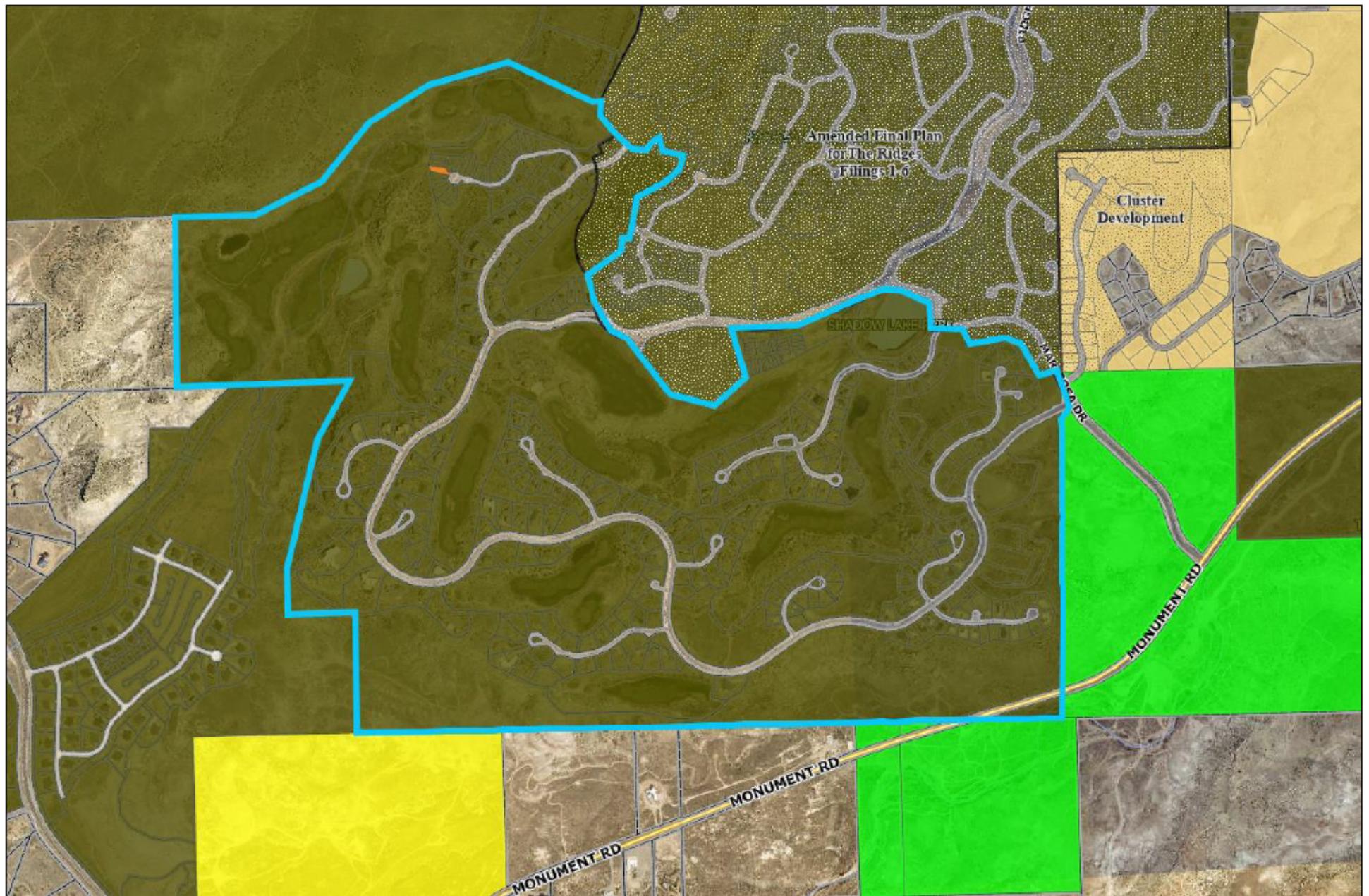


ZOOMED IN - REMAINING DEVELOPABLE PARCELS

Tracts F & H of Ventana at Redlands Mesa



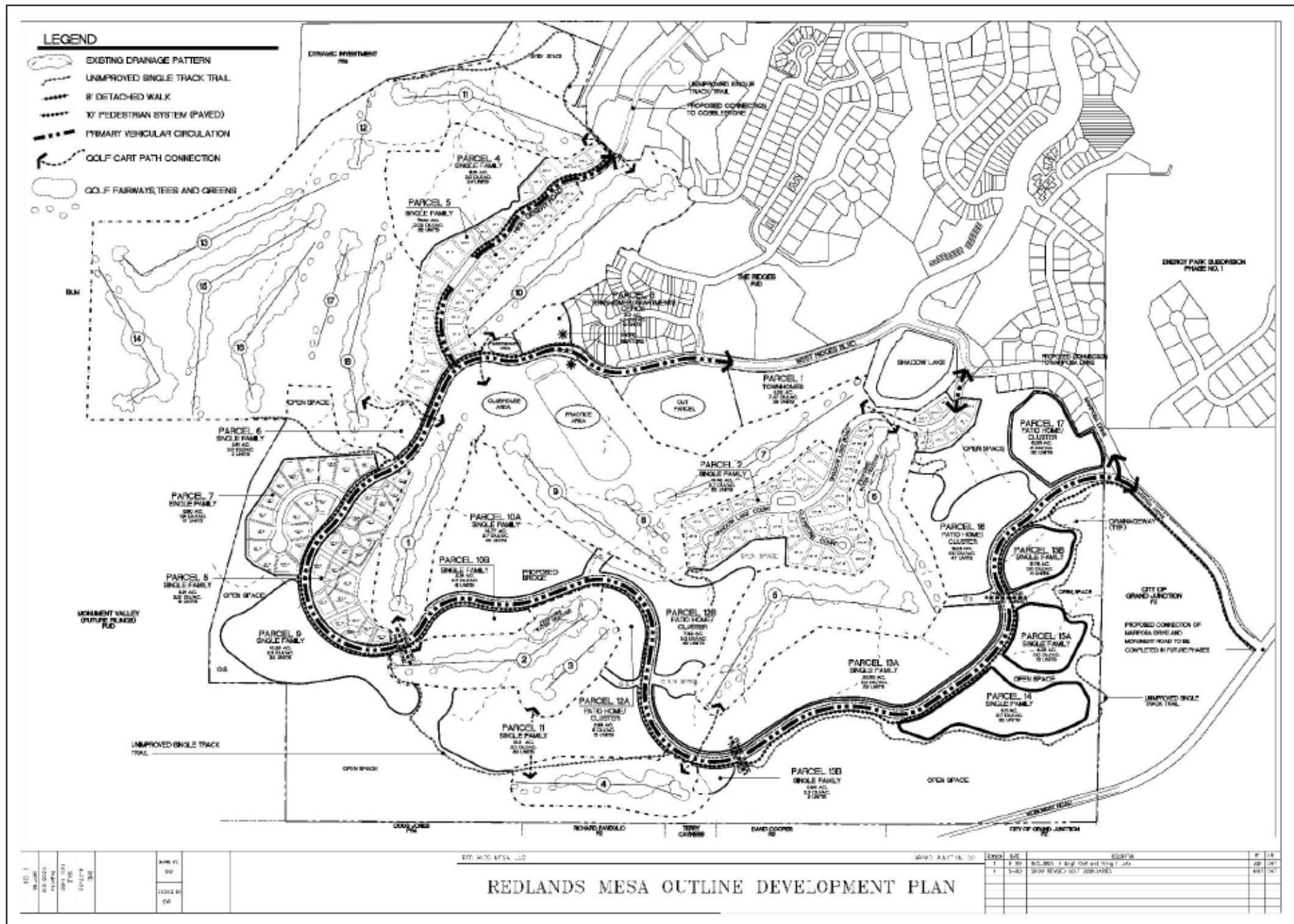
Zoning Map



Zoning Map



ORIGINAL REDLANDS MESA OUTLINE DEVELOPMENT PLAN





REDLANDS MESA ODP PLAT DEADLINE EXTENSION

**Bella Mesa at Redlands Mesa Filing 2 and 3,
Peaks at Redlands Mesa Filing 3 (392 W. Ridges Blvd.)
(Parcel Nos. 2945-204-70-031, 2945-204-70-029 and 2945-201-22-003)**

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING

**TUESDAY, NOVEMBER 2, 2021, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Redlands Mesa ODP Plat Deadline Extension was held on November 2, 2021, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 22, 2021, per the mailing list received from the City of Grand Junction. There were seven attendees from the public. Also present were Tracy States, Project Coordinator with River City Consultants, David Thornton, Principal Planner with the City of Grand Junction, and Bruce Milyard and Kevin Young representing the property owners.

Ms. States presented the request to extend the platting deadline for the approved Redlands Mesa ODP and Amended ODP for three years, from December 2021 to December 2024. It was explained that this was the only request being made, no other changes were proposed. Ms. States presented location maps and the plats for Bella Mesa at Redlands Mesa Filing 2 and Peaks at Redlands Mesa Filing 3 and said these projects were already under review with the City but getting them platted by year end due to the holidays and current City workload was unlikely. Ms. States opened the meeting up for questions.

There were a couple of questions from the attendees regarding density. Ms. States explained the allowed density was not changing. Bruce Milyard offered that some preliminary design for Bella Mesa Filing 3 has already been done but not quite ready for submittal to the City yet.

Ms. States went on to explain the public hearing process. Dave Thornton with the City confirmed the process and added that the city supports the request, and it preserves the intent of existing Redlands Mesa development. The attendees had no concerns regarding the platting deadline extension request.

The meeting adjourned at approximately 5:45 PM.

3 PAGE DOCUMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4495

AN ORDINANCE AMENDING THE OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
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- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

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INTRODUCED on first reading the 4th day of January, 2012 and ordered published in pamphlet form.

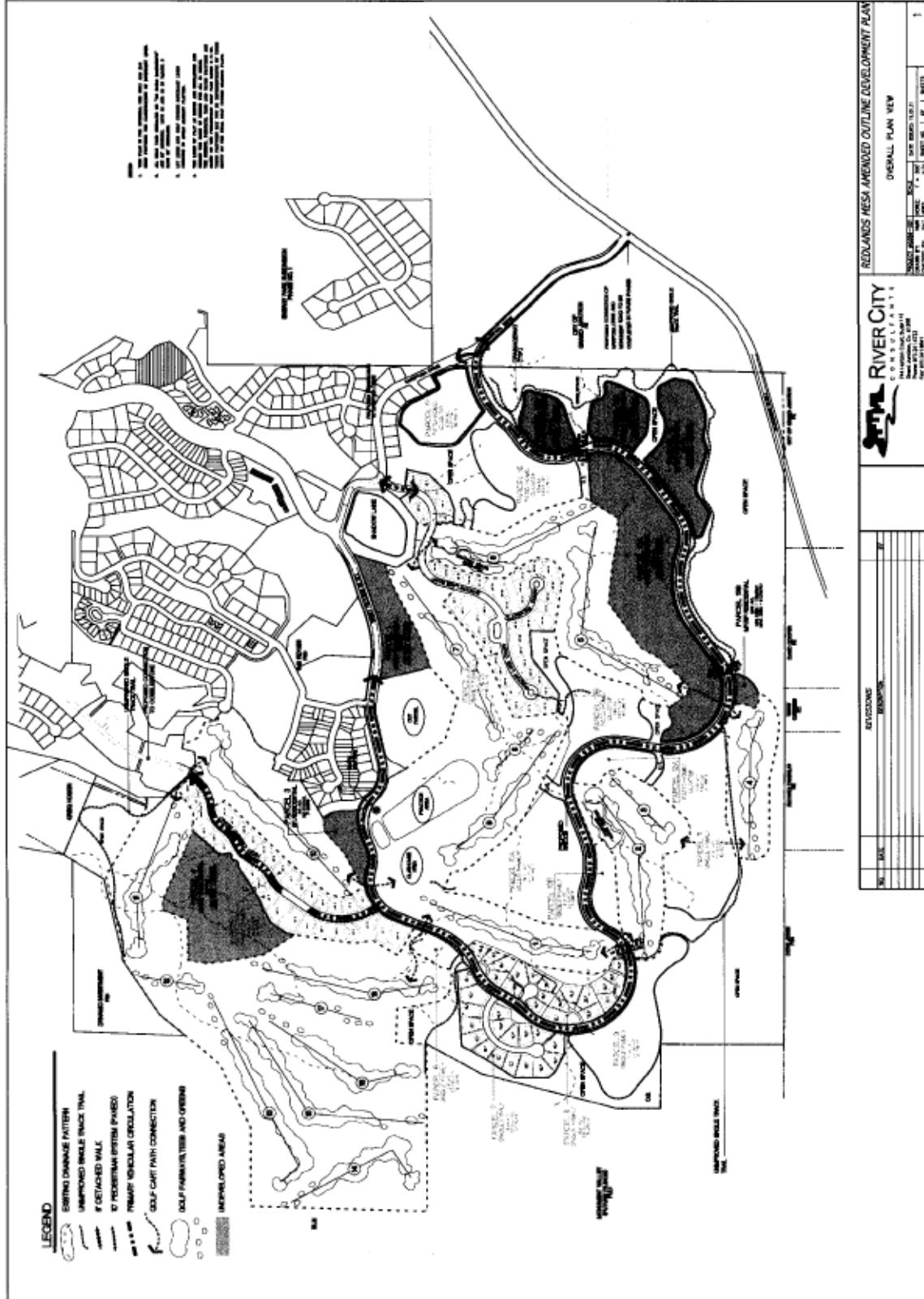
PASSED and ADOPTED on second reading the 16th day of January, 2012 and ordered published in pamphlet form.

ATTEST:

Stephanie Tuin
City Clerk

Tom Kenyon
President of the Council

Exhibit "A"





CITY COUNCIL AGENDA ITEM

Date: January 6, 2012
Author: Lori V. Bowers
Title/ Phone Ext: Senior Planner / 4033
Proposed Schedule: Wednesday, January 4, 2012
2nd Reading: Monday, January 16, 2012
File #: PLD-2011-1183

Subject: Amend the Redlands Mesa Planned Development, Outline Development Plan and Phasing Schedule

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Ordinance to Amend the Redlands Mesa Outline Development Plan

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

Executive Summary:

The proposed amendment to the almost 14 year old Outline Development Plan (ODP) includes a new phasing schedule, changes in housing type for certain phases of the development and revised bulk standards for future filings, with no change in overall density. All future filings will be subject to the 2010 Zoning and Development Code.

Background, Analysis and Options:

The Outline Development Plan for Redlands Mesa Development, located in the Ridges, was approved by the City Council on December 16, 1999. The zoning of the property is PD, Planned Development with an underlying default zone district of R-4. It was designed for 526 residential units, an 18 hole golf course and a commercial parcel including a clubhouse, offices and maintenance facility. The golf course, clubhouse and offices, and maintenance facility have been constructed. The temporary sales office will move to a permanent site near the clubhouse. About 70 residential units have been constructed. The total acreage for the project is 494.08 acres; of those, 145.25 acres are designated open space and deeded to the Redlands Mesa Master Association for care and maintenance. There is a public easement over the open space (but not over the golf course) which is further defined in the "Agreement for Restrictions on the Use of Open Space in Redlands Mesa Planned Development," Recorded at Book 2730, Page 54. There are approximately 60.281 acres remaining to be developed, designated as Parcels 1, 3, 4, 13A, 14, 15A, and 15B.

The original ODP allowed a maximum density of 526 residential units with the density of each phase to be established at the time of Preliminary Plan Approval. Under the 2010 Zoning and Development Code ("new Code"), Preliminary Plans are no longer required, as the ODP must include more detail than required under the previous Zoning Code.

The proposed amended ODP indicates the maximum density of each development area or “Pod.” The new Code also allows for density/intensity to be transferred among pods/areas to be developed unless explicitly prohibited by the ODP approval. The Applicants intend to utilize this section of the Code, so the amended ODP does not prohibit transfer of densities. This means that density of a pod can vary from one dwelling unit per acre to eight dwelling units per acre, while preserving the overall maximum density of 526 units. Likewise, the ODP amendments allow construction of single-family homes, townhomes, patio homes or cluster type developments throughout the undeveloped areas, without restricting certain housing types to certain pods. The default zone remains R-4.

Final development plans will be submitted for review and Director approval according to the new Code. The City Attorney will review covenants and restrictions prior to the final development plan approval. More detail is provided in the attached Staff report.

How this item relates to the Comprehensive Plan Goals and Policies:

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows:

Goal 3: “The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.”

Goal 8: “Create attractive public spaces and enhance the visual appeal of the community through quality development.”

The Redlands Mesa project has provided and will continue to provide a quality development for the community with attractive open spaces and unique amenities (golf course) and will continue to add balanced growth in the City. The proposed changes will allow flexibility for construction of housing types that the market demands at the time, while respecting an overall density that is consistent with the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of December 13, 2011.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

Consideration of the Ordinance was Wednesday, January 4, 2012.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Blended Residential Map
Amended Outline Development Plan (ODP) Map
Parcel Detail Maps (5)
Planned Development Rezone Ordinance

ANALYSIS

I. Background:

Uses and Development Character

The proposed amendment to the existing ODP does not change the original use and development character. Single family detached, multifamily residential and commercial were the uses proposed under the original ODP and still allowed under the proposed amendment.

The densities for each Pod (identified as a parcel and number on the plan) are defined on the Plan. The Applicant reserves the right to transfer densities between the Pods not to exceed the maximum density allowed.

Density

Eight Filings have already been platted. The overall proposed residential density of the development is 526 dwelling units. A total of 100.18 acres, containing 259 residential lots have been platted. About 70 units have been constructed. Each Pod describes the allowed uses and minimum/maximum density allowed.

Access

Access into and through the development was established with the preceding ODP and final plats and will not change.

Open Space / Park

The open space throughout this development was established with the preceding ODP and final plats and will not change.

Community Benefit

The purpose of the Planned Development (PD) zone is to provide design flexibility. Planned development should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

1. More efficient infrastructure;
2. Reduced traffic demands;
3. More usable public and/or private open space;
4. Recreational amenities; and/or
5. Needed housing choices.

The proposed amendment allows single family detached and multifamily residential

dwelling units creating needed housing choices. Furthermore internal traffic and pedestrian circulation and clustered development create more efficient use of infrastructure and more usable open space.

Therefore the proposed development meets the following community benefits as outlined in Chapter 5:

1. More efficient infrastructure.
2. More usable public and/or private open space.
3. Recreational amenities.
4. Needed housing choices.

Phasing Schedule

Pursuant to the Code, the PDP will be submitted within 2 years after approval of the ODP, unless a phasing schedule is otherwise approved with the preliminary plan. The Applicant requests the maximum of 10 years to be allowed to complete the platting of the remaining undeveloped parcels.

Default Zoning

The Applicant is proposing a default zone of R-4, which is consistent with the Comprehensive Plan Blended Map designation of Residential Low. The bulk standards for the R-4 zone, as indicated under Section 21.03.040(e) in the Zoning Code, are as follows:

Density: 2 to 4 dwelling units per acre

Maximum lot coverage: 50%

Minimum lot area: 7,000

Minimum lot width: 70 feet

Front yard setback: 20 feet for principal structures/25 feet for accessory structures

Side yard setback: 7 feet for principal structures/3 feet for accessory structures

Rear yard setback: 25 feet for principal structures/5 feet for accessory structures

Maximum building height: 40 feet

The Applicant is proposing the following deviations from the R-4 bulk standards:

Rear Yard Setback

20' From property line (common rear yard lot lines)

20' From property line (adjacent to golf or open space)

Side Yard Setback

5' Internal side setback

15' Minimum between buildings

15' Perimeter side setback

Lot Width

20' Minimum Street Frontage

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;
- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;
- (3) Community facilities for provision of public services beyond those required for development within the PD;
- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and
- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

It is felt that this development and the proposed ODP amendment meets Amenities (1) and (2) and therefore the deviations should be approved.

II. Consistency with the Comprehensive Plan:

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows: Goal 3: "The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community."

Goal 8: "Create attractive public spaces and enhance the visual appeal of the community through quality development." The Redlands Mesa project has provided and will continue to provide a quality development for the community with attractive open spaces and unique amenities (golf course) and will continue to add balanced growth in the City. The proposed changes will allow flexibility for construction of housing types that the market demands at the time, while respecting an overall density that is consistent with the Comprehensive Plan.

III. Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code:

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.150(b):

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The project previously complied with the Growth Plan and continues to comply with the Comprehensive Plan, the Grand Valley Circulation Plan and the adopted codes and zoning requirements for this property, as determined with the approved ODP.

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).
 - (1) Subsequent events have invalidated the original premises and findings; and/or
 - (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
 - (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
 - (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
 - (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Criteria 1, 3 and 5 are found with this application. 1) The adoption of the new Zoning Code in 2010 has updated planning standards and practices and this amended ODP will bring this project in line with those. Criterion 3) Facilities have been installed (infrastructure) which will continue to serve the project. Criterion 5) The new phasing schedule will be a benefit to the community by allowing more time to complete a quality subdivision in slower economic times and by allowing flexibility for future development to respond to market demands for certain housing types.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards – The following setbacks shall apply:

Minimum Front Yard Setback

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20' From property line (common rear yard lot lines)

20' From property line (adjacent to golf or open space)

5' Internal side setback

15' Minimum between buildings

15' Perimeter side setback

20' Minimum Street Frontage

40' Building Height

65% Maximum Lot coverage

2. Open Space – No changes are proposed; the ODP will continue to require the same 145.25 acres of open space.
3. Fencing/Screening – no change proposed.
4. Landscaping – No changes are proposed. The landscaping requirements from the original ODP meet or exceed the requirement of the present Zoning and Development Code.
5. Parking – Off street parking is and will continue to be provided in accordance with the Zoning Code.
6. Street Development Standards – Existing streets, alleys and easements have been and will continue to be designed and constructed in accordance with TEDS and applicable portions of the GJMC.

d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The applicable corridor guidelines found in Section 21.00.07.020 – Environmental/sensitive land regulations has been addressed by the applicant as:

“The project consists of varied topography, rocky outcrops, and broken terrain providing a variety of site conditions, which naturally allows for the separation of the proposed uses and neighborhoods. These same constraints also limited and/or controlled site

access and buildable terrain. The challenge of the site design was to respect the topographic constraints and unique character of the site while providing constructible road alignments, building sites, and a golf course. The neighborhoods through the approved ODP were placed to take advantage of the natural aspects of the site itself such as the rock outcrops and native vegetation, with special attention paid to the spectacular views in all directions. Land unsuitable for development because of geologic constraints was preserved in its natural state. This included drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings. Areas of “no disturbance” were identified around all proposed building sites in the approved ODP”.

Also applicable to the site is Sub Section (g) Ridgeline Development, which will continue to be effect for this project. There are no changes proposed by the applicant to this section of the Code.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public services and facilities currently exist in this subdivision or are able to be extended to serve the future development.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access was demonstrated with the previously approved ODP and will continue to be provided by the amended ODP. The development has provided numerous offsite capital improvements including a second access to The Ridges via Mariposa Drive to Monument Road. The completion of this connection is a significant benefit to the surrounding developments. Internal access for the undeveloped parcels will be given consideration on an individual basis as each pod is submitted for review and approval.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

This was demonstrated with the previous approved ODP and is not changed by this amendment. Screening and buffering will continue to be evaluated during the review of each pod.

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The amended ODP continues to allow one dwelling unit per acre and/or up to eight dwelling units per acre on sites with fewer geologic constraints.

- i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

The default zone on the property remains of R-4 (Residential – 4 du/ac). The applicant has proposed the bulk standards as presented above as the new standard for the remainder of the property. These bulk standards also include building height, 40-feet which is the same as the R-4 zone district; and maximum lot coverage at 65% which is greater than the 50% allowed in R-4. The new setbacks allow for greater density if a townhouse/patio home or cluster development application is received. Ridgeline setbacks will still apply for those parcels impacted by the Ridgeline Development Map of Section 21.07 of the GJMC.

- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Due to existing economic conditions that are likely to affect the real estate market for many years to come, the applicant is requesting the maximum 10 years be allowed to complete the platting of the remaining undeveloped parcels. Other than completing the entire development by 2021, the applicant does not propose any more specific phasing deadlines.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Redlands Mesa ODP application, file number PLN-2011-1183 for an amendment to the Outline Development Plan, staff makes the following findings of fact and conclusions:

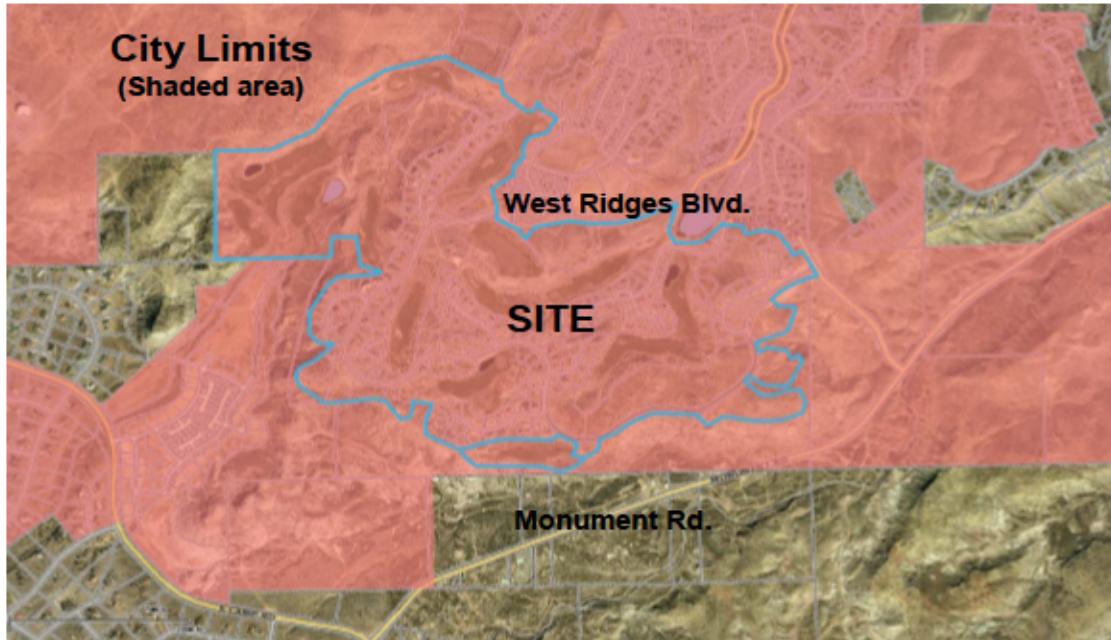
1. The requested amendment to the Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
3. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) have been met.
4. The request for a 10 year phasing schedule is in compliance with Section 21.02.080(N)(22)(i) of the GJMC.

PLANNING COMMISSIONS RECOMMENDATION:

At their December 13, 2011 meeting the Planning Commission forwarded a recommendation of approval of the requested amendment to the Redlands Mesa Outline Development Plan; file number PLN-2011-1183 with the findings and conclusions listed above.

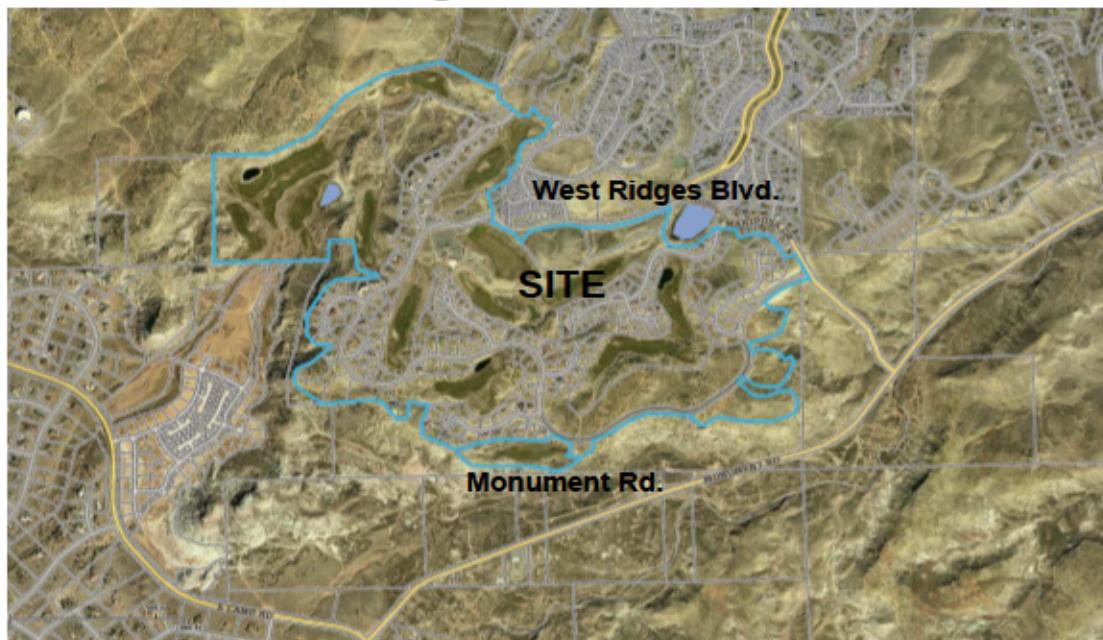
Site Location Map

Amending Redlands Mesa ODP



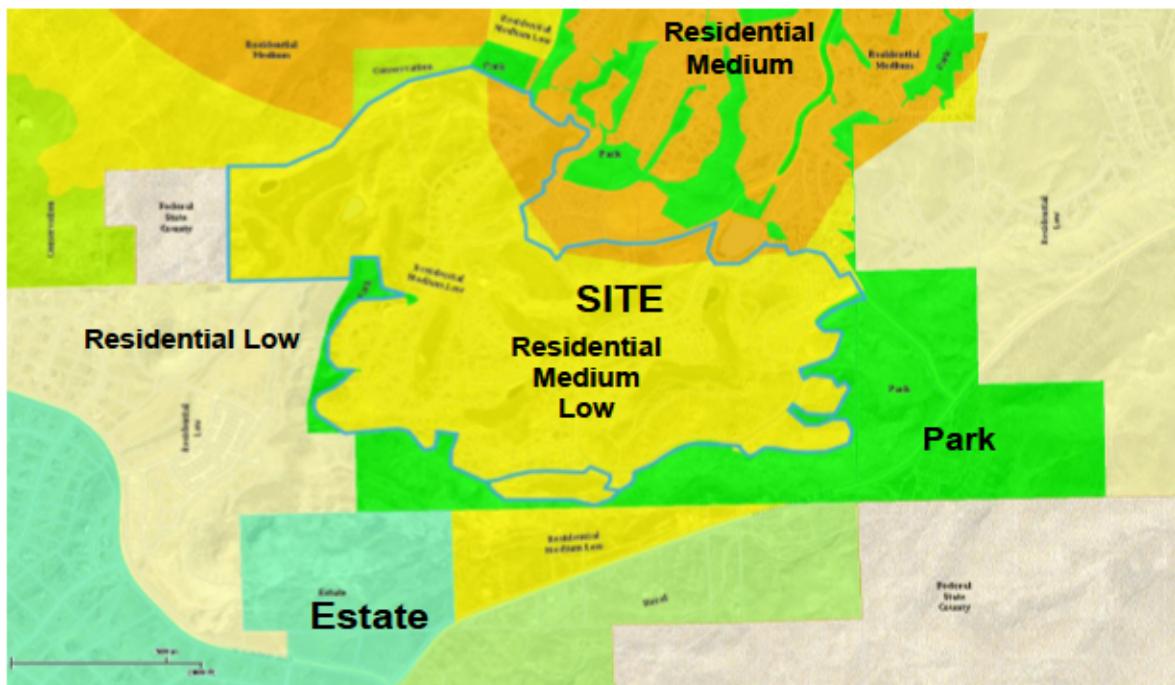
Aerial Photo Map

Amending Redlands Mesa ODP



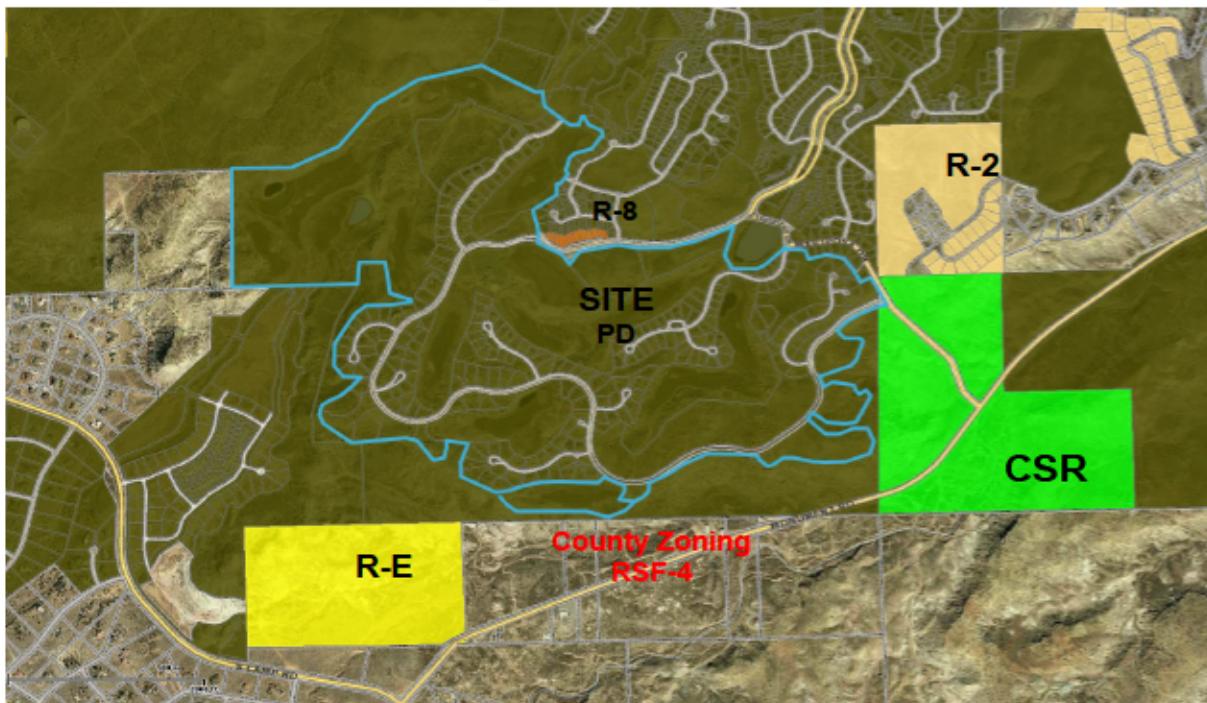
Comprehensive Plan Map

Amending Redlands Mesa ODP



Existing City and County Zoning Map

Amending Redlands Mesa ODP

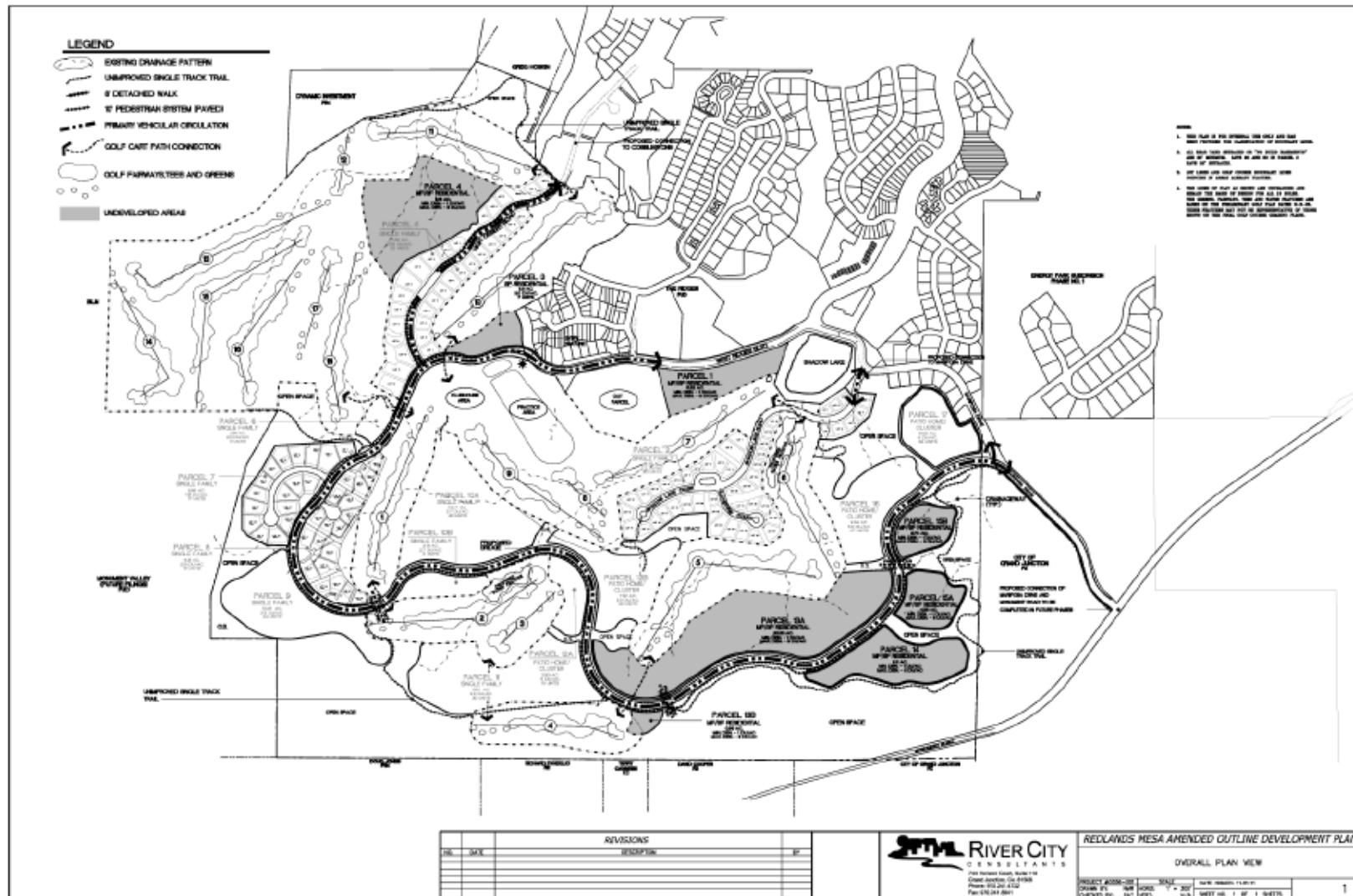


NOTE: Please contact Mesa County directly to determine parcels and the zoning thereof.

Blended Residential Map

Amending Redlands Mesa ODP

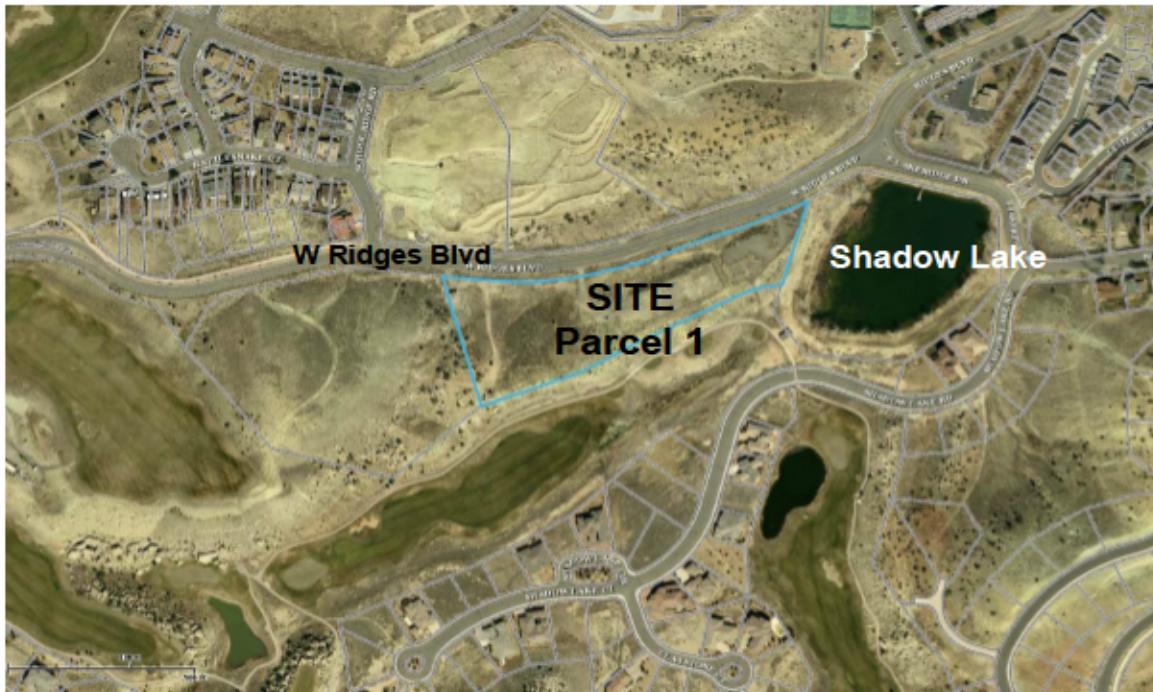




Parcel 1 Map

5.178 acres

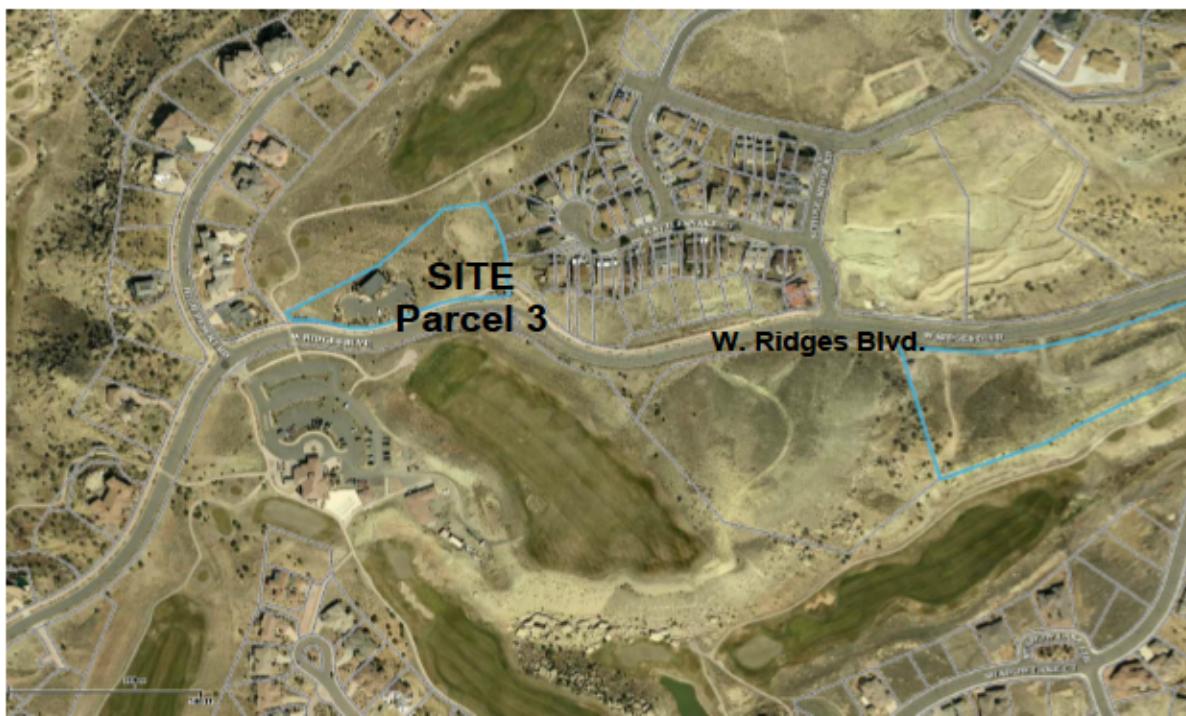
Redlands Mesa ODP



Parcel 3 Map

2.294 acres

Redlands Mesa ODP



Parcel 4 Map

13.525 acres

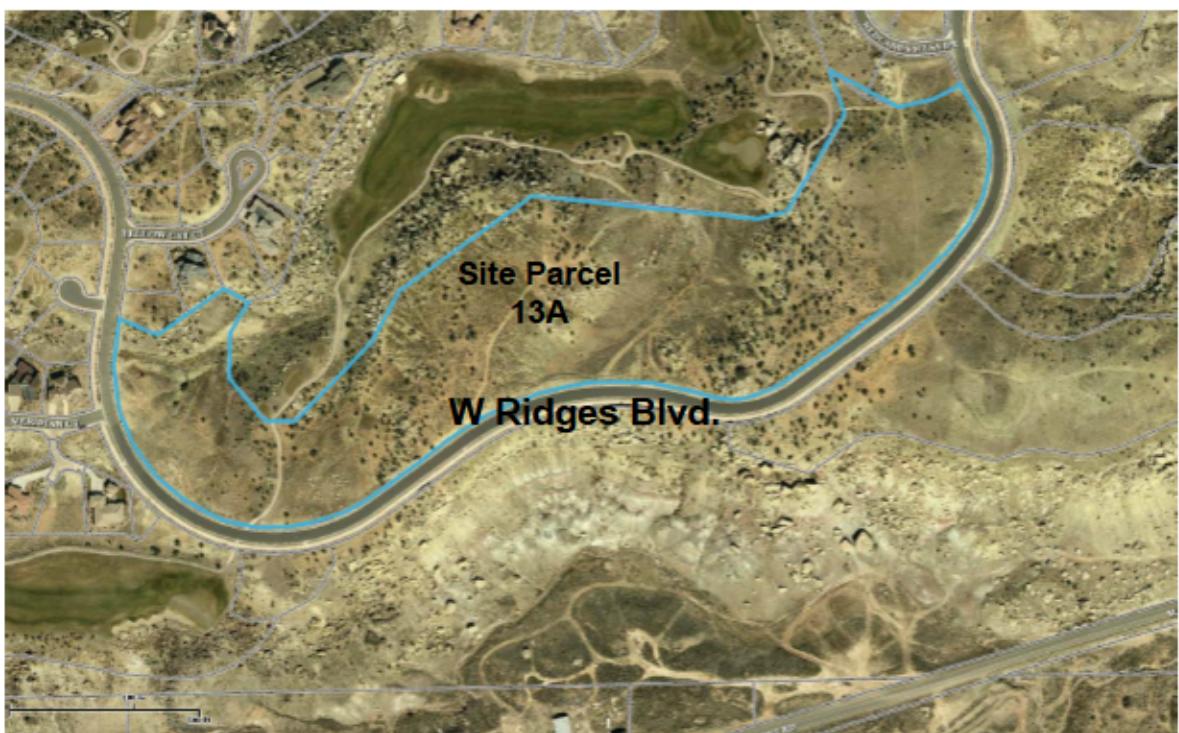
Redlands Mesa ODP



Parcel 13A Map

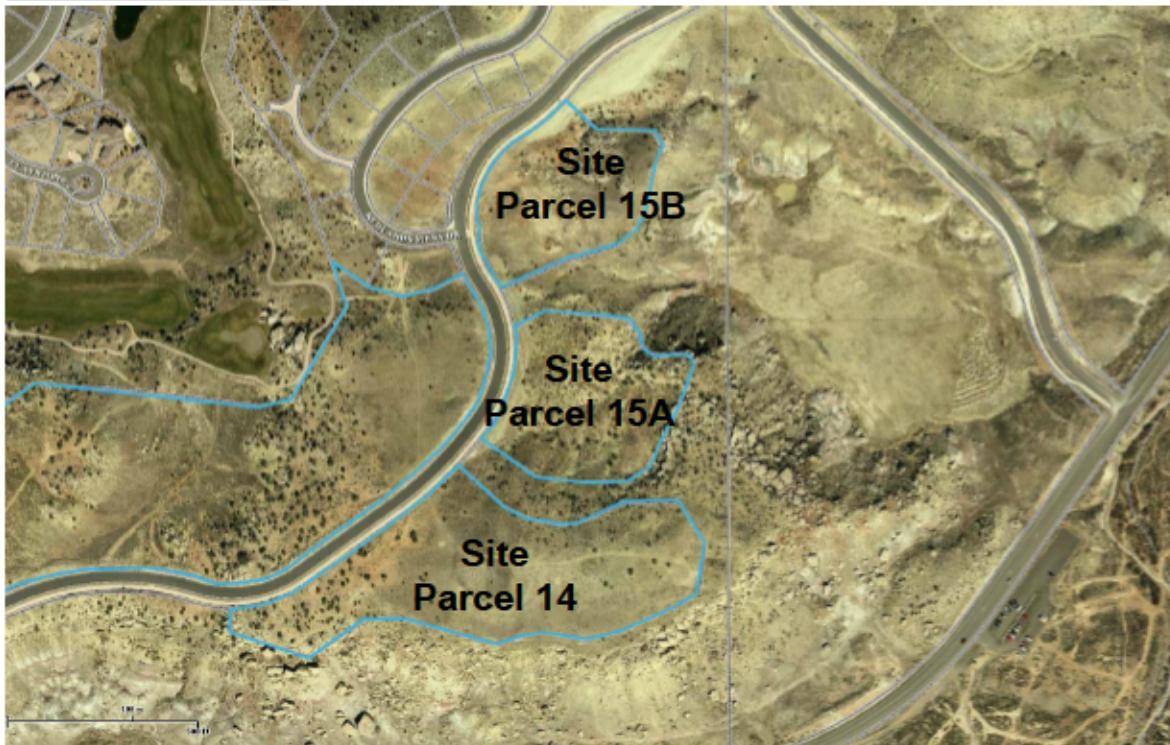
23.871 acres

Redlands Mesa ODP



Parcels 14, 15A and 15B Map

15.413 acres



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE
OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021.
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

- 20' West Ridges Blvd. – from r-o-w (path side)
- 30' West Ridges Blvd. – from r-o-w (non-path side)
Note: path side is that side 40' from control line shown inside r-o-w.
- 20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20' From property line (common rear yard lot lines)
20' From property line (adjacent to golf or open space)
5' Internal side setback
15' Minimum between buildings
15' Perimeter side setback
20' Minimum Street Frontage
40' Building Height
65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

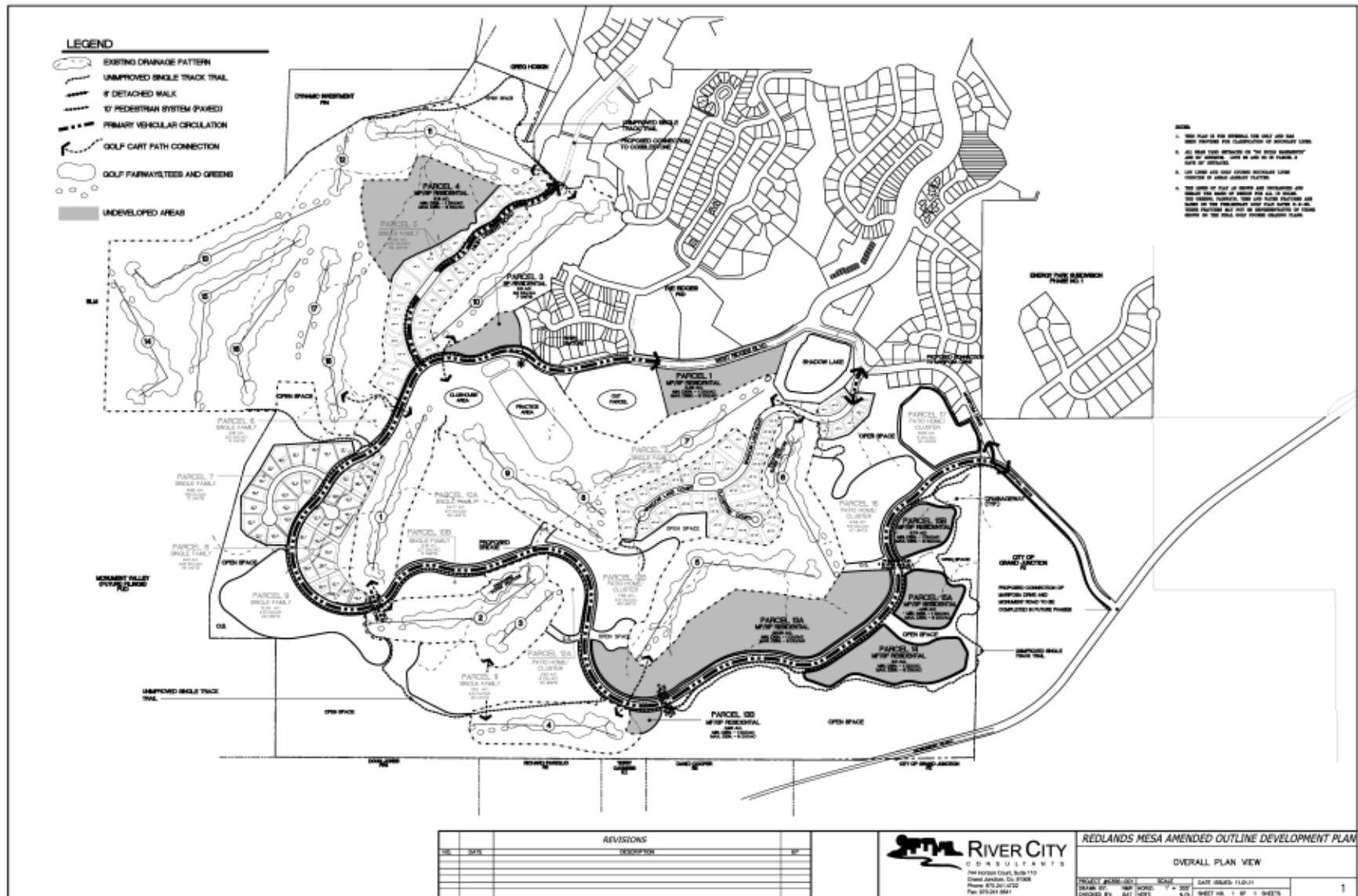
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council

Exhibit "A"



**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING ORDINANCE NO. 4495 FOR THE REDLANDS MESA
PLANNED DEVELOPMENT REVISING THE PROPOSED PHASING SCHEDULE**

LOCATED ALONG WEST RIDGES BOULVEARD

Recitals:

The Applicants, The Peaks, LLC and Western Constructors, Incorporated, have requested to revise the proposed phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and subsequently amended in 2011, and was designed for up to 526 residential units and golf course and associated amenities.

The purpose of this Ordinance is to extend the phasing schedule for the remaining developable parcels of the Redlands Mesa Planned Development, without modifying any other aspects of Ordinance No. 4495.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Redlands Mesa Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance 4495 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the current market conditions and economic feasibility of the project and is in the best interests of the community.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The development phasing schedule established by Ordinance No. 4495 is amended as follows:

All remaining parcels shall be platted by December 2024.

All other aspects of Ordinance No. 4495 shall remain in effect.

INTRODUCED for first reading on this 15th day of December, 2021 and ordered published in pamphlet form.

PASSED and **ADOPTED** this 5th day of January, 2022 and ordered published in

pamphlet form.

ATTEST:

President of City Council

City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 14, 2021

Presented By: Nicole Galehouse, Senior Planner

Department: Community Development

Submitted By: Nicole Galehouse, Senior Planner

Information

SUBJECT:

Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road. Located at 2858 C 1/2 Road. | [Staff Presentation](#) | Dial in: **3861**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Dustin Gehrett, Member, on behalf of 2858 Investors LLC, is requesting a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 3.42-acres located at 2858 C ½ Road in anticipation of future development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac), if approved.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated approximately midway between Riverside Parkway and C ½ Road, about a third of a mile west of 29 Road. The property currently has one single-family home on the site. The applicant is seeking a change in zoning that implements the 2020 One Grand Junction Comprehensive Plan adopted by the City in December 2020 and in preparation for future residential subdivision development. The current City zoning for the property is R-4 (Residential 4 du/ac) which is not consistent with nor implements the adopted Comprehensive Plan.

The property has access to sewer service with a sewer trunk line running along the former Florida Street ROW. The property was annexed by the City in 2007. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through infill in this area. The “Residential Medium” land use designation within this category is implemented through zone districts requiring a minimum density of 5.5 units per acre.

The request for a rezone anticipates future subdivision and development on the property. Understanding that the Comprehensive Plan adopted in 2020 promotes growth through infill, the future land use requires a minimum density of 5.5 units per acre. The current zone district of R-4 (Residential – 4 du/ac) does not implement this goal, as the maximum permitted density (4 du/ac) is less than the minimum required by the Comprehensive Plan (5.5 du/ac). The R-4 zone district allows a minimum density of 2 du/acre while the proposed R-8 (Residential – 8 du/ac) zone district has a minimum density requirement of 5.5 units per acre that aligns well with and implements the land use designation of Residential Medium.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwellings, and multi-family uses, providing a transition between lower density single-family districts and higher density multi-family or business developments. As noted above, the R-8 zone district ensures the minimum density of 5.5 dwelling units per acre is met.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designations of Residential Medium (5.5 – 12 du/ac):

Residential Medium (5.5 – 12 du/ac)

1. R-12 (Residential – 12 du/ac)
2. CSR (Community Services and Recreation)
3. MXR-3 (Mixed Use Residential)
4. MXG-3 (Mixed Use General)
5. MXS-3 (Mixed Use Shopfront)

In reviewing the other zoning district options for implementing the Residential Medium (5.5 – 12 du/ac) land use designation, the CSR zone district also allows single-family detached development, while the R-12 zone district allows for two-family dwelling units and multi-family development and the Mixed Use zone districts allow for multi-family. Given the applicant's intent to build single-family residential homes, the R-12 or CSR would be the only zone districts able to implement the land use designation of Residential Medium.

The properties adjacent to the subject property to the north and west are within City limits and zoned R-4, with a future land use designation of Residential Low. The R-8 zone districts would provide for a transition between lower density single-family districts and higher density residential development. The properties to the east and south are unincorporated but have a land use designation of Residential Medium per the 2020 Comprehensive Plan, which they would receive upon annexation; Mesa County's future land use designation is also Residential Medium, which has the same density limits.

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed rezone request was held through Zoom on Thursday, August 26, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with five neighbors. A presentation of the rezone request to R-8 was made by the applicant's representative, along with information about the proposed subdivision which would have 19 single-family residential lots.

Those in attendance expressed concerns regarding increased traffic from the addition of 19 lots into the neighboring subdivisions, decreased property values, potential for multi-family development, fire

protection, and access to C ½ Road. Attendees also noted they were interested in ensuring there was similarity between the CC&Rs for the existing White Willow Subdivision and the proposed new subdivision.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on September 27, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 1, 2021. The notice of this public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or

At the time of annexation in 2007, the property was zoned to R-4 (Residential – 4 du/ac). While the property owner could still develop under the R-4 zone district, they have requested a rezone to increase the density consistent with the Land Use Map in the 2020 Comprehensive Plan, which increased from Residential Low to Residential Medium. This change in land use designation now requires a minimum of 5.5 dwelling units per acre.

The subject property is also located within Tier 1 on the Intensification and Growth Tiers Map of the 2020 One Grand Junction Comprehensive Plan. The primary goal of Tier 1 is to support urban infill with a focus on intensifying residential growth. Therefore, staff finds that this criterion is met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Most of the subdivisions surrounding the proposed rezone were developed prior to the property's annexation in 2007. The White Willow and Skyler subdivisions, to the north and northeast, have developed densities of 3.4 and 3.6 du/ac, respectively, and the Pine Estates subdivision, just west of White Willow, has a developed density of 1.1 du/ac. In 2019, the Sage Meadows subdivision was completed with a density of 5 du/ac, along with the construction of the Golden Gate fueling station and convenience store at the corner of Riverside Parkway. Even though these developments have occurred since the property was originally zoned in 2007, staff has not found that there have been significant changes that have affected the overall character of the community. Therefore, staff finds that this criterion has not been met.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power, Xcel electrical gas service, and public stormwater sewer are available to the site. Transportation infrastructure is generally adequate to serve development of the type and scope associated with the R-8 zone district. The City Fire Department expressed no concern about providing service for the additional density proposed by the rezone. Therefore, staff finds that this criterion is met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

As demonstrated in the City's recent Housing Needs Assessment, Grand Junction has a need for additional housing, both in terms of general quantity and as it relates to varied housing types and price ranges. In this case, the community could be defined as the Pear Park Neighborhood, generally between 28 Road and 32 Road, north of the Colorado River and south of Interstate 70-Business. Much of the property within the Pear Park Neighborhood has not yet been annexed into the City and those that have been annexed and developed are largely zoned R-4 or R-5 with some R-8 (Summer Glen Subdivision). In addition, there is a relatively small amount (~10 acres) of R-8 property zoned, but undeveloped within a proximate of this site. Therefore, staff finds this criterion to be met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The current property use of a single-family home on 3.42 acres underutilizes the land use vision for this property/area as provided in the 2020 Comprehensive Plan. By rezoning the property to R-8 and developing at a minimum of 5.5 du/ac, the City will provide additional opportunity for housing to be constructed at a higher density; this may result in the construction of new, more attainable housing units in this area of the community. The location of the property also provides for convenient access and proximity to the recreational activities along the Colorado Riverfront. Equitable access to outdoor recreational amenities is a key principle within the Comprehensive Plan. Therefore, staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of the relevant sections of the Comprehensive Plan as well as the Pear Park Neighborhood Plan (2004) that support this request.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- **Land Use Plan: Relationship to Existing Zoning**

- Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.
- The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-8 zone district is a permissible district to implement the Residential Medium designation.

- **Plan Principle 3: Responsible and Managed Growth**

- Goal: Support fiscally responsible growth...that promotes a compact pattern of growth...and encourage the efficient use of land.
- Goal: Encourage infill and redevelopment to leverage existing infrastructure.
- The proposed rezone will provide for a higher density of development nestled into an existing community where infrastructure is already available to the site. The higher

density implements a more compact pattern of growth, utilizing a smaller footprint for a greater number of residential units.

- Plan Principle 5: *Strong Neighborhoods and Housing Choices*
 - Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
 - The R-8 (Residential – 8 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With this ability, it becomes easier to add diversity to the City's housing stock.
- Plan Principle 6: *Efficient and Connected Transportation*
 - Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - The subject property is located on the north side of a drainage way that connects the Colorado River to Riverside Parkway. The Active Transportation Corridor Map, part of the City's 2018 Circulation Plan, identifies this route to improve the Urban Trails System. As such, it will be required to build a trail and/or dedicate land along the drainage way as it moves forward in the development process.
- Plan Principle 8: *Resource Stewardship*
 - Goal: Promote the use of sustainable development.
 - Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the City. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure, which is already available on the site of the proposed rezone.
- Chapter 3 – Land Use and Growth: *Intensification and Tiered Growth Plan*
 - Subject property is located within Tier 1 (Urban Infill) – Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.
 - Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary.
 - As previously discussed, the subject property has infrastructure that is already available on-site. It currently only has one single-family home on the property, which indicates that it is underutilized as the land use designation would allow up to 41 units on the site.
- Pear Park Neighborhood Plan: *Land Use and Growth*
 - Goal: Establish areas of higher density to allow for a mix in housing options.
 - The R-8 (Residential – 8 du/ac) zone district allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family and multifamily construction. With this ability, it becomes easier to add

diversity to the City's housing stock. While the R-5 (Residential – 5 du/ac) zone district also allows for the same flexibility, the R-8 provides the higher density desired by the Pear Park Neighborhood Plan & the 2020 Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the 2858 Investors Rezone request, for a rezone from R-4 (Residential 4 du/ac) to R-8 (Residential – 8 du/ac) for the property located at 2858 C ½ Road, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the request to rezone the property located at 2858 C ½ Road, City file number RZN-2021-674, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. EXHIBIT 2 - Development Application Form
2. EXHIBIT 3 - Site Maps & Pictures of Site
3. EXHIBIT 4 - Neighborhood Meeting Minutes

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Tracy States

Digitally signed by Tracy States
Date: 2021.08.26 16:05:13 -06'00'

Date

August 26, 2021

Signature of Legal Property Owner

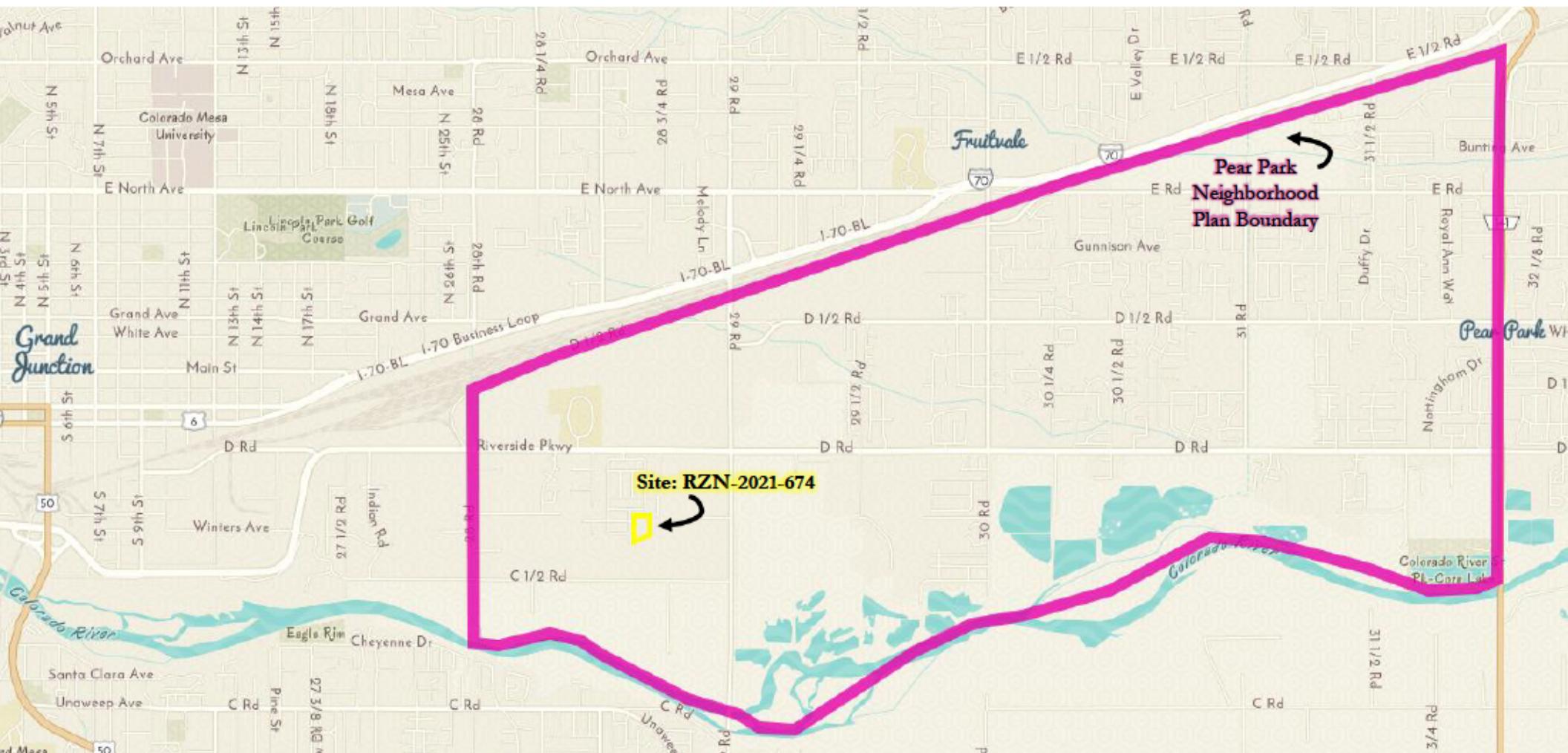


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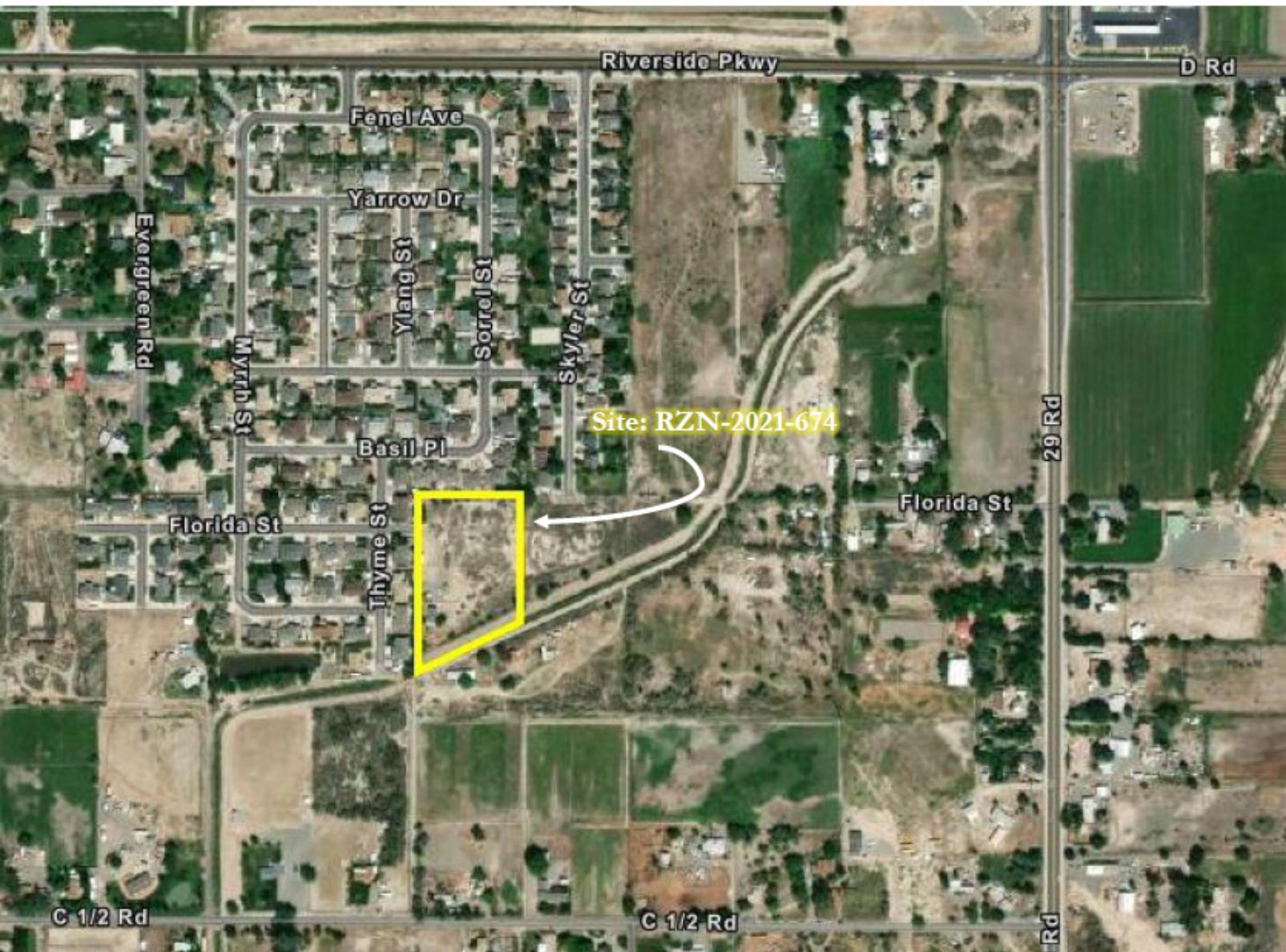
2828 Investors Rezone

Vicinity Map



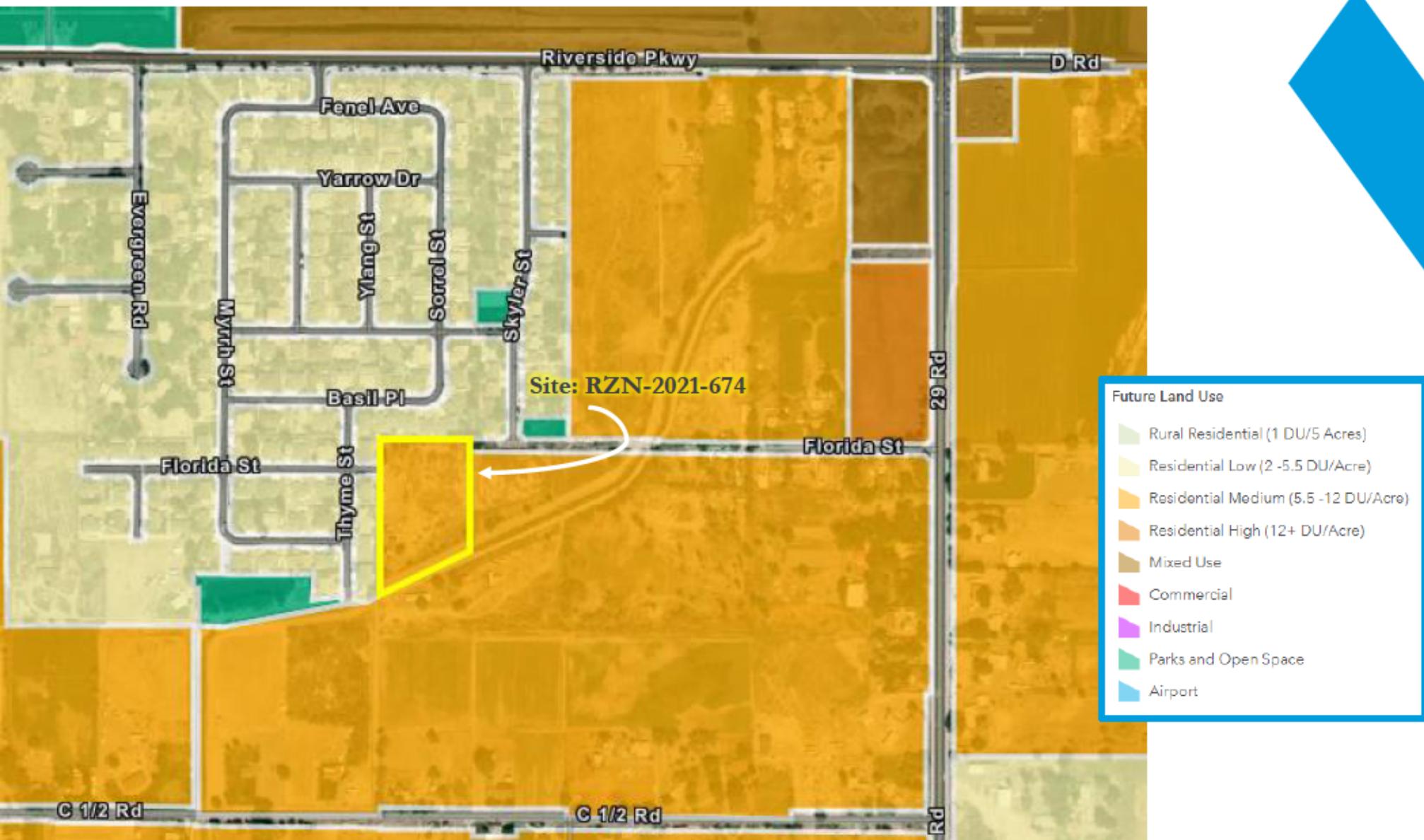
2828 Investors Rezone

Site Location Map



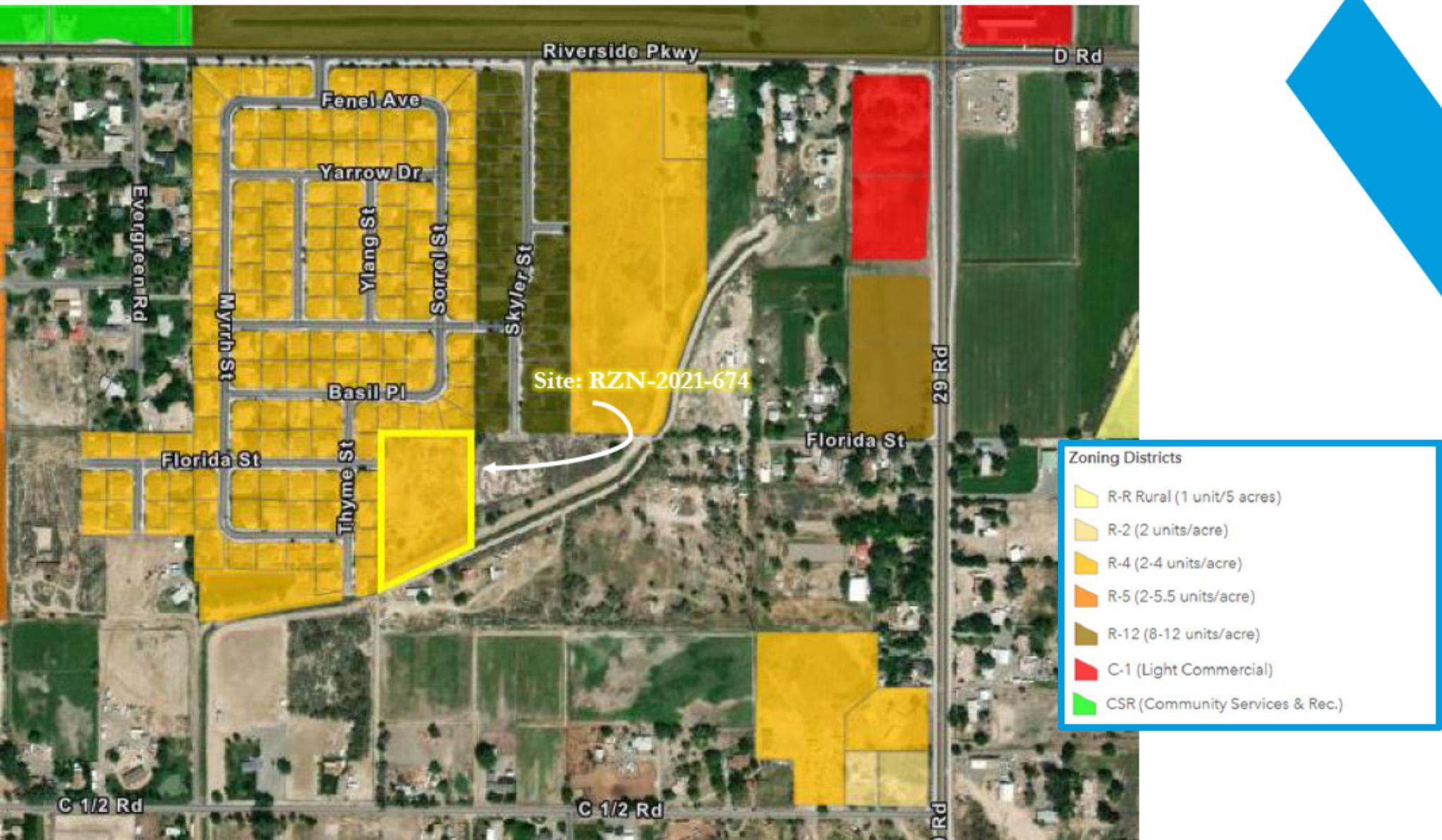
2828 Investors Rezone

Land Use Map



2828 Investors Rezone

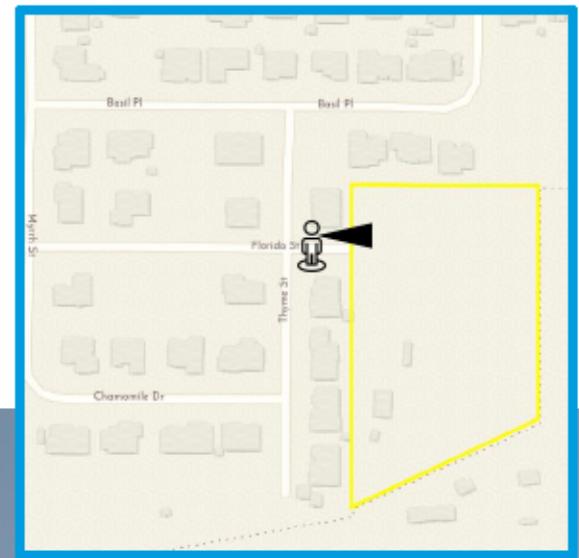
Zoning Map



2828 Investors Rezone

Land Use Map

Google Maps street view of property looking east from Florida Street





**2858 C ½ Road, Grand Junction, CO
(Parcel No. 2943-191-51-001) - Rezone**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, AUGUST 26, 2021 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Rezone, was held Thursday, August 26, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on August 13, 2021, per the mailing list received from the City of Grand Junction. There were seven attendees including Tracy States, Project Coordinator, with River City Consultants, and Scott Peterson, Senior Planner with the City of Grand Junction. There were five neighbors in attendance.

The meeting included a brief presentation and a question/answer session. Information about the proposed subdivision was presented, and it was explained the zoning district proposed was R-8 (5.5 - 12 dwelling units per acre) and that 19 single family residential building lots were proposed on 3.42 acres, equating to 5.55 DU/AC, which is the low end of the density range. It was explained that R-8 zoning was being sought to comply with the 2020 Comprehensive Plan designation of Residential Medium.

A Concept Plan was shown to the attendees and a copy is included with this summary. Tracy offered that no irrigation shares were transferred with the recent purchase and that water does not make it to the property, therefore domestic water would be used for irrigation. She also explained that the project would be built out by the developer and their sister company, Paretto Builders with houses ranging from 1,300 – 1,700 square feet in size.

The attendees main concern was traffic that would be generated by the addition of 19 lots into both White Willow and Skyler subdivisions, and increased traffic on the Riverside Parkway. Many comments were made about how difficult it is to get onto the Parkway at high traffic times and the need for the City to look into traffic lights. Scott Peterson said he had noted this and that the City Development Engineers and Traffic Engineers would assess the need for traffic evaluation.

Other comments included possible decrease of property values, no multi-family, fire protection, and access to C ½ Road from the subdivision. Tracy explained there would be no multi-family, only single family detached homes and that the addition of new, quality finished homes should increase property values in the area. One of the attendees did say that it would be nice to have something there. Tracy noted, as well as one of the other attendees, that the existing access to C ½ Road was by a private easement and that project would not be accessing C ½ Road. She also explained that the project would have to be designed according to City standards which includes the installation of fire hydrants per the direction of City Fire and the water purveyor.

A Board Member from White Willow subdivision asked if the developer would be open to

discussing/collaborating the CCRs to make sure they were compatible with White Willow's CCRs. Tracy asked him to send her an email with his information and she would forward it to the developer.

Scott Peterson explained the public hearing process with regards to the rezone and that cards would be sent out notifying when the project was scheduled for public hearings. He also explained that subdivision process would be an administrative process. One of the attendees indicated that he might protest the R-8 zoning and ask that it remain R-4. Tracy explained that even if developed at R-4 zoning, there would still be up to an additional 13 homes that could be added. He agreed that it wouldn't make that much difference.

The meeting adjourned at approximately 6:05 PM.

Location Map



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Printed: 8/26/2021

1 inch equals 94 feet

Scale: 1:1,128

City of Grand Junction Zoning Map



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mi

Printed: 8/26/2021

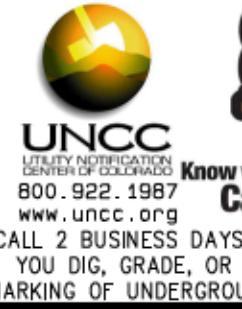
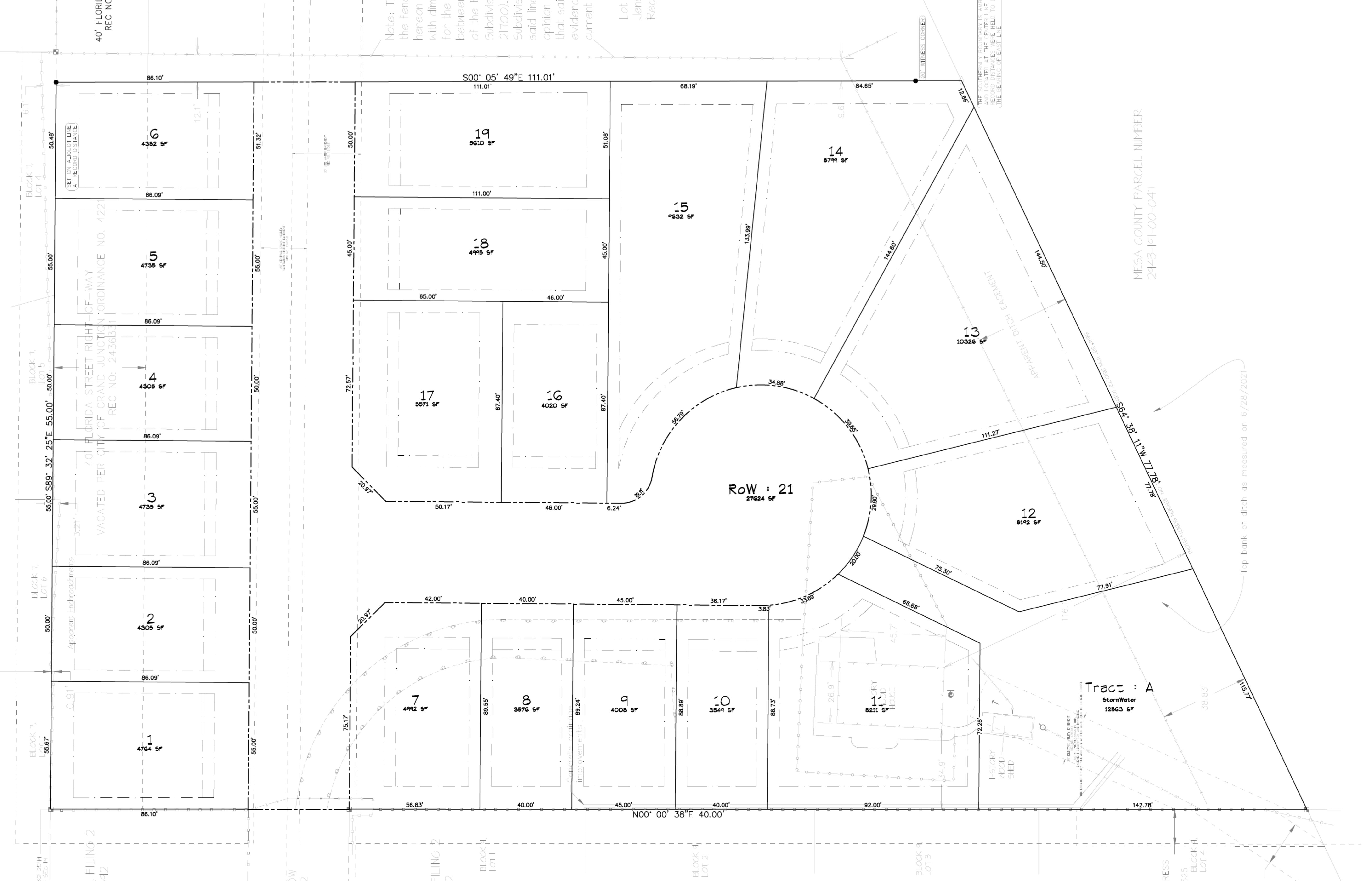
1 inch equals 94 feet

Scale: 1:1,128

2020 Comprehensive Plan Map



Printed: 8/26/2021



The image is a logo for the 811 service. It features a large yellow '811' with a registered trademark symbol. Below the numbers is a stylized graphic of a shovel digging into the ground. Underneath the shovel, the text 'what's below.' is written in a white, lowercase, sans-serif font. Below that, 'Call before you dig.' is written in a larger, bold, black, sans-serif font. At the bottom of the logo, there is a horizontal line of text in a black, sans-serif font that reads 'IN ADVANCE BEFORE EXCAVATE FOR THE GROUND MEMBER UTILITIES'.

Project Benchmark
MCSM xxxx
x" Brass Cap
Intersection of x Road and x Road
Sec. xx, Txx, Rxx, U.M.
Northing: xxxxxx.xx
Easting: xxxxxx.xx
Elevation: xxxx.xx
Datum Source: MCLCS Zone "GVA" (NAVD 88)

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Apex Design & Drafting\0

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Layout 8/25/2021 3:56

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Phone: 970.241.4722
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Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: December 14, 2021

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd. | [**Staff Presentation**](#) | **Dial in: 4007**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Church on the Rock, Inc. is requesting a zone of annexation to R-8 (Residential 5.5 to 8 du/ac) for the Church on the Rock North Annexation. The approximately 4.91-acres consists of 1 parcel of land and is located at 566 Rio Hondo Road. The subject property has the adjacent church building on a separate parcel at 2170 Broadway already in the city limits and zoned R-8. There is 0.12 acres of Rio Hondo Road right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan and the adjacent R-8 zoning of the Church building.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Church on the Rock, Inc. is requesting annexation of approximately 4.91 acres consisting of one parcel of land located at 566 Rio Hondo Road. The subject property has an existing home and a few outbuildings, some of which are utilized by the Church which is located on the property adjacent to the south. The subject property is planned for residential development. There is 0.12 acres of Rio Hondo Road right-of-

way in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development. The Applicant is requesting a zone district of R-8 (Residential – 8 du/ac), the same zoning the Church owned property adjacent to the south is currently zoned which is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. Current Mesa County zoning is RSF-4. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – November 17, 2021.
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – December 14, 2021.
- Introduction of a Proposed Ordinance on Zoning by City Council – December 15, 2021.
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – January 5, 2022.
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – February 6, 2022.

The Applicant's properties are currently in the County and have a County zoning of RSF-4 (Residential Single Family – 4 dwelling units per acre). Surrounding properties to the east and north are zoned RSF-4 in Mesa County with some PUD (Planned Unit Development) zoning to the northwest. Directly to the south is City R-8 and to the west is City B-1. Surrounding development consists of single family residential on large, underdeveloped acreages to the north and east, the existing church facility to the south, vacant land to the west for future neighborhood business and detached residential development to the northwest that conforms to the Comprehensive Plan's Land Use designation of Residential Medium. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the Applicant's request of a zone of annexation of R-8.

The Applicant is interested in preparing the property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the Land Use Map designation of Residential Medium (5.5-12 du/ac) density. The R-8 zoning requires a minimum of 5.5 dwelling units per acre, therefore the requested zoning of R-8 implements the Comprehensive Plan's Residential Medium Land Use category.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available. This property is located within an urban infill area of the community. The greater surrounding Redlands area both within the city limits and unincorporated Mesa County are largely developed with single-family detached homes. Further subdivision development is encouraged within this infill area of the City with the 2020 One Grand Junction Comprehensive Plan. The property provides a large enough site to accommodate such development.

In addition to the R-8 zoning requested by the petitioners, the following zone district would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5-12 du/ac).

- a. R-12 (Residential – 8-12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on July 15, 2021 via Zoom, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. No members of the public in attendance. An official development application was submitted to the City of Grand Junction for review on August 23, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on September 8, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on December 3, 2021. The notice of the Planning Commission public hearing was published December 7, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or The property owners have petitioned for annexation into the City limits and requested zoning of R-8 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5-12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 Comprehensive Plan established a Medium Residential Land Use category (5.5 to 12 du/ac) for this property, a subsequent change from the 2010 Comprehensive Plan that designated the property as Residential Medium Low (2 to 4 du/ac). The existing County RSF-4 zone district at a maximum density of 4 dwelling units per acre implemented the 2010 Comprehensive Plan but does not implement the Residential Medium Land Use category as established in the 2020 Comprehensive Plan, it does not meet the minimum density of 5.5 du/ac. The proposed zone of R-8 does meet the density range of the 2020 Comprehensive Plan Residential Medium Land Use category. Therefore, staff has found this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character or condition of the areas has not changed enough to satisfy this criterion. Staff finds that this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-8 zone district. The proposed R-8 property consisting of 4.8 acres will be marketed for residential development. The proposed R-8 property has street access to Rio Hondo Road with sanitary sewer available in the right-of-way. Domestic water service is available through a 8-inch Ute Water District water line to the site from Rio Hondo Road and the area can be served by Xcel Energy for electricity and natural gas.

A short distance away is Redlands Middle School and Broadway Elementary School. Walking distance to the west is the Monument Village Shopping Center with limited goods and services. Major shopping is available 3-miles away at Mesa Mall and the 24 Road area. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-8 densities, therefore staff has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The subject property and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5-12 du/ac). The proposed zoning designation of R-8 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the low end of the Residential Medium land use category. For properties already annexed into the City limits in the Redlands they are zoned mostly R-4 with some R-5. B-1 zoning exists at neighborhood centers like Monument Village Shopping Center. For unincorporated areas of the Redlands, Mesa County has zoned the majority of the area as RSF-4, RSF-2 or PUD. Much of the surrounding area including unincorporated Mesa County is developed, except along the east side of Rio Hondo Road which is shown as Residential Medium on the Land Use Map. The Land Use Map defines the immediate half mile area around the subject property north of Broadway as Residential Medium, an area that is proposed to develop

with more density and intensity than most of the Redland's area. There is no undeveloped R-8 zoning anywhere in the Redlands Planning area. Staff finds that there is an inadequate supply of R-8 zoning as defined above and therefore finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community, providing a potential different housing type including multifamily allowed under R-8, but not under R-4. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district as well the mixed use zone districts of MXR, MXG and MXS could be considered in a Residential Low Land Use area, the R-8 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surrounding neighborhood and provides for single family housing on a smaller residential lot and multi-family residential development, thereby providing more housing choice to the community.

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded

by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Church on the Rock Annexation Zone of Annexation, ANX-2021-578 request for the property located at 566 Rio Hondo Road, from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (8 du/ac), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the Zone of Annexation request for the property located at 566 Rio Hondo Road, City file number ANX-2021-578, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application submitted 13 Aug 2021
2. Church on the Rock North Annex Map
3. Annexation Schedule - Table - Church on the Rock North Annexation
4. Maps and Site Photo
5. ORD-Zoning Church on the Rock North Annex

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation Single Family Residence

Existing Zoning RSF-4

Proposed Land Use Designation Residential Medium

Proposed Zoning R-8

Property Information

Site Location: 566 Rio Hondo Road and 2170 Broadway

Site Acreage: Approx. 4.78 and 4.92 Acres

Site Tax No(s): 2947-231-00-103 and 2947-231-00-91

Site Zoning: RSF-4 (Mesa County)

Project Description: Annexation/Zoning and to adjust the lot line between 566 Rio Hondo Road and 2170 Broadway to

Property Owner Information

Name: Church on the Rock, Inc.

Street Address: 2170 Broadway

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-242-7625

E-Mail: pastorpaull@therockgj.com

Fax #:

Contact Person: Pastor Paul Labig

Contact Phone #: 970-242-7625

Applicant Information

Name: Same as Owner

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #110

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Tracy States

Digitally signed by Tracy States
Date: 2021.06.30 11:54:29 -06'00'

Date June 30, 2021

Signature of Legal Property Owner



Date 7-11-21

General Project Report

Annexation/Zoning/Simple Subdivision (Boundary Adjustment)

**566 Rio Hondo Road & 2170 Broadway,
Grand Junction, CO 81507**

July 16, 2021

Prepared for:

Church of the Rock, Inc.

2170 Broadway, Grand Junction, CO 81507

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

Fax: (970) 241-8841

A. Project Description

- 1) Location:** The project is located at 566 Rio Hondo Road and 2170 Broadway.
- 2) Acreage:** 566 Rio Hondo Road contains approximately 4.78 acres and 2170 Broadway contains approximately 4.92 acres.
- 3) Proposed Use:** This submittal is for Annexation and Zoning of 566 Rio Hondo Road into the City of Grand Junction in order to be able to adjust the lot line between 566 Rio Hondo Road and 2170 Broadway. The line will be moved to include the sheds that are just north of the property line, onto the Church property. The proposed zoning is R-8, the same as 2170 Broadway. The future land use indicates Residential Medium for 566 Rio Hondo. The request meets the intent of the 2020 Comprehensive Plan.

B. Public Benefit

While there is no direct benefit as a result of this application, the proposed Annexation and Zoning will provide medium density zoned land for future development.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on July 15, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Rezoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The proposed R-8 zoning is appropriate for the Residential Medium category of the Comprehensive Plan and mirrors the zoning of 2170 Broadway.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of commercial, agricultural and large lot residential, as well as medium density residential. There is a shopping center in the vicinity, as well as Grand Junction Fire Department Station 5, Redlands Middle School, The Rock Church (subject property) and Life Community Church.

3) Site access and traffic patterns:

Not applicable for this submittal.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water District
City of Grand Junction Sewer

Redlands Water and Power Company
Xcel Energy
Grand Junction Fire Station No. 5
Spectrum/Charter
CenturyLink/Lumen

Fire Hydrants are located on the northeast corner of 3067 Patterson Road (adjoinder) and in the subdivision to the south of the southerly parcel proposed for residential development. Adequate water lines and hydrants will be designed when the southerly parcel develops.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the annexation, zoning and boundary adjustment.

6) Effects on public facilities:

The project will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential and church development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

The Rezone request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The request is in compliance with the zoning and development code.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

(iv) Public facilities and utilities shall be available concurrent with the development.

All public facilities and utilities will be available concurrent with the annexation, zoning and boundary adjustment.

(v) Received all applicable local, State and federal permits.

All applicable permits will be obtained for this project.

Section 21.02.070(6)(p) Simple Subdivisions:

(3) Additional Approval Criteria. The Director will approve a simple subdivision if the applicant demonstrates that:

(i) Any changes to existing easements or right-of-way have been completed in accordance with this code or otherwise allowed by law (additional easements or right-of-way may be dedicated);

The proposed changes have been made in accordance with the code. Setbacks have been observed.

(ii) The right-of-way shown on the Grand Valley Circulation Plan is not changed; and

Right-of-way is not changed as a result of the boundary adjustment.

(iii) If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding 10 years or a minor exemption subdivision (see subsection (o) of this section).

No new lot is being created by the boundary adjustment.

Section 21.02.140 Code amendment and rezoning:

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or

The proposed zoning request of R-8 will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The current County zoning of RSF-4 does not meet the intent.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The amendment would allow for future medium density development in this much desired area of Grand Junction, and is consistent with the Comprehensive Plan.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Public and community facilities are existing and adequate and will support medium density residential and commercial developments and are not affected as a result of the zoning request.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

This parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of medium density development parcels in this area, that haven't already been developed.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The area will benefit with the development of medium density residential development in the future with the extension of services.

21.02.160 Annexation:

(c) Approval Criteria. The application shall meet all applicable statutory and City administrative requirements.

In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.

F. Development Schedule

Not applicable for this submittal.

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Monica Hillyer, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Monica Hillyer

Subscribed and sworn to before me this 13th day of October, 2021.

Witness my hand and official seal.

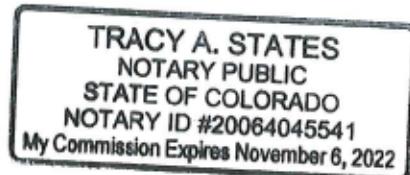
Tracy A. States

Notary Public

466 Duffy Drive
Grand Junction, Co 81504

Address

My commission expires: 11/06/2022



CHURCH ON THE ROCK NORTH ANNEXATION
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 566 RIO HONDO ROAD
Tax ID # 2947-231-00-103

As described and shown on the attached documents:

- Annexation Parcel – Description
- Annexation Parcel – Exhibit

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Church on the Rock North Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Church on the Rock, Inc.
NAME

2170 Broadway Ave, Grand Junction, CO 81507
ADDRESS

Print Name, Title Susan Gregg, Secretary

Susan Gregg
SIGNATURE

10-13-21
DATE

(Church on the Rock North Annexation Petition)



**ANNEXATION/ZONING/SIMPLE SUBDIVISION
of the property located at 566 Rio Hondo Road
(Parcel No. 2947-231-00-103)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, JULY 15, 2021, @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation/Zoning/Simple Subdivision, was held July 15, 2021 via Zoom, at 5:30 PM. The letter notifying the neighboring property owners within the surrounding 500 feet of the meeting was sent on June 30, 2021, per the mailing list received from the City of Grand Junction. There were no attendees from the public. Present were Tracy States, Project Coordinator with River City Consultants, Jace Hochwalt, Senior Planner with the City of Grand Junction, Pastor Paul Labig and Sharon Kellogg with The Rock Church, the property owner.

Ms. States presented the maps intended to be shown to the public and they are included with this summary. Tracy advised what she had intended to say to the public which included information regarding existing zoning and proposed zoning, and the proposed boundary line adjustment. Pastor Paul Labig confirmed there are no plans currently to develop the 566 Rio Hondo Road property.

The meeting adjourned at approximately 5:45 PM.

Location Map



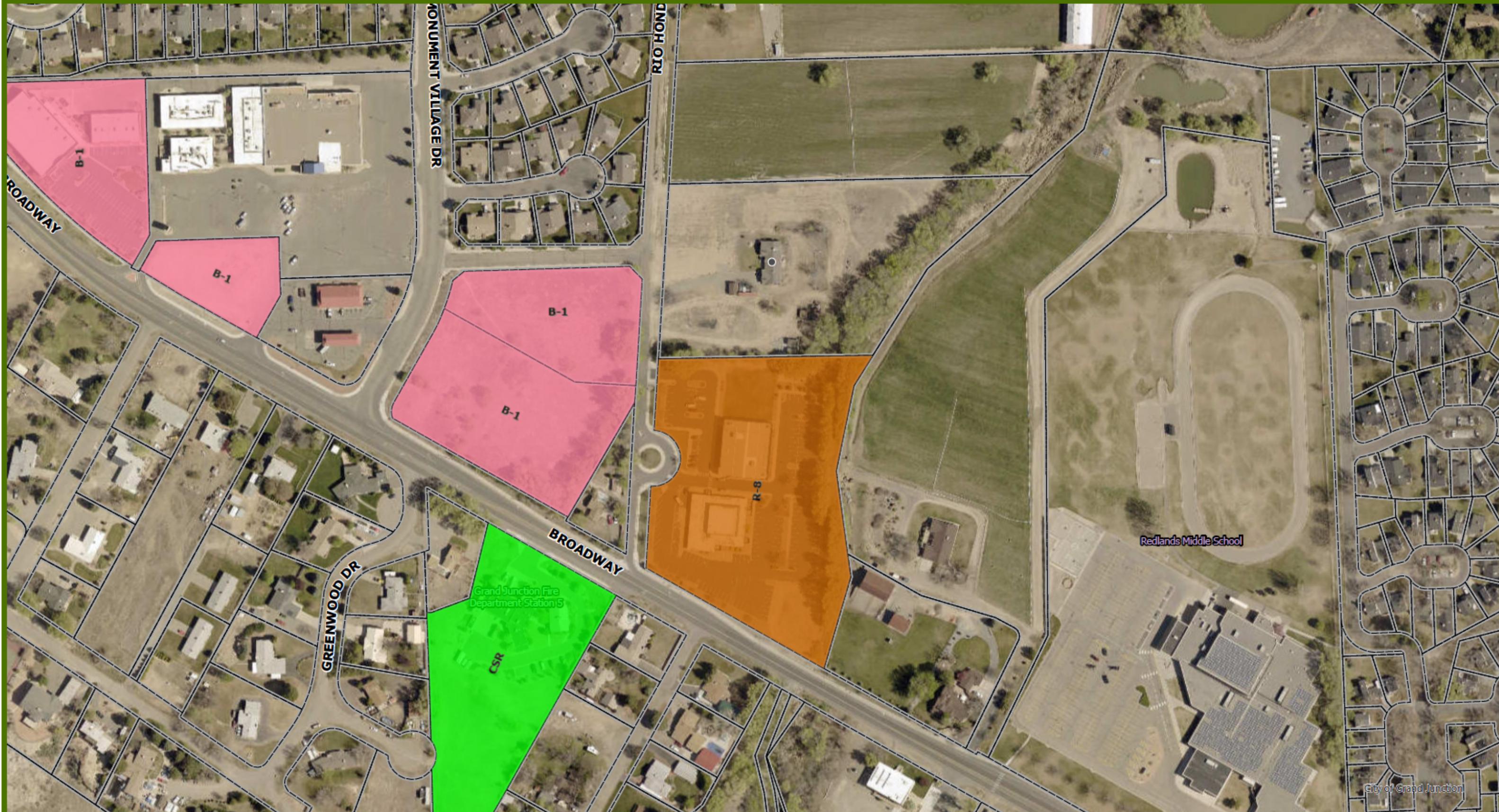


Zoning Map Mesa County

Printed: 10/15/2021

0 0.025 0.05 0.1 mi
0 0.03 0.06 0.12 km

Zoning Map City of Grand Junction



0.13

0.25

mi

Printed: 7/15/2021
1 inch equals 188 feet
Scale: 1:2,257

2020 Comprehensive Plan Designation



0

0.13

0.25

mi

Printed: 7/15/2021
1 inch equals 188 feet
Scale: 1:2,257

LEGAL DESCRIPTION

566 RIO HONDO ROAD

Parcel 1:

A parcel of land situated in the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20° 18' West 1763.29 feet;
thence South 04°49' West 365.5 feet;
thence East 441.89 feet;
thence North 33°44' East 209.96 feet;
thence North 49°32' East 292.13 feet;
thence West 750.04 feet to the Point of Beginning.

County of Mesa, State of Colorado

2170 BROADWAY

A certain parcel of land lying in the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), and the East line of the 50' right of way for Rio Hondo Road, as same is recorded in Book 945, Page 602, Public Records of Mesa County, Colorado and depicted on the Plat of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado, being the Southwest corner of that certain parcel of land, Parcel Control Number 2947-231-00-950, Mesa County, Colorado, and considering the East line of said Rio Hondo Road to bear N 05°01'52" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 59°01 '04" W along the North line of said Colorado Highway 340 (Broadway) a distance of 55.61 feet to a point on the West right of way for said Rio Hondo Road; thence N 05°01 '52" E along the West line of said Rio Hondo Road and the East line of said Monument Village Commercial Center, a distance of 403.74 feet; thence S 89°50'04" E a distance of 491.91 feet; thence S 33°53'56" W a distance of 75.24 feet; thence S 13°15'56" W a distance of 180.80 feet; thence S 06° 19'04" E a distance of 229.00 feet; thence S 18°52'58" W a distance of 189.71 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence N 59°01 '04" W along said Northerly right of way, a distance of 419.90 feet, more or less, to the Point of Beginning.

CONTAINS 5.4946 Acres (239,346.95 Square Feet) more or less, as described.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Church on the Rock, Inc. ("Entity") is the owner of the following property:

(b) 566 Rio Hondo Road and 2170 Broadway, Grand Junction, CO 81507

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Secretary for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.
 My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

Solely for the purpose of moving the church property line and Annexing 566 Rio Hondo property

- The Entity is the sole owner of the property.
- The Entity owns the property with other(s). The other owners of the property are:

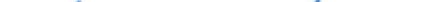
On behalf of Entity, I have reviewed the application for the (d) Annexation/Zoning/Simple Subdivision

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Susan Gregg, Secretary

State of Colorado)

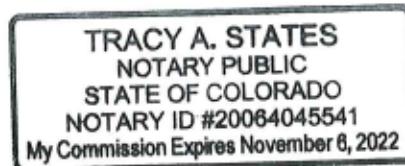
County of Mesa) ss.

Subscribed and sworn to before me on this 13th day of October, 2021
by Susan Gregg

Witness my hand and seal.

My Notary Commission expires on

11/06/2022



Notary Public Signature

Jacy A. Stokes



660 Rood Avenue, Ste. A, Grand Junction, CO
81501
Phone: (970)255-7677 Fax: (970)808-2332

Visit us at www.advancedtitleco.com

Date: July 20, 2021
Order No.: ATC-21-9233
Seller: Church On The Rock, Inc., a Colorado nonprofit corporation
Buyer: Purchaser To Be Determined
Property: 566 Rio Hondo Road, Grand Junction, CO 81507
2170 Broadway, Grand Junction, CO 81507

Please direct all Title inquiries to:

Sabrina Yanez
Sabrina@advancedtitleco.com
970-255-7677

SELLER(S):

Church On The Rock, Inc., a Colorado nonprofit
corporation
Delivery Method: Customer

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

Church on the Rock
Sharon Kellogg
sharonk@therockgj.com
Delivery Method: Email

We Look Forward to Providing You Title and Closing Services



Wire Fraud Prevention Notice



Wire Fraud is on the rise. Before wiring funds to any party of your transaction, including Advanced Title Company, please call to verify any wiring instructions you may have received. Beware of any changes to the wiring instructions, no matter who you may believe has sent them or who may be requesting funds and verify any changes by using contact information received prior to the change request. Protect yourself from fraud. Always call to verify, change your passwords regularly, be suspicious of links or attachments in email correspondence, use encrypted communication methods where available and be alert for any changes in email contacts.

COMMITMENT FOR TITLE INSURANCE

Issued By



NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company, a(n) Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Advanced Title Company

A handwritten signature of Sabrina Yanez.

Sabrina Yanez

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title guaranty company

A handwritten signature of Matt Morris.

Matt Morris
President and CEO

A handwritten signature of Denise Carraux.

Denise Carraux
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions[; and]
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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File No.: ATC-21-9233

ALTA Commitment for Title Insurance (08-01-16)

COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-21-9233

SCHEDULE A

1. Commitment Date: July 16, 2021 at 12:00 AM

2. Policy to be issued:

	Amount
a. ALTA Owner's Policy (06/17/06)	\$N/A

Proposed Insured: Purchaser To Be Determined

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

Church On The Rock, Inc., a Colorado nonprofit corporation

5. The Land is described as follows:

Purported Address: 566 Rio Hondo Road, Grand Junction, CO 81507 and 2170 Broadway, Grand Junction, CO 81507

Parcel 1:

A parcel of land situated in the NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20°18' West 1763.29 feet; thence South 04°49' West 365.5 feet; thence East 441.89 feet; thence North 33°44' East 209.96 feet; thence North 49°32' East 292.13 feet; thence West 750.04 feet to the Point of Beginning.

County of Mesa, State of Colorado

[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s).: 2947-231-00-103

Statement of Charges: These charges are due and payable before a Policy can be issued.

TBD Title Commitment: \$300.00

Tax Certificate: \$30.00

Extra Parcel Fee: \$100.00

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SCHEDULE A

(Continued)

Parcel 2:

A parcel of land situated in the SW1/4 NE1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point on the Northerly right of way of Colorado State Highway No. 340 from whence the North Quarter corner of said Section 23 bears North 12°32'30" West 2,508.58 feet; thence along said Northerly right of way South 59°11' East 419.9 feet; thence North 18°43' East 189.71 feet; thence North 06°29' West 229.0 feet; thence North 13°06' East 180.8 feet; thence North 33°44' East 75.24 feet; thence West 441.89 feet; thence South 04°49' West 432.3 feet to the Point of Beginning, EXCEPT that tract of land conveyed to the City of Grand Junction April 8, 2004 at [Reception No. 2186095](#). County of Mesa, State of Colorado

[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s).: 2947-231-00-193

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COMMITMENT FOR TITLE INSURANCE

Issued By



Commitment No.: ATC-21-9233

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Evidence satisfactory to the Company and its underwriter of payment of all outstanding taxes, charges and assessments as certified by the County Assessor. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent pursuant to Colorado Revised Statutes § 10-11-122 (1)(b) for any sale and for any loan pursuant to lender instructions. For Information Purposes Only: County Parcel Number(s): 2947-231-00-103 [Click here for Tax Certificate](#), as to Parcel 1. [Click here for Tax Certificate](#), as to Parcel 2.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, together with additional documents as required by the Company as follows:
 - a. Deed from Church On The Rock, Inc., a Colorado nonprofit corporation to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein. [Click here for Vesting Deed](#), as to Parcel 1. [Click here for Vesting Deed](#), as to Parcel 2.
 - i. NOTE: Statement of Authority for Church On The Rock, Inc., a Colorado nonprofit corporation recorded June 28, 2021 at [Reception No. 2987981](#) discloses the following name(s) of the parties authorized for said nonprofit corporation and otherwise complying with Colorado Revised Statute § 38-30-172: Joe Wilson - President; Dan Saunders - Treasurer; Susan Gregg - Secretary. **NOTE: This Statement of Authority has limitations as to the purpose and authority of whom is to sign.**
 - b. Release of Deed of Trust in favor of American National Bank to secure \$480,000.00 by instrument recorded June 11, 2008 at [Reception No. 2443846](#), as to Parcel 1.
 - c. Release of Deed of Trust in favor of Church Extension Plan, to secure \$1,610,395.00 by instrument recorded June 10, 2013 at [Reception No. 2657717](#), as to Parcels 1 and 2.

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SCHEDULE B - I
(Continued)

- d. Release of Certificate of Non-Compliance issued by the Community Development Department Building Division, Permit No. 19-03953 regarding the moving of an existing shed 20X12 as set forth by instrument recorded October 27, 2020 at [Reception No. 2949475](#), as to Parcel 1.
- e. Statement of Authority for Church On The Rock, Inc., a Colorado nonprofit corporation disclosing the names of the parties authorized for said company and otherwise complying with Colorado Revised Statutes 38-30-172.
- f. NOTE: This commitment is subject to such additional Requirements and Exceptions necessary once the identity of the Purchaser becomes known.

6. Execution of Company's Affidavit as to Debts, Liens, and other matters and its return to Advanced Title Company. NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), notify the Company within 10 days of receipt of this title commitment.

7. Resolution by the governing board of Church On The Rock, Inc., a Colorado nonprofit corporation, owner approving the boundary line adjustment of subject property and identifying the party(ies) with authority to sign on behalf of said nonprofit corporation.

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COMMITMENT FOR TITLE INSURANCE

Issued By



Commitment No.: ATC-21-9233

SCHEDULE B, PART II Exceptions

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

NOTE: Exceptions 1 and 4 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 4 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 2 and 3 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 5 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

1. Rights or claims of parties in possession, not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public record or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservation or exceptions in Patents or in Acts authorizing the issuance thereof, minerals of whatsoever kind, subsurface or surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

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SCHEDULE B - II
(Continued)

Parcel 1 Exceptions:

9. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 25, 1912 at [Reception No. 105740](#).
10. Lease(s) if any, in existence and not of record.

Parcel 2 Exceptions:

11. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 25, 1912 at [Reception No. 105740](#).
12. Ordinance No. 3580 regarding the annexation of territory to the City of Grand Junction recorded November 13, 2003 at [Reception No. 2159043](#).
13. Grant of Multipurpose Easement to the City of Grand Junction as set forth by instrument recorded April 8, 2004 at [Reception No. 2186094](#).
14. Public Service Company of Colorado Easement recorded January 14, 2009 at [Reception No. 2471885](#).
15. Any loss or damage arising from the fact that the fence lines on or near the boundary lines of the subject property do not coincide with the exact courses of the boundary lines, as disclosed by Boundary Survey by Robert J. Levine, Job No. [Deposit No. 2578-02](#) dated April 24, 2002, a copy of which has been furnished to this Company.
16. Lease(s) if any in existence and not of record.

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DISCLOSURES

Order No.: ATC-21-9233

Note: Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district;
- B) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent;
- C) Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor

Note: Colorado Division of Insurance Regulations 8-2-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that **Advanced Title Company** conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- A) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: This disclosure applies only if Schedule B, Section II of the title commitment herein includes an exception for severed minerals.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

Note: Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein, unless the above conditions are fully satisfied.

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes—to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> request insurance-related services provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Advanced Title Company DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of **Advanced Title Company** and its affiliates ("ATC"), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as **Advanced Title Company**, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes—to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do/does ATC Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does ATC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does ATC collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">request insurance-related servicesprovide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 618 Rood Avenue, Grand Junction, CO; 81501; 970-255-7677.

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R074233

Parcel 294723100103

Certificate Number 105790

Acres 0.00

Order Number

Vendor ID

Assessed To

CHURCH ON THE ROCK INC

2170 BROADWAY

GRAND JUNCTION, CO 81507-1057

RIVER CITY CONSULTANTS

215 PITKIN AVE #201 GJ 81501

Legal Description

Situs Address

BEG S 20DEG18' E 1763.29FT FR N4 COR SEC 23 11S 101W S 4DEG49' W 365.5FT E 441.89FT N 566 RIO HONDO RD
33DEG44' E 209.96FT N 49DEG32' E 292.13FT W 750.04FT TO BEG

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$2,362.00	\$0.00	\$0.00	(\$2,362.00)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/23/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 11276 - 11276

Authority	MILL Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$17.01	SINGLE FAMILY	\$220,000	\$15,730
GRAND JUNCTION RURAL FIRE	7.6010000	\$257.60	LAND		
GRAND RIVER MOSQUITO CTRL	1.3620000	\$46.16	SINGLE FAMILY IMP	\$253,980	\$18,160
LIBRARY DISTRICT	3.0230000	\$102.45	Total	\$473,980	\$33,890
MESA COUNTY	11.4290000*	\$387.33			
COUNTY ROAD & BRIDGE-FULL L	0.5480000	\$18.57			
GJ RURAL FIRE REDLANDS SUB	3.2460000	\$110.01			
SCHOOL DIST #51 GEN	29.1940000*	\$989.39			
SCHOOL DIST# 51 BOND	9.4120000	\$318.97			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$114.51			
Taxes Billed 2020	69.6960000	\$2,362.00			

* Credit Levy

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY TREASURER, SHEILA REINER



Mesa County Treasurer

PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R074248

Parcel 294723100193

Certificate Number 105791

Acres 0.000

Assessed To

CHURCH ON THE ROCK INC
2170 BROADWAY
GRAND JUNCTION, CO 81507-1057

Order Number

Vendor ID

RIVER CITY CONSULTANTS
215 PITKIN AVE #201 GJ 81501

Legal Description

BEG S 12DEG32'30SEC E 2508.58FT FR N4 COR SEC 23 11S 101W S 59DEG11' E 419.9FT N 18DEG43' E 189.7FT N 6DEG29' W 229FT N 13DEG06' E 180.8FT N 33DEG44' E 75.24FT W 441.89FT S 4DEG49' W 432.3FT TO BEG EXC RD ROW AS DESC IN B-3626 P-576/578 MESA CO RECDS - 4 88AC

Situs Address

2170 BROADWAY

Year	Tax	Interest	Fees	Payments	Balance
Grand Total Due as of 06/23/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5020000	\$0.00	CHURCH - CHAPEL	\$888,620	\$257,700
MESA CNTY ROAD & BRIDGE-GRA	0.2740000	\$0.00	CHAPEL	<u>\$801,080</u>	<u>\$232,310</u>
CITY OF GRAND JUNCTION	8.0000000	\$0.00	Total	\$1,689,700	\$490,010
GRAND RIVER MOSQUITO CTRL	1.3620000	\$0.00			
LIBRARY DISTRICT	3.0230000	\$0.00			
MESA COUNTY	11.4290000*	\$0.00			
COUNTY ROAD & BRIDGE-1/2 LE	0.2740000	\$0.00			
SCHOOL DIST #51 GEN	29.1940000*	\$0.00			
SCHOOL DIST# 51 BOND	9.4120000	\$0.00			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$0.00			
Taxes Billed 2020	66.8490000	\$0.00			

* Credit Levy

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MESA COUNTY TREASURER, SHEILA REINER



Mesa County Treasurer

PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant's engineer should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.¹ The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: June 25, 2021

Project Name: The Rock Church Annexation/Zoning/Simple Subdivisio

Project Street Address: 566 Rio Hondo Road & 2170 Broadway

Assessor's Tax Parcel Number: 2947-231-00-103, 2947-231-00-193

Project Owner Name: Church on the Rock, Inc.

City or County project file #: TBD

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Pastor Paul Labig 970-242-7625

Applicant E-mail: pastorpaull@therockgj.com

1. If the project includes one or more one or two-family dwelling(s):

- The maximum fire area (see notes below) for each one or two family dwelling will be 2,660 square feet.
- All dwelling units will , will not include an approved automatic sprinkler system.

Comments: Existing 2,660 SF ranch with basement built in 1976 and shed

2. If the project includes a building other than one and two-family dwelling(s):

- List the fire area and type of construction (See International Building Code [IBC]for all buildings used to determine the minimum fire flow requirements:
Existing 10,330 SF Church built in 1983 and 11,540 SF building built in 2004, with associated parking and shed
- List each building that will be provided with an approved fire sprinkler system:
Older building is does not have fire sprinkler system, newer building does

3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code[IFC]):
2,250 gpm at 20 p.s.i.

Comments: Buildings are existing, no new construction is proposed.

Note:

Fire Area: The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures. In general, at least 1000 g.p.m. at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is 1,500 gpm at 20 p.s.i. (See Fire Flow Guidance Packet⁴). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Applicant/Project Engineer: Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2012], to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

Attach fire flow test data for the hydrants

Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: **Ute** **Clifton** **Grand Junction**
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
SEE ATTACHED MAP
3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the fire flow:

SEE ATTACHED RESULTS

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE

Date: 7/1/2021

Contact phone/E-mail of Water Supplier: 970-256-2882 hydrant@utewater.org

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁵ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

¹ There are three drinking water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328 and City of Grand Junction water 970-244-1572.

² Address: City – 250 N 5th St, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ <http://www.gjcity.org/residents/public-safety/fire-department/fire-prevention-and-contractors/>

⁵ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 7/1/21 9:00 am

NFPA Classification:

Blue	AA
5680.28	

Work Order: 1,135
Operator: DUSTY K, ISAAC L, JEREMIAH H.

Test did not reach recommended drop of
25% per NFPA 291

Test Hydrant: 3130

Address: 2155 MONUMENT LN

Cross Street:

Location:

District:

Sub-Division: MONUMENT VILLAGE SUB

Latitude: 703274.558

Longitude: 4329073.512

Elevation: 4645.13

State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

Manuf: Mueller

Model: Centurion 5 1/4

Installed: 01/01/1996

Main Size: 0.00

Vandal Proof:

Bury Depth: 0.00

Flow Hydrant

1: 2727

Flow Device

2.5" Hose Monster

Diameter

2.50

GPM

1192.68

Gallon Used

5963.39

2:

3:

4:

5:

Pitot / Nozzle PSI: 50.00

Total Gallons Used: 5963.39

Static PSI: 92.00

Max GPM during test: 1,192.68

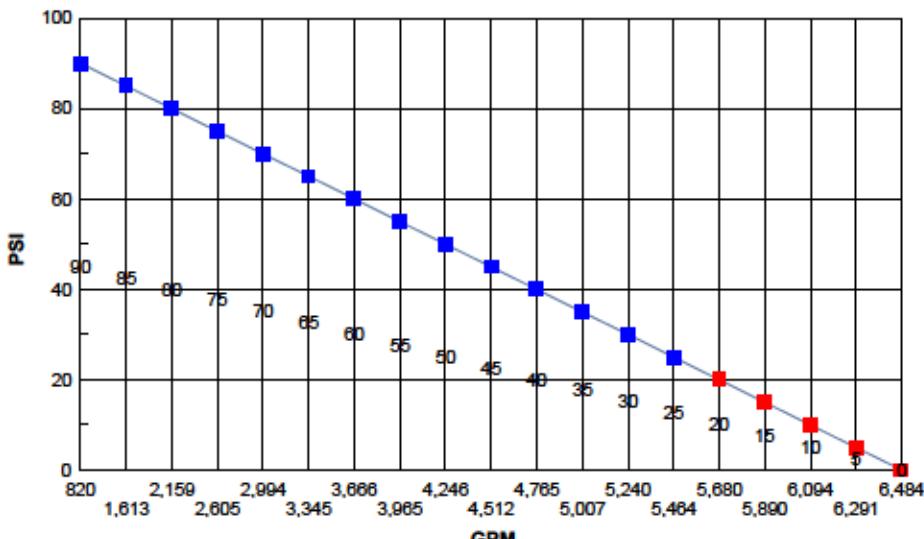
Residual PSI: 88.00

Elapsed Time Min:Sec: 5 : 0

Percent Drop: 4.35

Predicted GPM @ 20 PSI: 5680.28

3130 Flow GPM

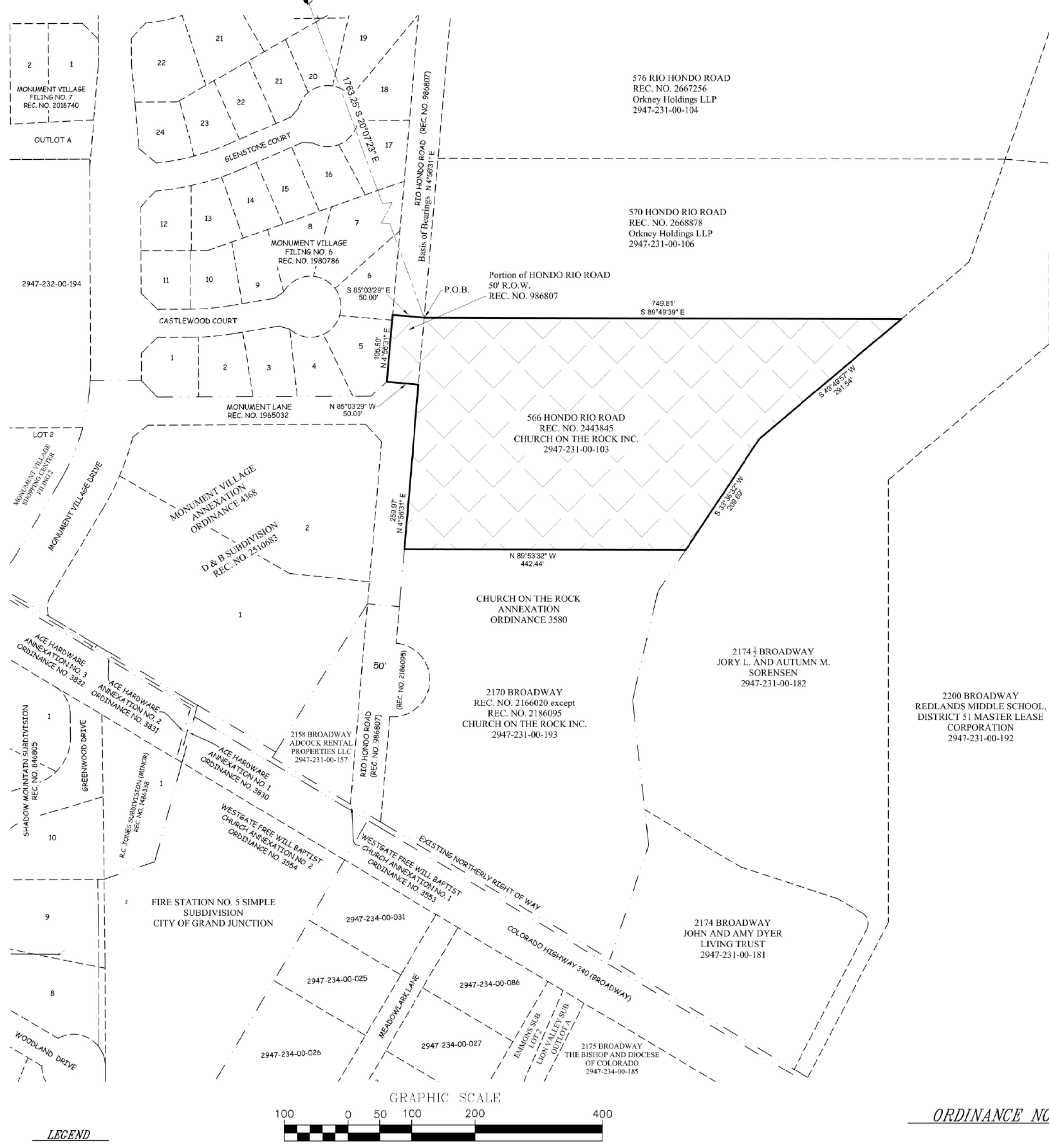


GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow

CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



AREA OF ANNEXATION
ANNEXATION PERIMETER 2158.95 FT.
CONTIGUOUS PERIMETER 752.41 FT.
AREA IN SQUARE FEET 213652
AREA IN ACRES 4.91
AREA WITHIN R.O.W. 5275 SQ.FT. / 0.12 ACRES

LEGEND
ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.
LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.

EFFECTIVE DATE

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction
DATE: _____

THIS IS NOT A BOUNDARY SURVEY

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

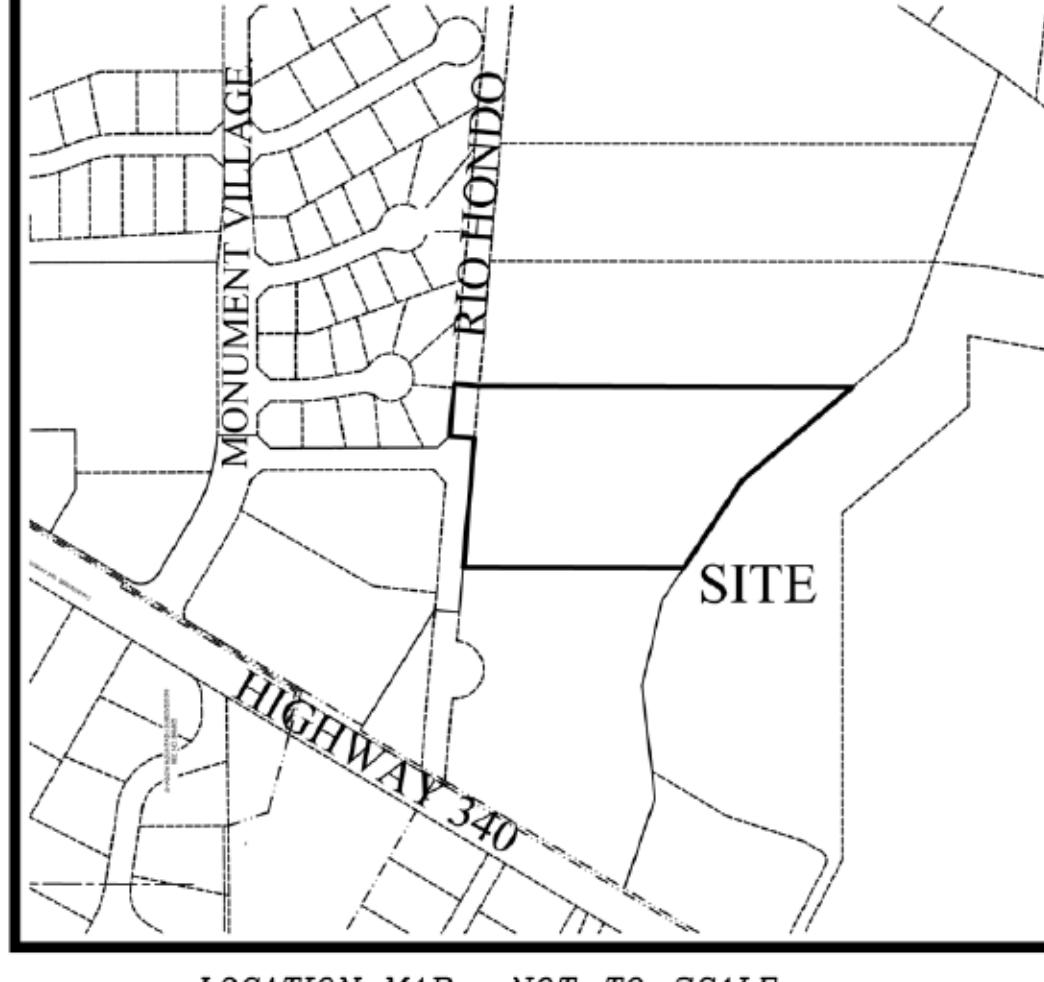
DRAWN BY R.B.P. DATE 09-27-2021
DESIGNED BY _____ DATE _____
CHECKED BY C.V.W. DATE 09-28-2021
APPROVED BY _____ DATE _____

SCALE
1" = 100'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH



DESCRIPTION

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning.

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
REC.	RECEPTION
a.k.a.	also known as

The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

FOR REVIEW

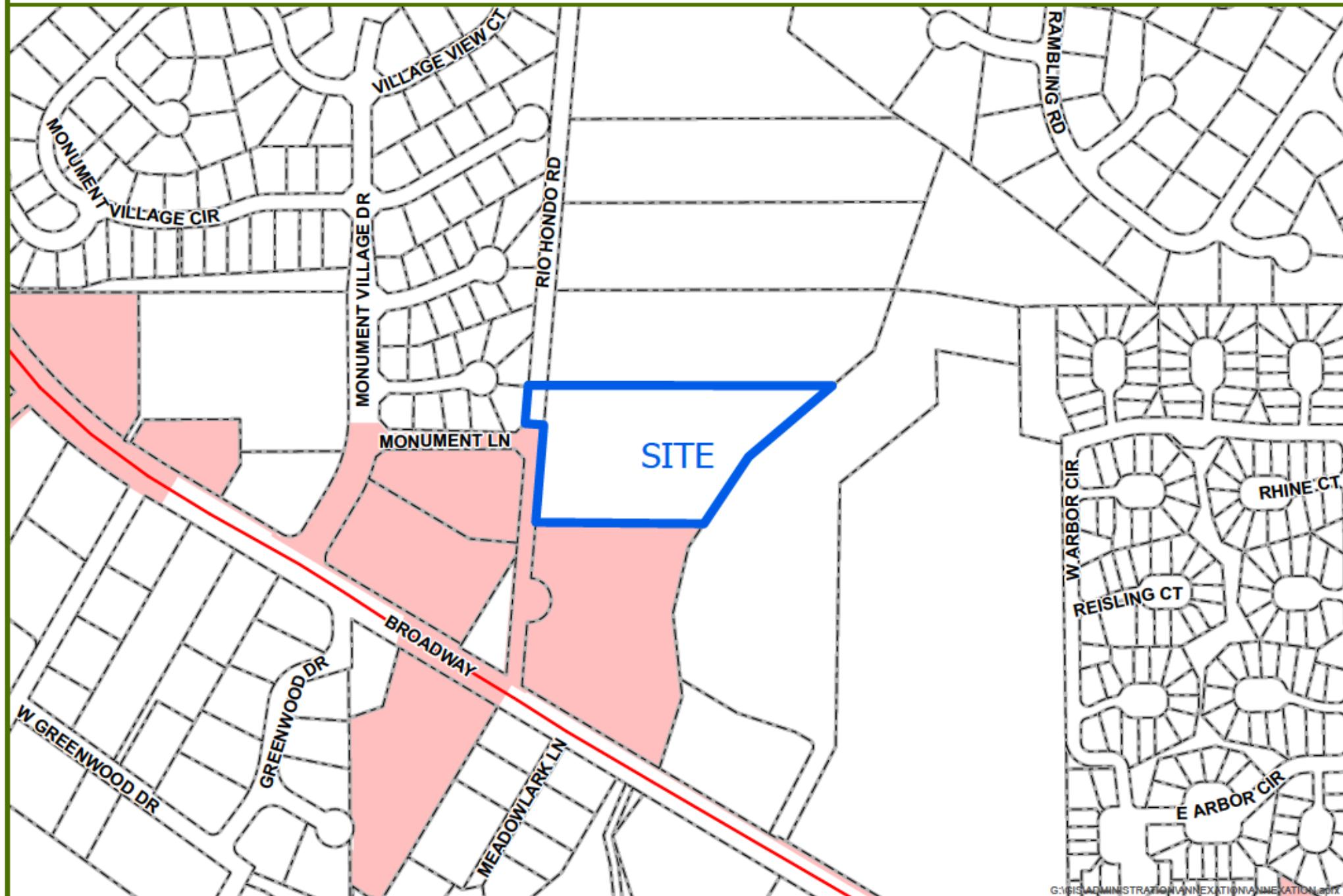
CHURCH ON THE ROCK NORTH ANNEXATION SCHEDULE

November 17, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
December 14, 2021	Planning Commission considers Zone of Annexation
December 15, 2021	Introduction of a Proposed Ordinance on Zoning by City Council
January 5, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
February 6, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:	ANX-2021-578
Location:	566 Rio Hondo Road
Tax ID Numbers:	2947-231-00-103
# of Parcels:	1
Existing Population:	2
# of Parcels (owner occupied):	0
# of Dwelling Units:	1
Acres land annexed:	4.91
Developable Acres Remaining:	4.79
Right-of-way in Annexation:	0.12 acres in Rio Hondo Road
Previous County Zoning:	RSF-4
Proposed City Zoning:	R-8
Current Land Use:	Residential
Comprehensive Plan Land Use:	Residential Medium
Values:	Assessed: \$34,940
	Actual: \$488,540
Address Ranges:	560, 562, 564, 566, 568 Rio Hondo Road
Special Districts:	Water: Ute
	Sewer: City
	Fire: GJ Rural Fire Protection District
	Irrigation/Drainage: Redlands Water & Power
	School: District 51
	Pest: Grand River Mosquito District & Upper Grand Valley Pest
	Other: Colorado River Water Conservancy

CHURCH ON THE ROCK NORTH ANNEXATION



0

0.05

0.1 Miles

Annexation

City Limits

CHURCH ON THE ROCK NORTH ANNEXATION



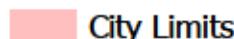
0

0.05

0.1 Miles



Annexation



City Limits

CHURCH ON THE ROCK NORTH ANNEXATION - LAND USE



0 0.05 0.1 Miles

Annexation Boundary

Packet Page 146

G:1GIS ADMINISTRATION\ANNEXATION\ANNEXATION.MAP

Date Created: 9/27/2021

CITY OF
Grand Junction
COLORADO

CHURCH ON THE ROCK NORTH ANNEXATION - ZONING



0 0.05 0.1 Miles

Annexation

City Zoning
Packet Page 147

County Zoning

Date Created: 9/27/2021

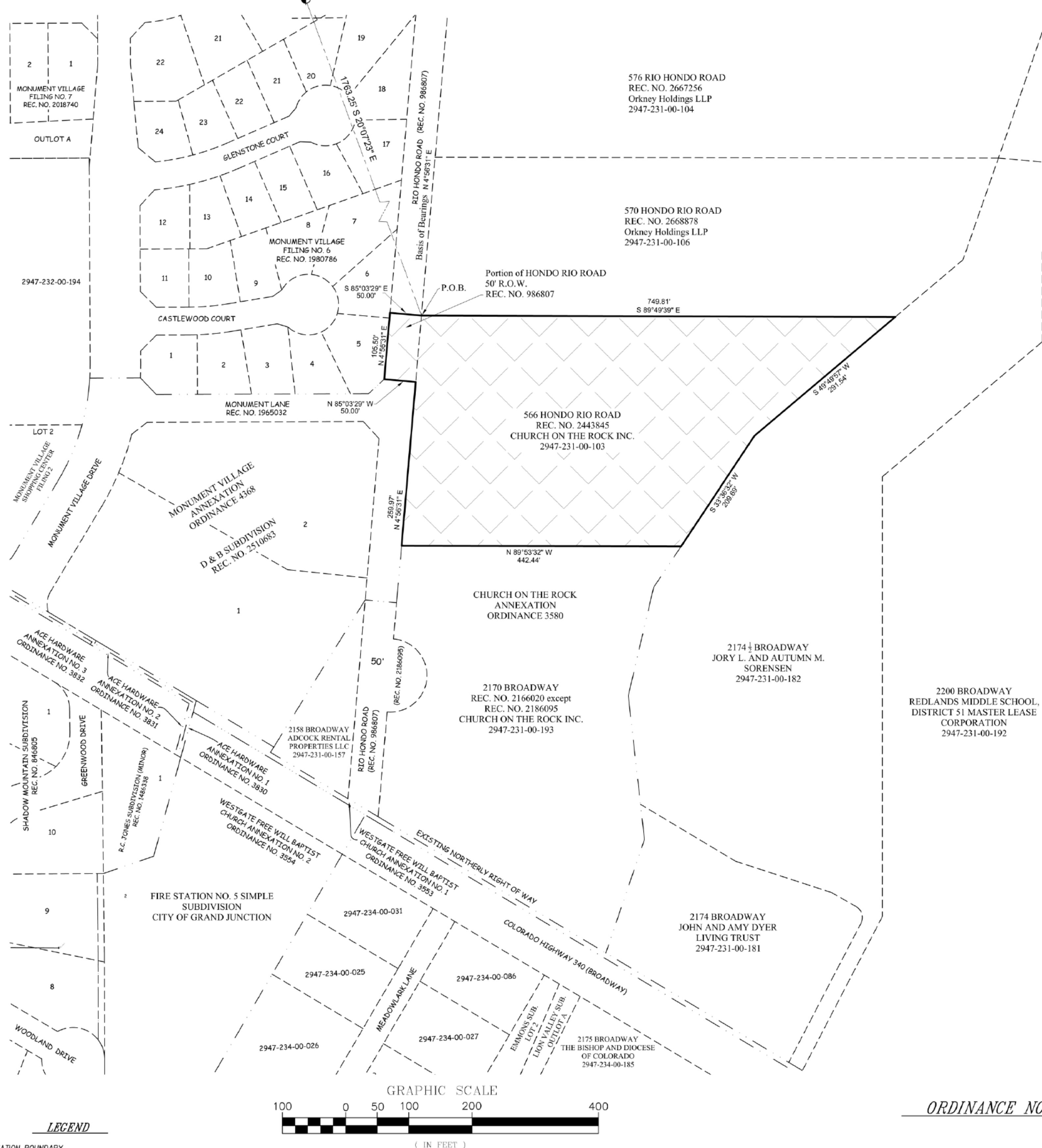
CITY OF
Grand Junction
COLORADO
GOALS. DEDICATION. EXCELLENCE.



Google Street View looking east from Rio Hondo Road

CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



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ORDINANCE NO.

EFFECTIVE DATE

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Professional Land Surveyor for the
City of Grand Junction

DATE: _____

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DESIGNED BY DATE
CHECKED BY C.V.W. DATE 09-28-2021
APPROVED BY DATE

SCALE
1" = 100'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE CHURCH ON THE ROCK NORTH ANNEXATION
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 4.79 acres into the City limits. The annexation is referred to as the "Church on the Rock North Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Church on the Rock North Annexation consisting of 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac) finding that both the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

ZONING FOR THE CHURCH ON THE ROCK NORTH ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

566 Rio Hondo Road
Tax Parcel #2947-231-00-103

A parcel of land situated in the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point from whence the North Quarter Corner of said Section 23 bears North 20° 18' West 1763.29 feet; thence South 04°49' West 365.5 feet; thence East 441.89 feet; thence North 33°44' East 209.96 feet; thence North 49°32' East 292.13 feet; thence West 750.04 feet to the Point of Beginning. County of Mesa, State of Colorado.

INTRODUCED on first reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting December 14, 2021
Date:

Presente Kristen Ashbeck, Principal Planner/CDBG Admin
d By:

Departm Community Development
ent:

Submitte Kristen Ashbeck, Principal Planner
d By:

Information

SUBJECT:

RE-SCHEDEDLED FOR JANUARY 11, 2022. Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe. | [Staff Presentation](#) | Dial in: 4731

RECOMMENDATION:

Staff recommends approval

EXECUTIVE SUMMARY:

Grand Junction Land Company LLC (GJLC – Owner of Part) and Redlands Three Sixty LLC (Owner of Part), in conjunction with La Plata Communities LLC (Applicant), are planning the proposed Redlands 360 Planned Development project to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development.

The Applicant is requesting consideration of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial

land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the development will occur over a 25-year timeframe.

The subject property is presently vacant. The proposed PD ODP includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Residential density, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and 185 acres of Open Space. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5 dwelling units per acre.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits 1 through 11b to depict and describe the intended land use and development character of the proposed Redlands 360 development. For purposes of references in the Staff report, the exhibits may be found as a separate attachment.

Project History

In early 2019, after several meetings with City Staff, GJLC and La Plata Communities LLC began a purposeful process to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of a Planned Development (PD) zone and Outline Development Plan (ODP) that will encompass the entire 600 acres. The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated areas, both City and County Zone districts, and varied zone densities. The portion of the property that was recently annexed to the City had been zone Planned Unit Development (PUD) in Mesa County but there was no evidence that a plan existed for the property.

Similarly, the portions of the property that are presently zoned PD also do not have a plan and the R-4 portion of the property has been zoned as such since annexation to the City in the early 1990s. To summarize, the following have occurred to date: 1) development of the 7.5-acre Renaissance 360 Subdivision (platted 9/12/2020); 2) annexation (7/15/2020) of the unincorporated parcels that were zoned PD but without a plan (7/15/2020); 3) approval of the Redlands 360 Metropolitan Districts Service Plan conditioned on approval of an ODP and Intergovernmental Agreement (IGA) (6/17/2020); and 4) zoning and planning of the 23-acre Canyon Rim 360 Subdivision (platted 10/7/2021).

Location and Surrounding Land Use

The proposed Redlands 360 project location can be generally described as the large vacant land south of the intersection of the Redlands Parkway and State Highway 340 and east of South Camp Road. It is on the northeast facing slopes at the base of the Ute Water storage tanks and elevated with views of the surrounding valley. It is dry with sandy to rocky soil conditions and limited rock outcrops. Nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. There is currently a gated gravel road running

east-west through the property that is primarily for Ute Water to access its property and facilities.

Surrounding zoning indicates the types of land uses that surround the property: to the west are areas of County PUD and City R-2 and R-4 zoning; City R-1 and Redlands Mesa PD, and BLM property to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access and Transportation System

The Grand Junction Circulation Plan is an adopted document that denotes the existing and proposed street network (see Exhibit 4: Circulation Plan) in this area. State Highway 340 is designated a Principal Arterial; Redlands Parkway and South Camp Road are designated Major Collectors; Renaissance Boulevard and Canyon Rim Drive are designated Minor Collectors; and two roads are proposed through the property but are shown as unclassified which implies the classification will be determined as the project develops.

There are four access points into the project, three of which are on the adopted Circulation Plan: 23 Road just south of State Highway 340, Easter Hill Drive, Redlands Parkway and Canyon Rim Drive.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City and has been revised through the planning process to accommodate comments from the City, the Regional Transportation Planning Office (RTPO), Mesa County and the Colorado Department of Transportation (CDOT).

Availability of Utilities

All utilities are available and adjacent to the site from the following providers.

- Water – Ute Water District. With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation – Redlands Water and Power
- Electric and Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City have already incorporated into growth projections for the Redlands and the community as a whole.

Effects on Public Facilities

The Redlands 360 Planned Development is a 600-acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 25-year project. As noted, total residential units will be less than the maximum that the Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. Through the planning process to date, there has been review and input by the police and fire departments, utility companies and Mesa County Valley School District and elements of the proposed ODP have been adjusted accordingly.

Site Soils, Geology and Geologic Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and the presence of moisture-sensitive soils and/or bedrock.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, HBET should conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

The Colorado Geological Survey has reviewed this preliminary document and provided no further comment but with the understanding that more detailed study will be reviewed as the project progresses.

Irrigation

In an effort to mitigate irrigation requirements on the site, the Applicant is proposing a landscape concept to incorporate an enhanced desert- or xeric-look for both community common spaces and individual lots, while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water and Power (RWP) are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

Proposed Use and Zoning Overview

Per the Zoning and Development Code, the Planned Development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in other sections of the Code. Planned development zoning should be used when long-term community benefits will be derived. Per Code, the Director shall determine whether substantial community benefits will be derived from the project and the Director and Planning Commission shall make recommendations to City Council. City Council shall approve,

conditionally approve or deny all applications for a PD zoning and ODP.

The 600-acre ODP area includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Density Residential, 32 acres of Higher Density Residential, 5 acres of Commercial/Mixed Use, and 185 acres of Open Space. The Open Space, which comprises 30% of the property, surrounds the residential areas, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing off-street bicycle and hiking trails.

The proposal is for a mixture of housing types and densities and limited non-residential uses: Low to Medium Residential with a target of 1,100 to 1,500 dwelling units; High Density Multifamily Residential with a target of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP residential density request with a range of 1,300 to 1,750 units.

There is intended flexibility built into the ODP request for 1,300 to 1,750 housing units (single family, multifamily, and commercial) to allow the plan to adapt to potential market changes over the 25-year project. The overall density range is 2.17 to 2.92 units per acre gross density, or 3.29 to 4.43 units per acre net density, the difference being the net acreage after deducting the proposed open space. Viewed as either gross or net density, the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 dwelling units per acre.

The limited commercial area in the proposed ODP is shown as divided into two small areas on the site. While the Comprehensive Plan includes a Commercial designation in the northwest corner of the site (refer to Exhibit 2: One Grand Junction Comprehensive Plan), the ODP is proposing to reduce the size of the commercial area in the northwest corner and locate a small area of commercial near the 23 Road entrance to the site, the latter of which requires an amendment to the Comprehensive Plan.

For purposes of establishing the Redlands 360 Metropolitan Districts, traffic and other studies and other site analysis, the base assumptions were for 1,750 residential units with the potential of up to 30,000 square feet of limited commercial area.

Public Benefit Overview

The Redlands 360 (R360) Planned Development will create a residential neighborhood that meets the intent of the Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. The Applicant provides the following list of potential public benefits gained from this project.

- the development of infill properties within the Urban Development Boundary defined in the Comprehensive Plan;
- the planned development of a project with a 25-year timeframe;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;

- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and offstreet pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication, over 30% of the entire project including parks and trails; to be dedicated to the Metropolitan District but for general public use and enjoyment (refer to the attached draft Intergovernmental Agreement – IGA);
- the creation of a Metropolitan Districts for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

Public Notification

Neighborhood meetings regarding the proposed development were held in person and via livestream on July 13 and 14, 2020 in accordance with Section 21.02.080(e) of the Zoning and Development Code. The Applicant, Applicant's representative and City staff were in attendance, with 49 persons total in attendance at the meetings. In addition, there were 61 views of the Applicant's presentation and 41 views of the staff presentation on GJSpeaks. Questions and concerns were raised about land use and density, traffic, open space, trails and irrigation. An earlier meeting had been held on April 22, 2019, prior to the early phases of Renaissance 360 and Canyon Rim 360.

An official development application for the PD ODP was submitted to the City for review on November 24, 2020. Since then, the project has undergone three rounds of review comments by staff and other entities, the Metropolitan District Service Plan was approved and an IGA pertinent to the Service Plan has been drafted to be considered by City Council in January 2022.

In addition, notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with application signs on November 25, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet and homeowners' associations within 1,000 feet of the project boundaries and notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. Public comment was also offered through the GJSpeaks platform.

ANALYSIS

Zone of Annexation/Rezone/Comprehensive Plan Amendment Analysis

The approval criteria for evaluation of a zone of annexation (237 acres south of Easter Hill Road previously zoned PUD in Mesa County presently without a City zone), a

rezone (the 34-acre R-4 portion of the project east of Renaissance Boulevard), and a Comprehensive Plan Amendment (establishment of a small commercial area near the 23 Road entrance to the Redlands 360 site) are the same as the criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed within the PD ODP analysis that follows.

Planned Development (PD) and Outline Development Plan (ODP) Analysis

The Applicant has provided Exhibits 1 through 11b to depict and describe the intended land use and development character of the proposed Redlands 360 development. For purposes of references in the Staff report, the exhibits may be found as a separate attachment.

21.02.150 Planned Development (PD)

(a) Purpose. The planned development (PD) district is intended to apply to mixed-use or unique single-use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

Generally, the project can be considered an infill area since it is surrounded by existing urban development to which public infrastructure has already been extended. This development will thus, make more efficient use of the infrastructure that presently serves the surrounding areas and extend utilities and streets into the site as it develops. The ODP provides an efficient road network throughout the 600 acres, connecting two primary and two secondary points of access into the project, in compliance with the Circulation Plan, and funded by Transportation Capacity Payment (TCP) fees and funding mechanisms through the Redlands 360 Metropolitan District. The Redlands 360 development provides extensive trail systems for both recreational and multimodal transportation. The variety of trails provides a vast amount of recreational opportunity through the preservation of many existing on-site trails. The system also provides connections to other internal and external trails systems and transportation corridors, allowing users the opportunity to safely move through the community and easily commute to work or school if desired.

For these reasons, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demands;

The Redlands 360 development will result in a lesser amount of traffic than originally anticipated on this site because of a limitation to 1,300 to 1,750 units with limited

commercial area. The number of units is within the Comprehensive Plan density range of 804 to 2,010 units which is already included in traffic models and planning for the Redlands area.

The ODP also includes a comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which can help reduce traffic within the site. However, since it is new development on vacant land, traffic demands will increase simply through development of the project.

Thus, Staff does not find this can be defined as a community benefit from the project.

(3) More usable public and/or private open space;

As depicted on Exhibit 5: Trail Types and Exhibit 6: Public Park Areas, the proposed open space system includes on- and off-street pedestrian trails, the preservation yet invited trail use of unique topographic features, the visual enjoyment of areas to be reserved in a natural state, as well as more traditional parks that render the spaces more visible and useable, particularly since these areas are to be constructed and maintained by the Redlands 360 Metropolitan District yet available to the general public. Many trails exist on the property and approval of the ODP as proposed will enhance the usability and legitimize public use of them, which enhances the usability of much of the open space. The total amount of open space reserved exceeds the Code requirement of a minimum of 10% of the land area. In addition, the development of parks and enhancement of existing trails and addition of new trails the park exceeds what is typically provided in a new development.

For these reasons, Staff finds this community benefit will be achieved.

(4) Recreational amenities; and/or

The Applicant has committed to the dedication of a minimum of 185 acres of parks, open space and recreation areas to the Redlands 360 Metropolitan Districts. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The minimum acreage shown as "Potential Parks (Traditional)", the "Potential Parks (Unique)", and Remaining Open Space and Primary Existing Rim Trails depicted on Exhibit 6 Legends A, B and C are required and shall be designed and constructed in accordance with Exhibit 7: Outline Development Plan and Exhibit 9: Development Progression Plan.

Thus, Staff finds this community benefit will be achieved.

(5) Needed housing choices.

The Redlands 360 development is structured to provide multiple housing choices, and the PD ODP will provide the flexibility to adapt the housing product types as market demand shifts over the anticipated 25-year build out of the project. Proposed housing product types are structured to potential lot sizes, with the expectation that the square

footage of product type increases in size as lots increase in size and there is an expectation that some of the units will be provided within multifamily structures. The range of proposed lot sizes are noted on Table 1 on Exhibit 7: Outline Development Plan.

Thus, Staff finds this community benefit will be achieved.

21.05.101 Planned Development Purpose – Additional Community Benefits

(f) Innovative designs;

The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities are innovative design concepts that are depicted on the ODP.

Thus, Staff finds this community benefit will be achieved.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 8: Slope Analysis, and note the placement of open space to protect the natural features.

Staff finds this public benefit will be achieved.

21.02.150 Planned Development (PD) - Continued

(b) Outline Development Plan (ODP)

Applicability. An Outline Development Plan (ODP) is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At the ODP phase, land uses, densities and intensities for each area designated for development on the plan are established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual areas that will be the subject of future, more detailed planning.

The Redlands 360 ODP has addressed these Code provisions as shown on Exhibit 7: Outline Development Plan.

21.02.150 Planned Development – Additional Application and Review Procedures

(ii) Density/Intensity. Density/intensity may be transferred between development

areas to be developed unless explicitly prohibited by the ODP approval. This development will be transferring densities between the proposed areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends, while remaining consistent with the density and intensity contemplated in the Comprehensive Plan.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 9: Development Progression Plan. This indicates a project start anticipated in 2022 with progression of the development starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of December 31, 2046.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following criteria (i. through x.).

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

2020 One Grand Junction Comprehensive Plan

The Applicant has provided reports, studies, plans, and creative vision in the development of the proposed ODP that staff finds support and demonstrate conformance with numerous Principles and Strategies within the Comprehensive Plan as listed below.

Principle 2 – Resilient and Diverse Economy

6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.
2. Encourage infill and redevelopment to leverage existing infrastructure.
3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h – Parks and Recreational Facilities - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location.

4j – Trails - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e – Special Assessment Districts

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e – Context-Sensitive Development – Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c – Housing Types - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with

features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – Connectivity and Access - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5c – Innovative Design – Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles such as co-housing, community gardens, and recreational amenities.

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.
3. Foster opportunities to bring people together by developing great public spaces.
5. Maintain access to public lands at the urban/rural interface.

Grand Valley Circulation Plan

Refer to the Site Access and Traffic Patterns discussion in the overview section of the Staff report. The Redlands 360 PD ODP is consistent with the Circulation Plan in that it will complete connections to and through the property as anticipated on the Plan. Refer to Exhibit 4: City of Grand Junction Circulation Plan.

Redlands Area Plan (Title 34 GJMC)

The Redlands Area Plan was last updated in 2002, when much more of the Redlands was a Joint Planning Area with Mesa County. Today, the 2020 One Grand Junction Comprehensive Plan is more pertinent to this review but an analysis of the goals stated in the Redlands Area Plan that are reinforced by the proposed Redlands 360 ODP is included below.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) Goals.

- (1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Much of the above has been achieved over the last 20 years. The Redlands 360 project will provide urban levels of development for all utilities, services, and facilities.

3

4.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

- (1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.
- (2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Development of the Redlands 360 project will avoid and protect steep terrain. Furthermore, the distinctive land characteristic of the four plateaus within the property (Applicant references as The 4 Brothers) are considered signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the development. All steep slopes are preserved as open space. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will implement required City code mitigation techniques as applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

(1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

The Redlands 360 project is anticipated to be developed over a 25-year timeframe that will maintain its quality through a set of comprehensive Community Design Guidelines that will be provided with final plans for each phase, commitment and implementation of open space and recreation, and funding source for public improvements through the Redlands 360 Metropolitan Districts.

3

4.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) Goals.

(1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.
(2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

The Redlands 360 project is not proposing significant retail or commercial development, but rather providing the residents some basic amenities that will support other, existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use proposed in the ODP is intended to provide the small neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

(1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.
(2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.
(3) The costs (economic, environmental and social) associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

34.20.250 Wetlands – Goals, policies, implementation.

(a) Goals.

(1) Preserve/conserve wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

The Applicant has submitted a study and wetlands have been identified near the corner of South Camp Road and Redlands Parkway. Impacts will be mitigated and/or enhanced with the planning and engineering of that area. In addition, potential jurisdictional wetlands have been identified near the Redlands Second Lift Canal on the west edge of the Redlands 360 property and near Red Canyon Creek on the far eastern edge of the Redlands 360 property. There is no development anticipated in these wetland areas, which total 1-1½ acres of the 600-acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

(1) Protect Mesa County residents from the loss of life or property due to wildfire.

The Redlands 360 property does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow the fire department access to all areas of the development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

(1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.
(2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.

Redlands 360 is designed to become a recreational-based community that recognizes and incorporates many of the existing significant hiking and bicycling trails that currently exist on the property. The project will provide open space, parks, and recreational facilities, not only for its residents, but also be available to the general public in an area of the City where formal park space is limited. In addition, the trail system will allow for a variety of recreational opportunities, provide interconnectivity within the development, and connect residents to existing external transportation corridors that connect to other services, facilities and amenities around Grand Junction.

34.28 Transportation Action Plan

As previously mentioned, the Redlands 360 ODP has incorporated the Circulation Plan in that Canyon Rim Drive will be extended to and through the property. In addition, in lieu of the connection to the extension of Renaissance Boulevard to the east, an alternative access will provide secondary access via Athens Way.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically, the plans state:

- (a) Higher density housing is needed, and an adequate supply should be provided.
- (b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally, it should be integrated into mixed density housing developments.
- (c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.
- (d) The Plan should support creation of affordable single-family homes as well as higher-density housing types. (Affordable housing does not have to mean attached units.)

34.32.030 Goals, policies, implementation.

- (a) Goals. Directly from 1996 Joint Urban Area Plan:

- (1) Achieve a mix of compatible housing types and densities dispersed throughout the community.
- (2) Promote adequate affordable housing opportunities dispersed throughout the community.

The primary purposes of the Redlands 360 ODP are stated in the above Housing Action Plan. The development will provide multiple housing products for a diverse market. The PD zone district affords the flexibility to adapt the housing product types as the market trends change over the next 25 years.

Other Adopted Policies and Overlays Applicable to This Development

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 8: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of the Redlands 360 development and meet the provisions of this code section. Exhibit 8: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed Redland 360 project.

The provisions are designed to accomplish the following:

- (i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

Areas to be developed for residential, commercial and mixed use have been located on the flatter slopes on the site. In many instances perimeter open space/trails will provide ample setbacks to the ridgelines. In addition, lots/building sites must comply with setback requirements from the ridgelines and existing natural drainage corridors will be enhanced.

- (ii) Minimize the threat and consequent damages resulting from hillside area fires by

establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having wildfire hazard (see 21.07.020 (d)). Roadways will be designed to meet City and Fire Department standards for adequate emergency vehicle access. In addition, the fire suppression hydrant locations and water flows will meet requirements of the Fire Code as more detailed design and engineering progresses.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves a minimum of 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property. Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340/west entrance to the Monument (northwest), to the Colorado River (northeast) – basically the entirety of the Redlands. This is the only mapped potential wildlife impact within the project. The Statewide Key Habitats of Colorado map appears to identify the potential for Sagebrush habitat and Shrub-Dominated Wetlands, neither of which occurs on the Redlands 360 property. The open space within the proposed development, which will reserve the existing drainages, will continue to serve as wildlife corridors through the property. The Colorado Department of Parks and Wildlife was included in review of the Redlands 360 PD ODP application but provided no comment on the proposed development.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The road network design has been the primary determinant of the overall design for the proposed PD ODP that encourages connectivity to internal and external surrounding neighborhoods. Trails and roads are predominantly separate with two major trail loops: an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8-foot-wide concrete trail. Neighborhood connectivity will be accomplished via trails as the various land use phases/areas are designed in detail and subdivided, and at adjacent cul-de-sacs and open space corridors. In instances where trails are proposed to parallel roads, the trail will be detached from the road corridor.

In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area includes over 7.5 miles of existing social trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian and bicycling passageways.

(iv) Encourage the location, design and development of building sites in a manner

that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

As depicted on Exhibit 7: Outline Development Plan, the areas to be developed for residential, commercial and mixed uses within the Redlands 360 ODP have been located on the flatter and most developable slopes. The slopes generally face east/northeast which affords views of the Grand Valley, yet the developed areas are backdropped by the continued rise in elevation of the site to the west (e.g. towards the Ute Water tank) and the Colorado National Monument that helps to blend the development into the hillside terrain.

(v) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

As previously discussed, a minimum of 30% of the property is dedicated open space that is achieved by locating the homesites on the flatter portions of the site. Long established trails and open spaces are to be preserved and enhanced for sustainability purposes and continued public use.

In addition to the provisions listed above, the Hillside Development standards state:

“Development on slopes of greater than 30 percent is not permitted; and streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent unless, after review by the Planning Commission and approval by the City Council, it is determined that:

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and
- b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.”

The proposed ODP demonstrates that, at least for this phase of development, the Applicant has taken appropriate and engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent is unavoidable, and in these instances the impact has been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 8: Slope Analysis), only minimal areas of slopes greater than 30% are impacted by the proposed roads and building sites. This has been achieved by careful design, especially given the diverse topography of the property. The proposed PD ODP has managed to avoid the vast majority of slopes greater than 30%. Very few natural areas with slopes over 30% are impacted by this development. Certainly, as specific design and engineering in

these areas progress, these requirements will be analyzed in greater detail.

Thus, Staff finds that these Code provisions have been adequately addressed to allow Planning Commission and City Council to approve the minimal areas where lots or roads cross 30% slopes yet meet the intent of the Circulation Plan.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 11a and 11b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the general planning and design of the Redlands 360 ODP. Of the proposed development area, the potential for concern is primarily limited to views from the streets that abut the project on the west. This side of the site is where there are existing mesa cliffs and proposed homes could be visible if Code provisions are not adhered to. Twelve locations were examined with detailed cross-sections as required by Code and depicted on the exhibits. Per Code criteria and this analysis, it is evident that no two-story structures would be visible along the defined ridgelines.

(1) For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.

The sections provided on Exhibits 11a and 11b address the various ridgelines around the site and demonstrate that either there is no impact since many of the areas are not to be developed or that the measures listed below will be taken per Code to minimize the visual impact of construction in the vicinity of the ridgelines.

Thus, Staff finds this criterion has been met.

(2) This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:

- (i) Earth tone colors to blend with the surrounding area;
- (ii) The use of nonreflective materials;
- (iii) Vegetation to screen and soften the visual impact of the structure; and/or
- (iv) A reduction of building height or the “stepping” of the building height; or
- (v) Other means that minimize the appearance from the road corridor.

(3) In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.

(4) The required setback shall be measured to the building envelope, to be established at the time of platting.

Criteria (2) through (4) above will be analyzed and complied with at future development phases.

(5) Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.

Staff finds this criterion has been met as shown in the twelve ridgeline sections included on the exhibits.

(6) Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile

As specific sites have not yet been determined, the twelve sections on the exhibits demonstrate that the development areas are not of concern regardless of where the specific homesites ultimately occur.

Staff finds this criterion has been met.

(ii) The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code;

In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if at least one of the following criteria are met. For purposes of the proposed Redlands 360 PD ODP, the same criteria that follow also apply to the zone of annexation for a portion of the property, the rezone of a portion of the property for R-4 to PD and to the Comprehensive Plan Amendment for the location of a small area of Commercial land use near the 23 Road entrance to the site.

(1) Subsequent events have invalidated the original premises and findings; and/or

Staff has not identified any subsequent events that have invalidated the original premises and findings. Approval of the zone of annexation, the rezone and the PD ODP requests will result in the entire 600 acres being uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community that is consistent with the original premises and findings of the proposed land use in this area of the Redlands.

Staff finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of residential units surrounding the general vicinity of the Redlands 360 project. In addition, the Comprehensive Plan was

adopted which redefined the future land uses within the Urban Development Boundary. The proposed PD ODP is consistent with the Comprehensive Plan.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Neighborhood convenience commercial uses such as those proposed within the Redlands 360 development reduce traffic by being accessible by walking or bicycling rather than by vehicle. The relocation of a portion of the commercial use to the traffic node near the 23 Road entrance to Redlands 360 is consistent with the Comprehensive Plan in providing such commercial areas within residential neighborhoods.

For these reasons, Staff finds this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. The vacant 600 acres of land that this proposed project encompasses was designated as a mix of future land uses in the 2010 Comprehensive Plan including Neighborhood Center Mixed Use, Residential Medium High, Residential Medium and Residential Low in the 2010 Comprehensive Plan. As such, the 2010 Plan included the potential for more intense and dense use which has already been anticipated and accommodated in projections of future growth for the Redlands area as well as the community as a whole. The 2020 Comprehensive Plan placed less intense and less dense designations on the site with Residential Low and limited Commercial. Thus, projected offsite infrastructure will be adequate provided it is expanded and extended as needed as the project develops over 25 years.

Certainly, additional on-site infrastructure and public facilities are required. The Applicant, via the Redlands 360 Metropolitan District has committed to the requirement that all transportation infrastructure internal to the development shall be fully designed and constructed to City standards and all transportation infrastructure external to the Project shall be fully designed and constructed to City and CDOT standards, as applicable. The Applicant has committed to being responsible for costs of design and construction of the following off-site transportation system improvements.

- Intersection of State Highway 340 and Redlands Parkway
- Intersection of State Highway 340 and 23 Road
- Redlands Parkway Access
- Intersection of State Highway 340 and South Broadway

The proposed amendment to the Comprehensive Plan to allow for a small portion of the proposed commercial area to be located near the 23 Road entrance to the site will facilitate the provision of limited commercial services in a location where it is most accessible to on- and off-site users. Per the Traffic Impact Study, 62 percent of the

traffic to and from the Redlands 360 site is projected to be at this location. In this location, the limited neighborhood commercial can be easily accessed by both on- and off-site users with minimal disruption to traffic within the development.

Staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The recently-completed Housing Needs Assessment clearly indicates a general shortage of all types of housing within Grand Junction. The 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs. In addition, vacant land for development is in short supply within the defined Urban Development Boundary. The proposed PD zone district allows the potential to positively address these issues by providing a variety of housing types within the proposed community and developing a site which is one if not the only remaining large piece of property available to accommodate anticipated growth in the community. It is a large, unique property, that allows the land to be suitably designated for various uses within a mixed-use and mixed-density planned community.

For these reasons, Staff finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

As discussed in the project overview, the Applicant has identified numerous aspects of the proposed development that can provide public benefit. In the previous analysis of Section 21.02.150 Planned Development (PD) of the Zoning and Development Code, staff found the following long-term community benefits would be achieved by the project:

- More efficient infrastructure
- More usable public and/or private open space
- Recreational amenities
- Needed housing choices

Thus, as required per Code, the Director has determined that substantial community benefits will be derived. Therefore, staff finds this criterion has been met.

Other Potential Zoning Districts

Section 21.02.160(f) of the Zoning and Development Code provides that rezoning and/or zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though lower density zone districts could be applied to these properties including R-4, R-5 and CSR for the residential and open space areas and a variety of non-residential zone districts could be applied to the area designated as Commercial, the standard zone districts do not afford the developer

the land planning flexibility on a large property such as this to create a mixed use, mixed density community that also accommodates the unique topography, natural amenities and existing public use by setting aside the appropriate open space, trails and other proposed amenities. The PD zone district by definition and purpose is a more appropriate zone district for this unique property and project.

(iii) The planned development requirements of Chapter 21.05 Planned Development of the Zoning and Development Code are addressed as follows:

The criteria in this code section have been previously addressed. Staff finds this criterion for the ODP has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23 (North Avenue Overlay Zone District), 24 (Greater Downtown Overlay) and 25 (24 Road Corridor Design Standards);

The referenced corridor guidelines and overlay districts are not applicable to this property.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities can be provided to this PD as previously described in the Zone of Annexation/Rezone Analysis. Public services and utilities are available at the project boundaries due to this being an in-fill location. Therefore, Staff finds this criterion has been met.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

This project recognizes and incorporates the road network as indicated in several exhibits including Exhibit 4: City of Grand Junction Circulation Plan; and Exhibit 7: Outline Development Plan. In addition, Exhibit 9: Development Progression Plan, depicts the proposed phased development of the road network within each of the development areas.

It is anticipated that design of the streets within the development be tailored to the unique characteristics of the proposed development as well as the unique natural features that are to be integrated into the design. This will be accomplished through applications to the City for exceptions to the Transportation Engineering Design Standards (TEDS) as needed concurrent with future subdivision plans. As such, Staff finds this criterion has been met.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

As the development progresses, there may be some need to create appropriate screening and buffering such as along the eastern edge of Phase 2 as shown on Exhibit 9: Progression Plan between differing land uses. Other limited areas within the development may require screening and buffering that will be evaluated with subsequent subdivision and development plans. For the most part, the development areas will be separated by topography and/or other open space which will provide appropriate buffer.

Staff finds this criterion has been met.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed PD ODP requests a range of 1,300 to 1,750 housing units (both single family and multifamily) that creates an overall density range of 2.17 to 2.92 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project, while meeting the intent of the Comprehensive Plan.

Staff finds this criterion has been met.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

Per Section 21.05.020, Default Standards, of the Zoning and Development Code, the use, bulk, development, improvement and other standards for each PD shall be derived from the underlying zoning, as defined in Section 21.03, Zoning Districts. In a planned development context, those standards shall be referred to as default standards or default zones. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and, if approved shall be explicitly stated in the PD ODP zoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

For the Redlands 360 PD ODP, the following default zones are defined within the land use areas depicted on Exhibit 7: Outline Development Plan.

- Low Density Residential Areas - Residential 4 units per acre (R-4)
- Medium Density Residential Areas - Residential 12 units per acre (R-12)
- Multifamily and High Density Residential Areas - Residential 16 units per acre (R-16)
- Commercial Areas - Neighborhood Business (B-1)
- Open Space - Community Services and Recreation (CSR)

While these are the default zone districts, as depicted on Exhibit 7, it is intended that

there will be a range of densities within each land use area. Section 21.02.050 of the Zoning and Development Code provides the Director may allow for minor amendment to a PD ODP to adjust densities provided the density of the default zone is not increased. Thus, the range of zone districts as prescribed on the PD ODP may be achieved as intended.

The ODP also includes a listing of the proposed deviations from the standards of the zone districts that will implement the plan as shown in the table below. The existing standards for the zone districts are shown in black type and the proposed deviation is shown in red type or stricken if proposed to be deleted from the zone district standards.

	R-1 Low	R-4 Low	R-4 Med	R-5 Med	R-8 Med	R-12 Med	R-8 High	R-12 High	R-16 High	B-1 Comm	CSR Open Space
Lot Area Minimum	30,000 10,000	7,000 0	7,000 0	4,000 0	3,000 0	n/a 0	3,000 0	n/a 0	n/a 0	10,000 0	1 ac 0
Width (min. ft.)	100 70	70 00	70 00	40 50	40	30	40	30	30 20	50 0	100 0
Frontage (min. ft.)	50 20	20	20	20	20	20	20	20	20	None 0	None 0
Cul-de-sac front	30	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0
Setback Principal											
Front (min. ft.)	20	20	20	20*	20*	20*	20*	20*	20*	20 0	15
Side (min. ft.)	15 10	7 5	7 5	5	5	5	5	5	5	0 5	0
Side Abut Resid (min. ft)	n/a 10	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	10	
Rear (min. ft.)	30 25	25	25	15	10	10	10	10	10	15 0	10
Setback Accessory											
Front (min. ft.)	25 20	25 20	25 20	25	25	25	25	25	25	25 15	25
Side (min. ft.)	3	3	3	3	3	3	3	3	3 0	0	0
Side Abut Resid (min. ft.)	n/a 10	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0	5 0	5
Rear (min. ft.)	10	5	5	5	5	5	5	5	5 0	15 0	10
Lot coverage (max.)	20% 50%	50%	50%	60%	70% 75%	75%	70% 75%	75%	75%	100%	100%
Height (max. ft.)	35 40	40	40	40	40	60 40	40	60 40	60 50	40 50	65
Density (min. du/acre)	n/a	2	2	3	5.5	8	5.5	8	12	8 0	n/a 0
Density (max du/acre)	1 2	4	4	5.5	8	12	8	12	16	16 18	None 0
Cluster allowed	Yes No	Yes No	Yes No	Yes No	Yes No	No	Yes No	No	No	n/a No	n/a No

Note: Minimum lot area, lotwidth and lot frontage do not apply to two-family dwellings or multifamily.

*20 feet for the garage face portion of a principal structure and 15 feet for the remainder of the principal structure.

R-5- Min. lot area civic – 20,000 sf

R-8- Min. lot area civic – 20,000 sf

B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to accept a deviation, the City Council must be provided with a detailed explanation of the deviation and the rationale for the deviation.

SUGGESTED MOTION:

Chairman, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, on the Zone of Annexation, Rezone and PD ODP requests for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Applicant Materials
2. Exhibits 1 through 11b

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

*Chief operating officer, Dunrene Management, Inc, Manager of
Grand Junction Land Company, LLC.*

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

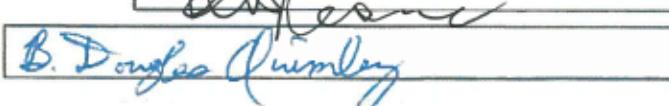
Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

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Signature of Person Completing the Application 

Date

Signature of Legal Property Owner 

Date

REDLANDS 360 ODP NEIGHBORHOOD MEETING

July 13th @ 5:00pm & 7:30pm

July 14th @ 5:30pm

NOTES

Three Neighborhood Meetings were held between July 13th and July 14th regarding a proposed ODP at Redlands 360 (400 23 Road, 2210 S Broadway, 2945-183-00-064 and 2945-181-00-052)

In Attendance:

Representatives: Doug Quimby (La Plata Communities)
Jane Quimby (La Plata Communities)
Don Gravette (La Plata Communities)
Cody Humphrey (La Plata Communities)
Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)
Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Mark Austin (Austin Civil Group)
Kristen Ashbeck (City of Grand Junction)
Trent Prall (City of Grand Junction)
Tamra Allen (City of Grand Junction)
Jarrod Whelan (City of Grand Junction)

About 21 Neighbors attended the July 13th meeting from 5:00pm-6:30pm

About 9 Neighbors attended the July 13th meeting from 7:30pm-9:00pm

About 19 Neighbors attended the July 14th meeting from 5:30pm-7:30pm

There have been 61 views of the applicant presentation and 41 views of the staff presentation on GJ Speaks.

For the livestreams:

- July 13th @ 5:00pm-6:30pm (35 views)
- July 13th @ 7:30pm-9:00pm (30 views)
- July 14th @ 5:30-7:30pm (34 views)

Neighbors had the following comments/concerns:

Monday 5:00pm Meeting

- Is there an online presentation somewhere? – **Yes, GJ speaks.**
- Are there any water shares on the property? – **Yes, 75 shares.**
- Thank you for keeping us informed as much as you have, we understand development happens, but have one concern about traffic, especially on Redlands Parkway. Who looks at that for future traffic volumes? – **Both the city and developer. Developer will have to do a traffic study. The civil engineer will work with the city on design/any issues. Developer will pay a TCP fee that goes towards offsite improvements (surrounding roads) and will pay for all roads on site.**

- In general, you are doing a great job about looking into everything, but have one concern. If you look at the phase 1 corner, that area will be irrigated. Have you looked at volumetric flows? Where you have high density is marshland.. – That area has been a challenge to get accurate topography as it is so vegetated, but still working on the survey work. Wetlands mapping has been complete. Once everything is complete we can look at that area more closely.

- Are you going to preserve the trails on the east? Will you work with the HOAs and trail connections? – Yes we have already talked with the golf course to make a trail connection. Will also work with HOAs where there are trail connections into those subdivisions.

- What will be the # of units for the high density areas (1st phase of S Camp)? – We can only speak to the average right now, but plan to have 400 units covering all the high density areas. Each area will probably be looking at a density of R-12. Multi-family will be a broad type of product, not just apartments. Assume maybe 180 units in that specific area, but we have already done a study there and it came out to be about 80-100 units.

- So the traffic would come off of S Camp for the 1st phase? – Yes there will be one access there, but also one off of S Broadway

- You keep saying “it’s too soon” or “Preliminary” but you have Phase 1 scheduled for 2021 which is 6 months away. – We have to put a date on the ODP as a starting point, but it could very well be 2022 before construction starts. Need to get through the PD zone first which takes 4-6 months.

- What are the three white areas on the west side? What will happen to that land? – Those pieces are privately owned and not part of this project, but we will have to provide access.

- Who coordinates all of the traffic studies/costs? – The city works closely with CDOT and the county to establish fees/future road costs, etc.

- Is anyone looking at the bridge capacity? – Yes, it was actually designed as a 4-lane, and if that happens, pedestrian traffic would have to be relocated, but it is being looked at.

Monday 7:30pm Meeting

- Where is the water tower located? – White rectangle area on the ODP

- I am not against development, I get it, but of course I love and respect as much open space as possible. My main question is about traffic flow. Currently Canyon Rim folks can't park in front of houses because of the school and parents parking in Canyon Rim to pick up their kids. I am wondering, does a road have to go through Canyon Rim to go up and over through your project? How was that figured out? – The GJ Circulation plan obligates us to do a road up and over. The Circulation Plan does get revised now and again as development continues, but this connection is still desired. There has been significant traffic studies done in this area and we still need this connection as a “back door” access. It won't be a high traffic connection.

- Want to commend you all on how much you have looked into so far and trying to keep trails and open space, but have two questions. Will the residential areas that abut the open space have offsets? Second question is was there thought to put a 360 degree trail around the property to complete the loop? Around the 11 o'clock area of the site. It would go with the name of Redlands 360 if you did one. – Yes, there will be setbacks for the homes and the open space will be sizeable, hard to picture on this site plan. In reality, it won't feel like you are walking down an alley with fences on either side, it will still feel like open space. We will definitely look into making a 360 degree trail to complete the loop. That is a great idea.

- Are you going to have vertical limitations of homes so the lower neighborhoods won't see rooftops (Canyon Rim neighbor)? – Yes, we have to follow Ridgeline Guidelines that come from the city and if there's an issue, that home will have to go through mitigation to lessen the obstruction.
- Canyon Rim Drive has very little traffic right now, so I am very concerned the road connector will cause more traffic in front of my house. We moved from a very quiet area in Steamboat Springs to this area, because of its quiet streets, views, dark skies. I appreciate you not doing a direct shot to S Broadway, but disappointed this road is being shoved down your throats by the city – It is not being shoved down our throats, but just following the Circulation Plan.
- What's the timing of construction/phases? – All of it will be phased. Utilities/infrastructure will be built first for whatever phase goes first.
- Confused about density calculations? Will the lots be small? – There will be a variety of sizes.
- You don't have an area that is designated for a school? – Not right now. If the city & district require us to build a school, we will, but we can't design for them. Designated a lot of areas in Colorado Springs for schools, so it can be done, but needs to be required.
- What is the timeline for beginning of construction once City Council approves? – This process will take 4-6 months, but if everything goes to plan, maybe a year from now we can start construction.
- Will you have to provide access to the 3 parcels in white on the west side? – Yes
- Will the proposed access off Renaissance on the Circulation Plan happen? – No

Tuesday 5:30pm Meeting

- What are your plans with domestic water, irrigation water and sewer? – Domestic water will be Ute water, a new sewer system will be installed, and there are 75 shares of irrigation water, but will only irrigate open space, entries and parks. Not homes.
- Please call Brother #1 "Easter Hill" that is it's historically correct name. Will you have access to Easter Hill? What is that line around it? A road or trail? What upgrades will you do for the Easter Hill subdivision? It is currently not built for more traffic. – The line around Easter Hill is trail access. A traffic study was done for this project and the developer will pay for all of the internal roads, but they also pay a TCP fee (about 5k per home) and that could be used for external road improvements if necessary.
- What about 23 Road? Will there be access of that into this development? – Yes there will be access off of 23 Road, but will follow the same guidelines as above.
- What about the schools? Not just elementary, but middle and high school? Does the city work with the school district on needs? – There is a school fee that is paid per unit. Can't design for the district, but if along the way the district needs a school site, we will put one in. The district anticipates about 800 students from this development. They are planning for this and working together closely with the city and developer. However there is still time as this will be a phased project and the schools will most likely be able to absorb it.
- Trent Prall explained traffic issues – A collector can handle about 20k cars per day. The external roads like Redlands Parkway and S Broadway are getting close, but we are planning for that. The growth of this development will be around 80 homes per year. The costs of improving these roads will come out to about 30 million dollars and this development will put up about 7-9 million. The rest will be out of sales tax, upcoming developments, etc. We know

most traffic will be out of S Camp and 23 Road to S Broadway, but not so much going out of the south end. We are also working with Mesa County looking at the Easter Hill access point.

- Will S Camp Rd have a traffic light? – Most likely will be a roundabout
- Will the higher density end up reducing the speed limit on Redlands Parkway? – Most likely
- Neighbor on Redlands Parkway by Parcel #5 had the following questions –

(1) Light pollution? – We are and will continue to be sensitive to this. We will embrace the dark sky ordinance and reduce the number of street lights.

(2) What will the multi-family units look like? – It will be a mix of attached product along with single family detached but on smaller lots.

(3) What will the commercial space look like? – Not sure on the types yet, but the intention is to service the Redlands 360 community (coffee shops, bike shops, etc.)

- Are the green spaces set in stone or will they change over the years? – Not set in stone, but we are committed to preserving the amount of open space you have seen tonight. We are getting approved for 198 acres of open space so the ODP will have to stick close to that. There will also be additional pocket parks within the colored bubbles. They will not just be purely homes.

- Existing traffic is a major concern for one neighbor and really wants the city to make a solid circulation plan. Not happy with the way things are today.

- One neighbor thinks the dark sky ordinance should be mandatory for this development – We agree

- What is the timeline on the ponds and infrastructure? – They will go with the phase. Each phase will be built out to completion while leaving the other phases and everything within that phase untouched until its time.

- Traffic on 23 Road is not designed for additional traffic for a development this size – We are not sure at what point of the process will trigger improvements on 23 Road, but it will be improved.

- When does Phase 1 start? – We show next year as a “start” date but that could be subject to change depending on economy, approvals, etc. but have to start somewhere

- One neighbor currently has trouble getting on to S Broadway from 23 Road. It is a dangerous intersection and would like her traffic light back

- Redlands Parkway and S Camp is pretty busy right now as it is, have you looked at what the Riggs Hill Development (Magnus Ct) will do? – Magnus Ct. will have half go through to the North and half go through to the south. City plans to do a left turn on Reed Mesa and will be working on additional intersections as both develop out.

- Will the city widen S Camp Rd? – It was already widened for bike lanes, but currently only has 4k cars per day and can hold up to 20k, so still plenty of capacity

- One neighbor was very worried about the costs and maintenance of the trails, parks and open space and where the money comes from. Will the city be responsible or the developer? She was worried bonds would be showing up on the ballot because lack of financial planning. She believes big developments like this should foot a lot of these costs so the community won’t get taxed – The city is still working with the developer on details but the developer did set up a Metro district to help with costs. The Metro District will levy a tax only on the neighborhood and can be used for construction and maintenance for trails OR it is all dedicated to the city. Most likely it will be a mixture, but nothing has been agreed upon.

- Will there be public parking for all of the public trails? – Yes there will be parking areas at trail heads.
- What is the soil like up there? Is there bentonite? – Preliminary tests have been done, but still waiting on a full soils report. We do know there is not a lot of bentonite like there is down at Canyon Rim.
- One neighbor that lives on Easter Hill backs up to the Redlands development. She is hoping Redlands 360 will be considerate on how close they build to the property line. – There will be a buffer between subdivisions and most likely a trail. There are also slopes to consider preventing development in that area.
- Do you do wildlife studies? – No, but DOW is a review agency and will be reviewing this project once submitted. They will give us feedback if needed.
- One neighbor expressed she is very excited about this potential development and think is greatly needed in this community
- Will the capital and operational costs of Redlands 360 be covered by the impact fees? – Only capital, not operational (Tamra Allen with the City of Grand Junction stepped in to explain impact fees and residential developments)
- A neighbor near Riggs Hill (Magnus Ct) doesn't understand why all of these subdivisions get approved, but the roads are not getting improved. She thinks the city and the county need to do a better job because right now she feels developers win and residents lose.
- Will the Easter Hill area still get access to the water tower?
- Where will you start with the roads? – They will go with the phases
- What about the Canyon Rim connection? When will that start – If all goes to plan, it will go with Phase 4.
- Neighbors greatly expressed how much this area means to them and to please take that into consideration when moving forward. The land owner stepped forward to explain how long it has taken to find a developer like La Plata and is very confident they will deliver. Neighbors thanked him for all he has done throughout the years allowing public access.

Re: Redlands 360 Development Plan

I am writing to ask the owner and developers of this project to please have an environmental impact study completed and published before moving forward with the plan. This area is home to hundreds of indigenous species and their habitats. With the planned human population density this project packs, these habitats will be eliminated. At the end of May (2020), a track hoe came through the property, not sure what the purpose was, and recklessly crisscrossed the land destroying vegetation and scarring the land. It will be hard for me to trust a company that would allow such destruction when there were ways to lessen the impact of needed testing on the land. For those of us who love that land, it was sickening to witness. I've included one photo of the destruction the track hoe operators caused, although I have several photos. Again, the owner/developers lost my trust as stewards of the land by allowing this carnage.

Additionally, I suspect that there is a high likelihood that the land is hiding fossilized prehistoric remains. What, if any, duty does the developer/owner have to disclose such findings if/when it occurs?

This is a very large tract of open land, what would it hurt to have an environmental impact study performed?

Please take my questions under consideration before you move forward.

Respecfully,

Meredith Grenfell-Bird

200 Easter Hill Dr.

Grand Junction

07/12/2020 1:02 pm

Attachments

Meredith Kay Grenfell-Bird

0 / 0 Members have viewed this comment

I have three concerns that I think need to be addressed before this development moves forward.

First, has an environmental impact study been completed? Specifically, the northwest corner of the property (bordering the intersection of South Camp and South Broadway) contains the Goat Wash drainage and is lush with vegetation that provides cover for deer and other wildlife. I see deer using Goat Wash on a regular basis as a corridor connecting the Monument and the Colorado River. Other wildlife in this area include racoons, skunks, coyotes, squirrels, rabbits, and on at least one occasion, a beaver! The developers maps indicate this area will become high-density housing and commercial developments.

Does the plan include leaving the draining corridor intact so that wildlife can continue to access their native habitat? For many of us that live in this area, the proximity to nature is a primary appeal. Without it the open space the developer touts is just dead space.

Secondly, how is increased traffic and its impact on roads going to be addressed and funded? When The Ridges was built Highway 340 was widened to two lanes in each direction from Monument Road to the development entrance. The location of the main entrance to Redlands 360 would make it likely that additional traffic would flow both towards downtown Grand Junction and towards retail and commercial developments along the I-70 business loop. The Redlands 360 development will impact not only Highway 340 but also Redlands Parkway, the roundabout intersection of Hwy 340 and Redlands Parkway, South Broadway, the intersection of South Broadway and Redlands Parkway, South Camp, and the intersection

of South Camp and South Broadway. Presumably additional traffic lanes, turn lanes, and possibly traffic lights or other control methods will be needed as this development progresses. When will such additions be implemented and how will they be funded? The city already reports a budget shortfall in funds for such improvements.

Third, what is being done to minimize light pollution and preserve the beauty of our night skies? Street lights and house lights will diminish our ability to enjoy viewing the Milky Way, planets, comets, and other celestial bodies. These lights can also have an additional impact on the well-being of wildlife in the area. I complement the developers on their willingness to preserve open space within their property and thank them for their willingness to let the public use the existing trails. I ask that the developers, city planners, planning commissioners, and city council members remember that this development does not exist in a vacuum. A development of this scale will have significant and lasting impacts on the historically rural nature of our neighborhood, the wildlife, the roads, and the night skies.

07/13/2020 10:37 am

Wayne Smith

0 / 0 Members have viewed this comment

I concur with the need for environmental impact, habitat preservation, fossil and Indian artifact preservation, etc.

I also have concerns regarding traffic flow, as we have all experienced the impact of the Lunch Time Loop volumes. I have not been able to discern where the entrances/exits for the proposed development would be. I would expect the developer would be responsible for incurring all expenses necessary to expand the road capacity in the impacted area.

How will the noise pollution increase be addressed? Will current homeowner impact be addressed with builder funded berms to reduce some of the noise pollution created by the substantial increase in traffic from this development?

The proposed changes in zoning will have a substantial negative impact on current homes in the area. I believe we are pursuing tax revenue at the expense of quality of life in Grand Junction.

07/14/2020 11:51 am

Judy Axtman, representative for Helen Thompson

0 / 0 Members have viewed this comment

Please explain to us where the entrances and exits will be to this development, and if existing roads that border the land will need to be widened to accommodate the increased traffic flow. For those of us who live on these street, any higher traffic patterns, or road widening efforts could impact our current views, and our property values.

07/14/2020 5:30 pm

Kat Rhein

0 / 0 Members have viewed this comment

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm
FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Bob & Rae	406 Montezuma	303-225-6443
Melissa Farn + Doug Scott	2219 Renaissance	402-416-4799
Steve Cable	403 Miradact	303 868 9931
Mike Fowler	440 Montezuma	970 270 6999
Chris Herriman	1144 Ouray Ave 81501	640-2359
EDDIE Mont	SD-51	254-5100
Jason Lalib		
Don & Kiesack	2201 Renaissance	846-8896
Sam Marutzky	328 Shadow Lake Rd	970-440-9063
Jen Taylor	447 W Colorado Ave	970-250-9682
David & Lorna McIlroy	438 Athens Way	970-623-0823
Libby Belling	1006 Main St.	623-1900

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Mike Spangler	450 Athens Way	Spanglermn@gmail.com
Jack Regan	434 Athens Way	johnfregan@yahoo.com
Tamra	City Hall	tamra@qcity.org
Ted + Mallory	Cianonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Jill Wohlgemuth	5608 CASA Rio Ct. 81507	970 712 1948
Sharon Blackburn	2299 grande Cache Ct. 81507	303 921 8703
Regina Salago	395 Mirada Ct GJ 81507	—
Jean Leri	23 Rd	
Bill Findlay	412 Bishop Dr.	970 203-4158
Kristen Ashbeck	City	christenac@jci.org

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

PHONE # OR

EMAIL

NAME

ADDRESS

Dot Fleskin	401 Rio Vista	
Bob Armstrong	425 Rio Vista	
Dana Russell	440 Rust ct	
Diana Russell	359 Entrada ct	
Richard Schnell	513 Skyview 2288½ S. Blvd	
Wendy Beckius	203 Easter Hill Dr.	
Angelie Barrett	424 E. Mayfield Drive 2526 Patterson Rd #101	
Virginia Brown	120 W. Park Drive, Suite 200 G. J. Co. 81505	
Sharon Secrest		
James Grant	208 Easter Hill Dr., 81507	
Mallory + Ted	Ciawonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Debbie Wilson	213 Easter Hill Dr	BogusBugs@msn.com
Bev O'Neil	Easter Hill	
Kristen Ashbeck	City Hall	christenac@city.org
Mark Austin	Austin Civil	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
KELLY MAJES	1988 JRD, FRUITA	970-589-7775
Dave Taylor	2354 Broadway	970-241-7006
Ray Plieness	2205 Desert Varnish	970-640-5327
Brenda Waters	2305 S Broadway	210-9900
Lance S Glass	332 Lake Rd	244-1422
Lisa Smith	2222 S. Broadway	970-270-1893
Craig Tate	2225 Redlands Pkwy	970-618-5445

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Millie Funderburk	351 Canyon Rim Ct	Funderburk.Millie@gmail.com
Daren Doak	912 Kinni	Daren05515@aol.com.
Ted + Mallory	Giovonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Curtis Comeau	2206 Canyon Rim Dr.	970-846-6661
Patrice Whistler	2209 Desert Varnish Ct.	970-640-4377
Paul Cowan	371 CAPROCK	435-260-1825
Scott Gustin	342 Canyon Rim Ct.	970-420-2224
Bill & Linda White	335 Serpent's Trail Dr.	549-4993
Kristen Ashbeck	City	kristena@ggcity.org
Ben Hughes	347 Canyon Rim Ct	979 777 4757

Redlands 360 Planned Development

Outline Development Plan and Planned Development Zoning

Revised 9/9/2021

A. Project Overview and Description

In early 2019, after a number of meetings with City Staff, Grand Junction Land Company (Owner) and La Plata Communities LLC (Applicant) began a purposeful process that took specific entitlements to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of an Outline Development Plan (ODP) and Planned Development Zone (PD) for +/- 600 acres.

The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated, City and County Zone districts, and differing zone densities. Briefly, the development of the 7.5 acre Renaissance 360 Subdivision (platted 9/12/2020), annexation (7/15/2020) of the unincorporated parcels (PD zoning), the creation and June 17, 2020, approval of a Metro District (conditioned on the ODP approval), and the zoning and planning of the 23 acre Canyon Rim 360 Subdivision (submitted for review), have all been components of that purposeful process that will culminate with the successful approval of this ODP and PD Zone.

Location

The project location can be generally described as the large vacant land south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast facing real estate north of the base of the Ute Water Storage Tanks, and elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. The property currently has a gated dirt road that is primarily for Ute Water to access their facilities. Five parcels make up the 600-acre project (see Exhibit 1: Existing Site Area).

Acreage

All five parcels which now total 600 acres will be planned as one Outline Development Plan (ODP) with Planned Development (PD) zoning.

Proposed Use

The 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 297.7 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 204.7 acres of Open Space. The Open Space, which is more than 30% of the property (between 31% and 38%), surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

This proposal is for a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units.

There is purposeful flexibility built into the Outline Development Plan request for 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the plan to adapt to potential market changes over the 25+ year long-term project. The overall density range is 2.17 to 2.92 units per acre gross density, or 3.29 to 4.43 units per acre net density, the difference being the 205 acres of open space. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5 units/acre.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

B. Public Benefit

The Redlands 360 (R360) Planned Development will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 25+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Growth Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metro District for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. Neighborhood Meeting

In anticipation of a large number of potential attendees, and to comply with local health orders and social distancing requirements for COVID-19, three separate meetings, each capable of hosting 175 attendees, were held at Colorado Mesa University, in the University Center Ballroom, on July 13th (two meetings) and July 14th, 2020. In an attempt to keep numbers evenly distributed, and neighborhoods somewhat intact, we assigned 'blocks' of invites to various meeting times. In addition, the presentation had been uploaded to GJ Speaks about one week prior to the meetings, and the meetings were also broadcast live.

Approximately 60 neighbors attended the presentations; in total over 300 were able to view and/or participate in discussions. The following analytics were provided by City Planning:

The Redlands 360 development group held three separate physical/virtual hybrid neighborhood meetings on July 13th and 14th. City staff assisted with the virtual component by publishing pre-recorded presentations regarding the project in advance on GJSpeaks.org. All three meetings were live streamed to GJSpeaks. Utilizing YouTube Analytics, City staff is able to determine virtual meeting participation. Among the three meetings, 97 virtual attendees watched the live stream with an average view duration of 34 minutes (the average meeting length was 104 minutes). In addition, the Applicant's pre-recorded presentation was viewed 110 times and the pre-recorded City staff presentation was viewed 63 times. All videos and live streams remain available to the public on GJSpeaks in addition to the 4 public comments that were received before the meetings. Lastly, utilizing Google Analytics, City staff is able to determine that the GJSpeaks webpage dedicated to hosting Redlands 360 project materials and videos has been viewed 245 times as of July 15 – the most public engagement the site has seen to date.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

As noted, a Planned Development zone will allow the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The proposed Outline Development Plan meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

Regarding 'residential density' which can use existing zoning and the FLU as guidelines, there is significant acreage within the project area that has been zoned PD for many years but without an underlying plan. For this reason, current allowed density ranges cannot be determined by existing zoning; however, a current density range can be determined by the existing Future Land Use plan designations (see Exhibit 2: Future Land Use) There are six existing FLU designations on the subject 600 acres: Conservation, Residential Low, Residential Medium Low, Residential Medium, Residential Medium High, and Neighborhood Center. Allowed density ranges within all six of these existing FLU designations results in a very wide 'spread' of 850 units (or 1.4 units per acre) to 7275 units (or 12.1 units per acre). This potentially "allowed" density range may not be realistic, but its range of 1.4 to 12.1 units per acre is a comparison number to what is being proposed within Redlands 360 at 2.17 to 2.92 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies. The following Code Sections further addressing project compliance, compatibility, impact, and adopted policies are addressed in item 'E' below:

- Section 21.02.140 – Code Amendment and Rezoning
- Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
- Section 21.07.020(f) – Hillside Development standards implementation
- Section 21.07.020(f) – Ridgeline Development standards implementation
- Title 34 – Redlands Area Plan

Surrounding Land Use

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator, and includes: City R-2 and R-4, and County PUD to the west; City R-1 and Redlands Mesa PD, and BLM to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access & Traffic Patterns

The Grand Junction Circulation Plan is an adopted Document that denotes the Existing and Proposed Road Standards (see Exhibit 4: Circulation Plan). In the exhibit you can see that Broadway / 340 (in red) is designated as a Principal Arterial; that the Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Blvd. and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two 'Proposed' roads through the property (in dashed yellow) are shown as Unclassified which signals the classification will be determined with the project. More specifically:

- Roads and access
 - There are four access points into the project, three of which are on the City Circulation Plan
 - 23 Road, with a reconfigured intersection with South Broadway
 - Easter Hill Drive
 - The Redlands Parkway
 - The connection through Renaissance was prohibited by grade
 - The shift over to Redlands Parkway removes the awkwardness of backtracking through the Renaissance Neighborhood
 - There will still be a connection to Athens Way
 - Canyon Rim Drive
 - This connection has been looked at in more detail with the following being incorporated into the proposed plan:
 - Approved narrowing of road sections through the Canyon Rim 360 parcel for traffic calming;
 - The developers have been aiding the City in working with the BLM for crossing their property; road narrowing in Canyon Rim 360 to continue through BLM;
 - Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
 - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City; the Study was revised per feedback from the City. The revised traffic study along with a Comment Response Letter is provided with this submittal.

Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
 - With the Ute Water tank being at the high point of this property, there are existing large buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

Effects on Public Facilities

The Redlands 360 Planned Development is a 600 acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 25+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and though this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

Site Soils

Soil investigations were done by Huddleston Berry Geotechnical Engineers and that information is provided with this submittal.

Impact on Geology and Geological Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering & Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, HBET should conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

Hours of Operation - NA

Number of Employees - NA

Signage Plans

Signage will be utilized at the project entries and throughout the planned development. The locations and detailed design will be addressed with each phased subdivision submittal.

Irrigation

In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water & Power (RWP) are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

E. Additional General Report Discussion Items

- The following 'additional items' are addressed below:
 - The Code Sections, noted above:
 - Section 21.02.140 – Code Amendment and Rezoning
 - Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
 - Section 21.07.020(f) – Hillside Development standards implementation
 - Section 21.07.020(f) – Ridgeline Development standards implementation
 - Title 34 – Redlands Area Plan
 - Requests for credits and/or reimbursements

21.02.140 Code amendment and rezoning.

(a) Approval Criteria. *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- (1) Subsequent events have invalidated the original premises and findings; and/or**
 - The 600 acres within the project area contains five parcels: one is the remainder of the existing R-4 Zone east of the Renaissance 360 subdivision approved in 2020; one was annexed with a PD Zone many years ago, but without a plan; three were annexed in 2020 and are awaiting the PD Zone approval through this process. For these reasons this criteria has been met.
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or**
 - The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of houses. In addition, the 2020 One Grand Junction Comprehensive Plan was adopted which redefined the future land uses within the 201 and urbanizing areas. For these reasons this criteria has been met.
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or**
 - One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. For these reasons this criteria has been met.
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or**
 - There is clearly a housing shortage within Grand Junction; the 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs, vacant land is in short supply, the proposed PD Zone allows the potential to positively address these issues. For these reasons this criteria has been met.
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.**
 - See answer (4) above. In addition, the PD Zone must provide long term community benefits which are addressed below in Section 21.02.150 – Planned Development (PD) and Outline Development Plan. For these reasons this criteria has been met.

(b) Decision-Maker.

- (1) The Director and Planning Commission shall make recommendations to the City Council.
- (2) City Council shall make the final decision. Either the Planning Commission or the City Council may add additional property to be considered for a zoning change if such additional property is identified in the notice, in accordance with GJMC [21.02.080\(a\)](#).

(c) **Application and Review Procedures.**

- (1) Procedure. See GJMC [21.02.080](#).
- (2) *Mixed Use Opportunity Corridors.* Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC [21.03.090](#) if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:
 - (i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and
 - (ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.
- (3) Text Amendment. An application for an amendment to the text of this code shall address in writing the reasons for the proposed amendment.

21.02.150 Planned Development (PD) and Outline Development Plan (ODP) (see Exhibit 7: Outline Development Plan)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of a number of processes to date: the Annexation of 237.57 acres to allow the entire 600-acre project area into the City; the City Council approval of the Metro District for the proposed 600-acre ODP, and also including the 23-acre Canyon Rim 360 rezone and subdivision; and road access associated with the now completed Renaissance subdivision. Road standards associated with the Canyon Rim Subdivision (TEDS Exceptions) have become a basis for discussion for this Redlands 360 project, but specific TEDS Exceptions will be forthcoming as the project develops. With this approval, the entire 600 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community.

The ODP/PD is requesting multiple modified underlying zone designations for R-1, R-2, R-4, R-5, R-8, R-12, R-16, B-1, and CSR zones. These modifications are addressed on Exhibit 7: Overall Development Plan, and Exhibit 10: Redlands 360 Table of Uses. The purpose of multiple underlying default zones is the desire for multiple product opportunities within the Redlands 360 development. Due to its size and anticipated 25+ year buildout, the need to provide flexibility is essential.

The Code Sections are included below, along with specific project responses.

Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)

(a) *Purpose.* The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter [21.05](#) GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC [21.05.010](#). Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

- The Redlands 360 Planned Development provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, respecting the GJ Circulation Plan, and funded by TCP and an approved Metro District;

- The Redlands 360 Planned Development provides extensive trail systems for both recreational and multimodal transportation. The variety of trails provide a vast amount of recreational opportunity through the preservation of many existing on-site trails. The system also provides connections to other internal and external trails systems and transportation corridors allowing users the opportunity to safely move through the community and easily commute to work if desired.
- The Redlands 360 Residential Planned Development provides new utilities to the entirety of the development;
- See below for requests for infrastructure credits and reimbursements.

(2) *Reduced traffic demands;*

- The Redlands 360 Residential Planned Development will be connecting three access points into this 600-acre development that are identified on the GJ Circulation Plan: one on the south, one on the west, and one on the north, and with an additional point of access on the north which primarily serves as a second access for some of the initial phases of development.
- The Redlands 360 Residential Planned Development significantly reduces traffic by limiting itself to an overall density of 1,300 to 1,750 units. This is comfortably within the 2020 One Grand Junction Comprehensive Plan density range of 804 to 2010 units.
- The Redlands 360 Residential Planned Development is keenly focused on a very comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which also aids in reducing traffic. The ODP depicts over 13.5 miles of trails throughout the project.

(3) *More usable public and/or private open space;*

- The Redlands 360 Planned Development has approximately 205 acres of open space, which equates to +/-33% of the property;
- This system includes on- and off-street pedestrian ways and trails that interconnect the entire community to HOA open spaces and potential public open spaces;

(4) *Recreational amenities; and/or*

- The Redlands 360 Residential Planned Development provides over 30% Open Space, which equates to over 205 acres. Within these 205 acres, public parks, traditional and unique park amenities, and over 6 miles of new trails will be provided.
- These 'new' trails do NOT include the 7.5 miles of on-site Historic Trails that will be preserved, rehabilitated, and legitimized for public use through the approval of this project (see Exhibit 5: Trail Types).
- A comprehensive exhibit detailing proposed trailheads, trails (historic and new), park locations and open space is included with this submittal (see Exhibit 6: Park Areas).
- The Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 205 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres (205 acres being the average). The breakdowns include: 35 of potential 'Traditional' Public Parks with: 18 acres on less than 10% slopes, and 13 acres on 10% to 20% slopes; 50 to 60 acres of proposed 'Unique' Public Parks; and 100 to 120 acres of proposed open space and perimeter trails. All of the proposed park space is usable for one form or another of active or passive recreation, with the noted 35 acres of 'Traditional Public Park' suitable for the more traditional park usage of playgrounds, picnic, grass play areas, and limited sports field / practice areas.
- See below for requests for park fee credits and reimbursements.

(5) *Needed housing choices.*

- The Redlands 360 Residential Planned Development is structured to provide multiple housing choices, and through this ODP and PD submittal is seeking the flexibility to 'adapt' the housing product types as market demand shifts over the anticipated 25+ year build out of the project.
- Proposed housing product types are structured to potential lot sizes, the expectation that product type increases in size as lots increase in size. These lot sizes are noted on Table 1 on Exhibit 7: Outline Development Plan.

(b) **Outline Development Plan (ODP)**

(1) *Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.*

(2) *Approval Criteria. An ODP application shall demonstrate conformance with all of the following:*

(i) *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;*

One Grand Junction Comprehensive Plan

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all 'vision' in the development of this ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy

1a – ECONOMIC DIVERSITY – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution

6. Invest in key infrastructure that supports businesses

6a – ATTAINABLE HOUSING – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – REGIONAL AMENITIES – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h - PARKS AND RECREATIONAL FACILITIES - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.

4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e - SPECIAL ASSESSMENT DISTRICTS.

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e - CONTEXT-SENSITIVE DEVELOPMENT - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7a – GATEWAYS - Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to

provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

7b - DESIGN STANDARDS - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c - STREETSCAPE - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c - HOUSING TYPES - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a - NEIGHBORHOOD CONNECTIONS - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b - CONNECTIVITY AND ACCESS - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c - MISSING LINKS – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d - INFRASTRUCTURE IMPROVEMENTS - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5a - NEIGHBORHOOD PARTNERSHIPS - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – CONNECTEDNESS – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c - INNOVATIVE DESIGN. Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c - CIRCULATION PLAN – Maintain and regularly update the City's Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d - BICYCLE AND PEDESTRIAN PLAN - Collaborate with RTPO and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the accessibility of under-served

neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d - FIRST AND LAST MILE CONNECTIONS - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g - URBAN TRAILS SYSTEM - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – WAYFINDING - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.

3. Foster opportunities to bring people together by developing great public spaces.

5. Maintain access to public lands at the urban/rural interface.

- Submitted reports and exhibits demonstrate conformance. Recognition of this approval and demonstrated conformance is being requested as part of this submittal;

(ii) The rezoning criteria provided in GJMC 21.02.140;

- This code section 21.02.140 Code amendment and rezoning, is addressed above

(iii) The planned development requirements of Chapter 21.05 GJMC; is addressed as follows:

Chapter 21.05 – Planned Developments

21.05.010 Purpose.

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapters 21.03, 21.06 and 21.07 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to:

(a) More effective infrastructure;

- The ability to plan ahead for a 600 acre project with a 25+ year build out allows for more effective infrastructure.

(b) Reduced traffic demands;

- The Redlands 360 Planned Development is not proposing to maximize its density. But in addition to this reduction in traffic, the project includes interconnectivity of sidewalks, trails, and pathways that far exceeds anything previously proposed in Grand Junction. See Exhibit 5: Trail Types.

(c) A greater quality and quantity of public and/or private open space;

- Approximately 205 acres, or 33% of the 600 acres within the project area is dedicated to public open space. See Exhibit 6: Public Park Areas.

(d) Other recreational amenities;

- This property will maintain the primary hiking and biking trails that the property owner has generously allowed to occur over the last 20 years; and new trails, walkways and paths will be incorporated. See Exhibit 5: Trail Types. More so, see Exhibit 6: Public Park Areas, which displays potential traditional parks (35 acres), unique parks (50 to 60 acres), open space and perimeter trails (100 to 120 acres).

(e) Needed housing types and/or mix

- A primary reason for the planned development zone is to provide a mix of housing types. The ODP proposes residential lot types and densities that range from the standard R1 through R16. The best description is the intention to provide flexibility to address 'market driven attainable

housing'. The whole point is to bring in more diversity in an otherwise higher end market area. See Exhibit 7: Outline Development Plan.

(f) *Innovative designs;*

- The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities ... these are innovative design elements that can be displayed at this 600 acre 'overview'. But the more detailed innovation will come with the specific neighborhood plans, housing types, and site plans.

(g) *Protection and/or preservation of natural resources, habitat areas and natural features; and/or*

- As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 8: Slope Analysis, and note the placement of open space to protect the natural features.

(h) *Public art.*

- Public art will be addressed with individual Site Plan design. This level of detail cannot be sufficiently displayed at the 600 acre overview level;

21.05.020 Default standards. – See Exhibit 7: Outline Development Plan.

21.05.030 Establishment of uses. – See Exhibits 10A and 10B: Use Table.

21.05.040 Development standards. – See Exhibit 7: Outline Development Plan.

21.05.050 Planned development phases. – See Exhibit 9: Development Progression Plan.

- Approval of demonstrated conformance with Chapter 21.05 has been addressed in the above report, the above Code Section, and within the noted Exhibits.

(iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*

- These are not applicable to this submittal;

(v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*

- Adequate public services and facilities can be provided to this Planned Development, as described above in Section E, 21.02.140(a)(3): One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. Public services and utilities are available at the project boundaries due to this in-fill location.

(vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*

- This project recognizes and incorporates the road network displayed in Exhibit 4: City of Grand Junction Circulation Plan; Exhibit 7: Outline Development Plan (and other exhibits) display the proposed internal street networks. Exhibit 9: Development Progression Plan, displays the proposed road network around and currently anticipated Phases, which reflect the various planned internal neighborhoods.

- TEDS Exceptions will be submitted concurrent with future subdivision submittals.

(vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*

- One place a buffer might be needed is the east edge of Progression Phase 2. There may be limited select areas within the development, however, for the most part the development pods are separated by topography which will be the buffer;

(viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*

- This ODP requests a range of 1,300 to 1,750 housing units (both single family and multi-family) that creates an overall density range of 2.17 to 2.92 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project.

(ix) *An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;*

- Approval of demonstrated conformance has been requested as part of this submittal;

- Product types have been grouped and associated with standard City zone designations, allowing modification to meet the vision of the project; (see Exhibit 7: Outline Development Plan)

(x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*

- Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing and associated Development Progression Plan.
- As noted in the narrative above, this is a long term 25+ year development project on 600 acres which requires flexibility to changing market demands. Subsequently, we are requesting a 25+ year development schedule, with a commitment to update City Council every five (5) years on the progress of the targeted progression of development. (See Exhibit 9: Development Progress Plan)

(3) *Decision-Maker.*

- (i) The Director and Planning Commission shall make recommendations to City Council.*
- (ii) City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.*

(4) *Additional Application and Review Procedures.*

- (i) Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.*
 - This is understood. As noted at the beginning of this report this project has had multiple 'steps' (annexation, subdivision, rezoning, formation of a Metro District) leading to this Outline Development Plan. Being 600 acres in size with a 25+ year development schedule we are anticipating final development plans for portions of the property as it develops.
- (ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
 - This development will be transferring densities between pods/areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends.
- (iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
 - The phasing, noted as the Development Progression Plan, notes a starting year of 2022 for the first development areas, with new areas starting every three years. There are eight development areas identified resulting in an approximate 25+ year build out.
- (iv) Required Subsequent Approvals. Following approval of an ODP a subsequent final development plan approval shall be required before any development activity occurs.*
 - Understood.

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 8: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

- (i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;*
 - Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.
- (ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;*
 - The site is not classified as having wildfire hazard (see 21.07.020 (d))
 - Roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.
- (iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;*
 - This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property.
 - Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340 / west entrance to the Monument (northwest), to the Colorado River (northeast) ... basically the entirety of the Redlands; this is the only mapped wildlife impact within the project. The

Statewide Key Habitats of Colorado appears to identify the potential of Sagebrush Habitat and Shrub dominated Wetlands, neither of which occurs on this property. The ample open space within the proposed development, which highly respects the drainages, will continue to serve as wildlife corridors.

- (iv) *Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;*
 - The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.
 - In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.
- (v) *Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and*
 - The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.
- (vi) *Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.*
 - As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations there are a couple of components that we want to specifically address:

- The Regulation states:

Development on slopes of greater than 30 percent is not permitted ... AND Streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent ... unless, after review by the Planning Commission and approval by the City Council, it is determined that:

 - a. *Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and*
 - b. *The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.*

We believe that this entire submittal demonstrates "that appropriate and engineering measures and reasonable steps" have been displayed, or will be with anticipated final design, to allow Planning Commission and City Council to approve the MINIMAL (see next bullet point) areas where lots or roads cross 30% slopes, yet meet City circulation plan intent.

- In closely reviewing the slope map with the road network superimposed on it (Exhibit 8: Slope Analysis), minimal areas of +30% slopes are 'touched' by the roads and lots. This is admirable in that the property is within very diverse topography, yet has managed to avoid the vast majority of +30% slopes. Very few 'natural' +30% areas are impacted by this development, and this ODP seeks acknowledgment that what is depicted is unavoidable and therefore 'approved' with this ODP.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 11a and 11b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the west; this is where there are existing mesa cliffs and proposed homes could be quite visible. Six locations were examined and chosen to run sections on using code established criteria; within these six sections no 'two story' homes would be visible per the criteria.

- (1) *For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.*
 - Of the above Exhibits, only 7.2.C.2 pertains. The provided sections address the real ridgeline along the west edge of the property, but takes exception to the ridgelines noted along the north and south edges of the property:
 - There is no ridgeline along the north side, only the property sloping up to the north. The 'Four Brothers' hills within the project are clearly protected from becoming developed homesites;
 - There is a ridgeline noted along the south edge that faces the Redlands Mesa Golf Course and Development, but the golf course sits below this ridge, and adjacent housing development is essentially at eye level with what is being proposed. Although there was no consideration for ridgeline development within the Redlands Mesa, the Design Guidelines / specific site setbacks will address ridgeline setbacks that still retain homesite settings within this Redlands 360 project that allow for similar view corridors.
- (2) *This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:*
 - (i) *Earth tone colors to blend with the surrounding area;*
 - (ii) *The use of nonreflective materials;*
 - (iii) *Vegetation to screen and soften the visual impact of the structure; and/or*
 - (iv) *A reduction of building height or the "stepping" of the building height; or*
 - (v) *Other means that minimize the appearance from the road corridor.*
 - Adequate visual representation has been provided.
- (3) *In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.*
 - It is understood that this will be determined at time of platting.
- (4) *The required setback shall be measured to the building envelope, to be established at the time of platting.*
 - It is understood that this will be determined at time of platting.
- (5) *Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.*
 - This criterion was considered with the ridgeline sections included with the exhibit.
- (6) *Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile*
 - As specific sites have not yet been determined, the sections display that the development areas are not of concern regardless of where the specific homesites ultimately occur.

TITLE 34 - REDLANDS AREA PLAN

The Redlands Area Plan appears to have been last updated in 2002, when much more of the Redlands was a Joint Planning Area with the County. The below goals are reinforced by this Redlands 360 ODP.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) Goals.

- (1) *To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.*

Comment: Much of the above has been achieved over the last 20 years; the R-360 project will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

- (1) *Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.*
- (2) *Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.*

Comment: R-360 avoids and protects steep terrain. Furthermore, the distinctive land characteristic of the four plateaus (we reference as 'The Four Brothers') are considered as signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the community. All steep slopes are preserved as open space. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will embrace City code mitigation techniques if applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

- (1) *Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.*

Comment: R-360 is a 25+ yearlong project that will maintain its quality through a set of comprehensive Community Design Guidelines, commitment and implementation of open space and recreation, and funding source for public improvements through the approved Metro District.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) Goals.

- (1) *Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.*
- (2) *To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.*

Comment: R-360 is not proposing significant retail or commercial development, but rather providing the residents that will be able to bolster the support of existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use land use that is being proposed in the ODP is to provide the community local neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

- (1) *Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.*
- (2) *Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.*
- (3) *The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.*

Comment: R-360 has a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional studies will occur with actual development plans.

34.20.250 Wetlands – Goals, policies, implementation.

(a) Goals.

- (1) *Preserve/conserve wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.*

Comment: Wetlands have been identified near the corner of South Camp and Redlands Parkway (see South Camp Wetland Delineation Report) and will be integrated into the planning of that area. A second Wetland Delineation Report (see Redlands 360 Project) identifies the Redlands Second Lift Canal on the west edge of Redlands 360 (between Renaissance 360 and Redlands 360), and Red

Canyon Creek on the far east edge of Redlands 360, as potential jurisdictional wetlands. We do not anticipate development in these wetland areas that total 1-1½ acres of the 600 acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

- (1) Protect Mesa County residents from the loss of life or property due to wildfire.*

Comment: The R-360 site does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

- (1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.*

- (2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.*

Comment: R-360 is a recreational based community that recognizes and incorporates many of the existing significant bike and hike trails that are currently 'trespassing' on the property. The project excels in its provisions of open space, parks, and recreational facilities, not only for its residents but also for all the surrounding residents where park space is lacking. In addition the trail system will allow for a variety of recreational opportunities provide interconnectivity within the development, and connect residents to external existing transportation corridors connecting to other amenities around Grand Junction.

34.28 Transportation Action Plan

In addition, the Grand Junction Circulation Plan and subsequent amendments as adopted by the Grand Junction City Council and the Mesa County Planning Commission is an element of this Plan. Please see the Grand Junction Circulation Plan for specific details.

Comment: R-360 has incorporated the Grand Valley Circulation Plan. To this end a road is required from Canyon Rim Drive up and north across the project. The developers are proposing a road network that will minimize the impacts to the existing Canyon Rim neighborhood as well as minimize pedestrian interaction with automobiles while still providing sufficient transportation access throughout the community.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically the plans state:

- (a) Higher density housing is needed and an adequate supply should be provided.*
- (b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.*
- (c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.*
- (d) The Plan should support creation of affordable single-family homes as well as the higher density housing types. (Affordable housing does not have to mean attached units.)*

34.32.030 Goals, policies, implementation.

(a) Goals. Directly from 1996 Joint Urban Area Plan:

- (1) Achieve a mix of compatible housing types and densities dispersed throughout the community.*
- (2) Promote adequate affordable housing opportunities dispersed throughout the community.*

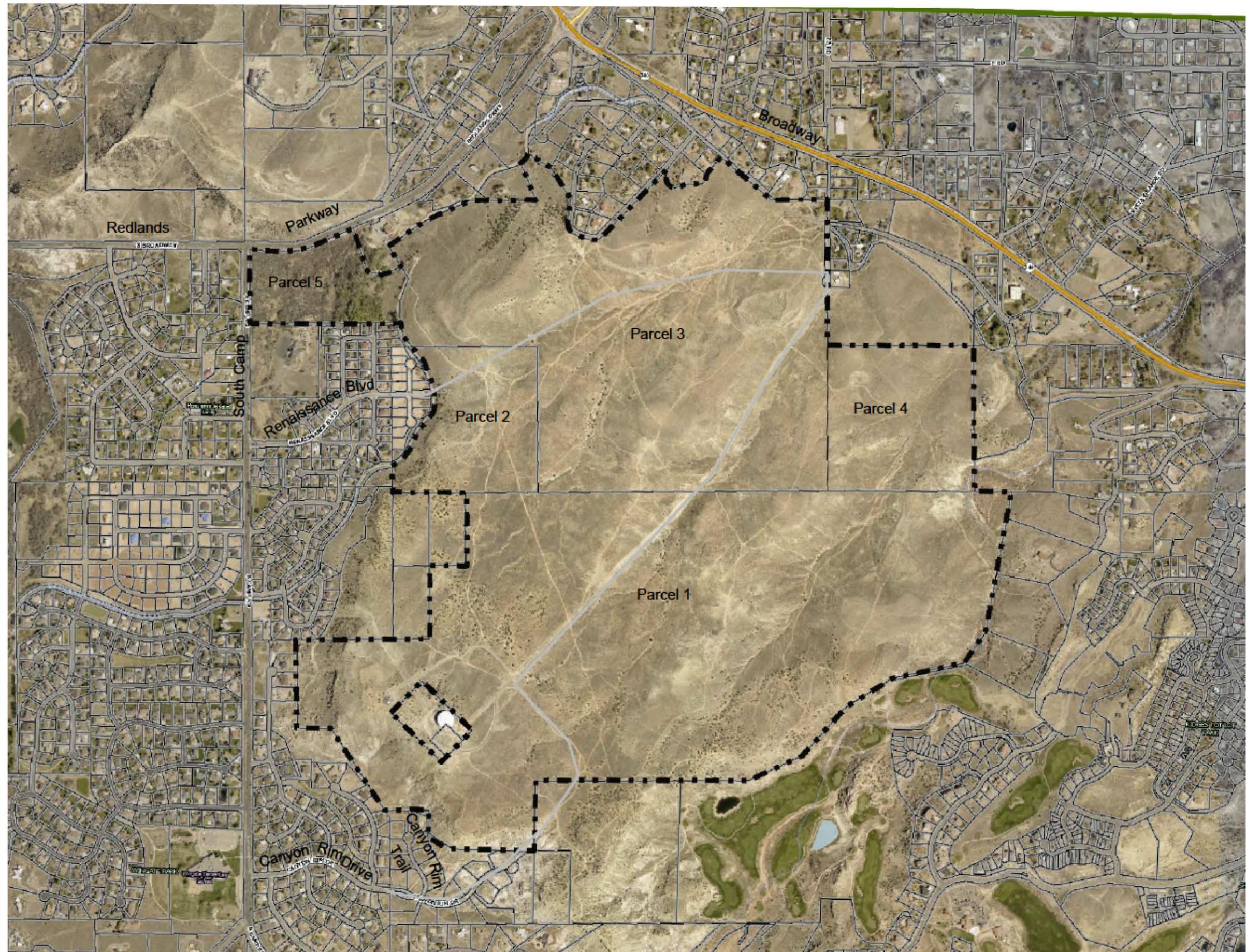
Comment: The primary purposes of the Redlands 360 Residential Development is stated in the above Housing Action Plan. The development will be able to provide multiple housing products for a diverse market, and the intent with doing so as a Planned Development zone with the proposed Outline Development Plan allows the flexibility to adapt the housing product types as the market trends change over the next 25+ years.

Requests for Credits and/or Reimbursements

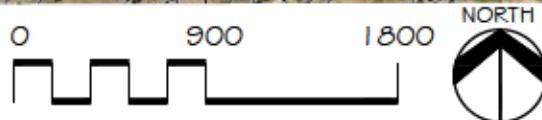
- As noted above, the Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 205 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres (205 acres being the average). The breakdowns include: 35 acres of potential 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of potential 'Unique' Public Parks; and 100 to 120 acres of potential open space and perimeter trails. Redlands 360 requests all Open Space Fees (10% of appraised value) and Park Development Fees (individual residential unit fees paid at time of Building Permit, and increasing over time), be eliminated for this project for the following reasons:
 - over 30% dedicated open space to the public;
 - the commitment to pay for the construction of the public parks (via the Metro District);
 - the commitment to maintain all parks and trails (via the Metro District);
 - the certain investment in all the noted recreation facility development and perpetual maintenance at Redlands 360, which will far surpass the totals of current and future fees.
- Any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.
- For any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

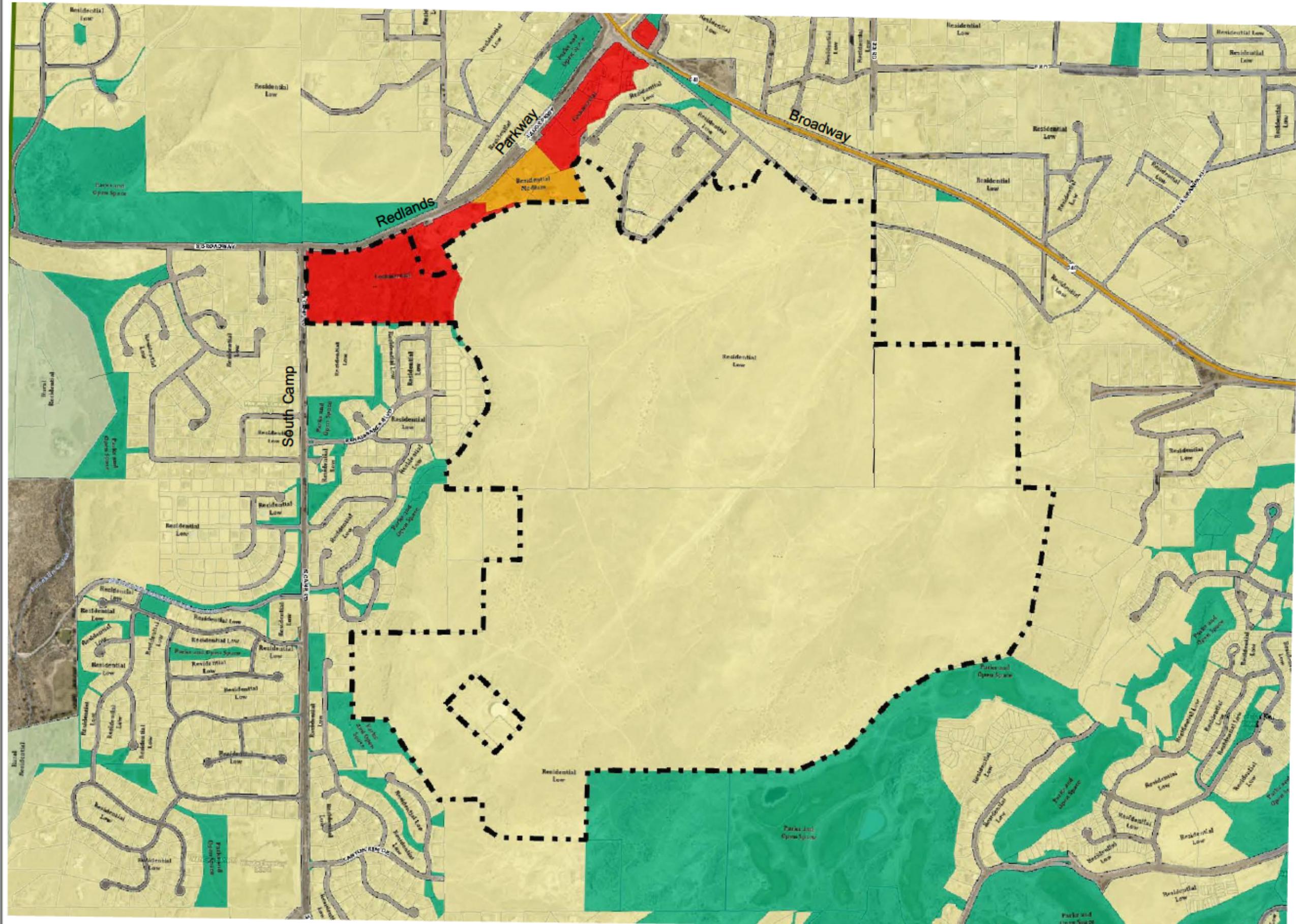
F. Development Schedule and Phasing (see Exhibit 9: Development Progress Plan)

A Development Progress Plan has been provided. Again, due to the 600-acre size of this project and a 25+ year anticipated buildout, a targeted development progression is currently based on logical development of infrastructure and variety of housing products, and is closely tied to the Metro District Plan.

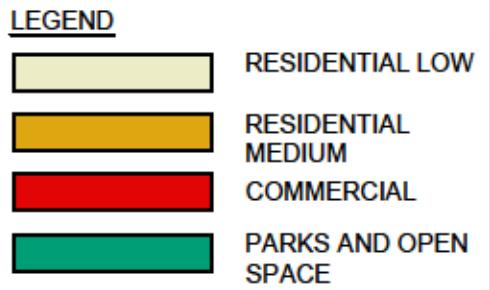
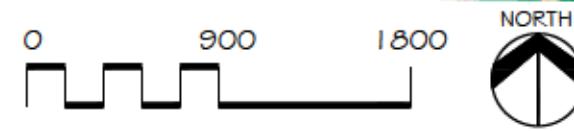


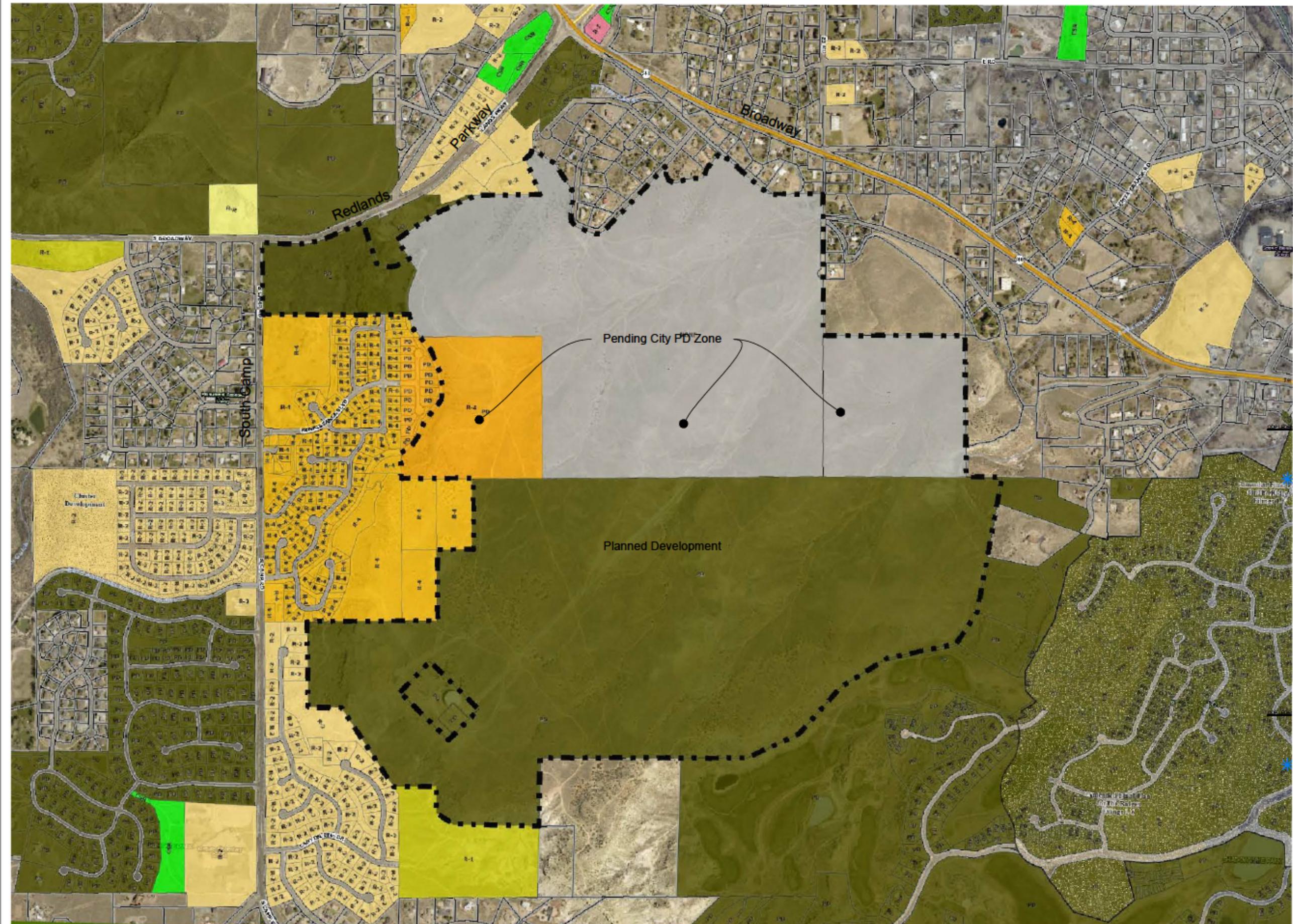
Redlands 360
Exhibit 1: Existing Site Area



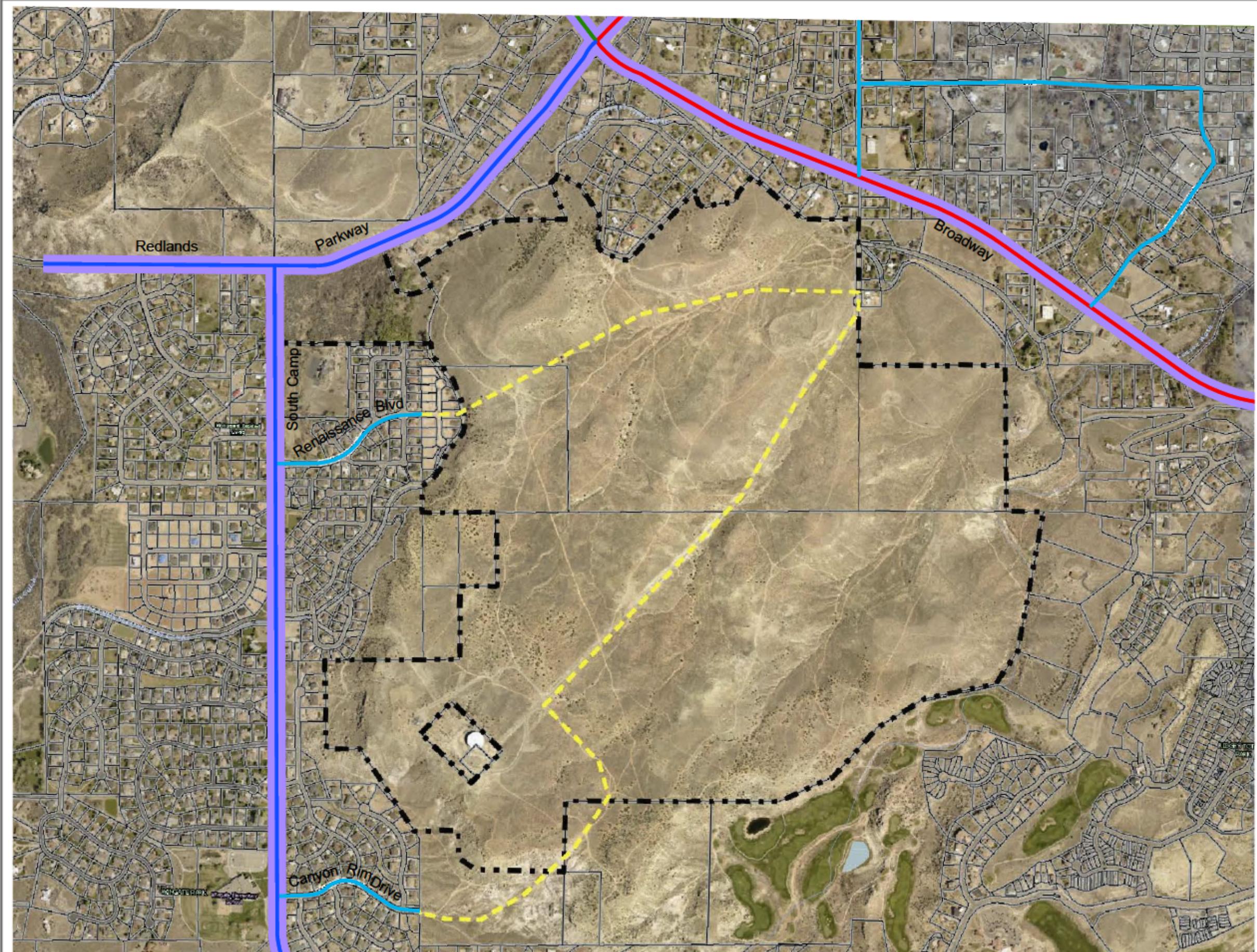


Redlands 360
Exhibit 2: One Grand Junction Comprehensive Plan 2020

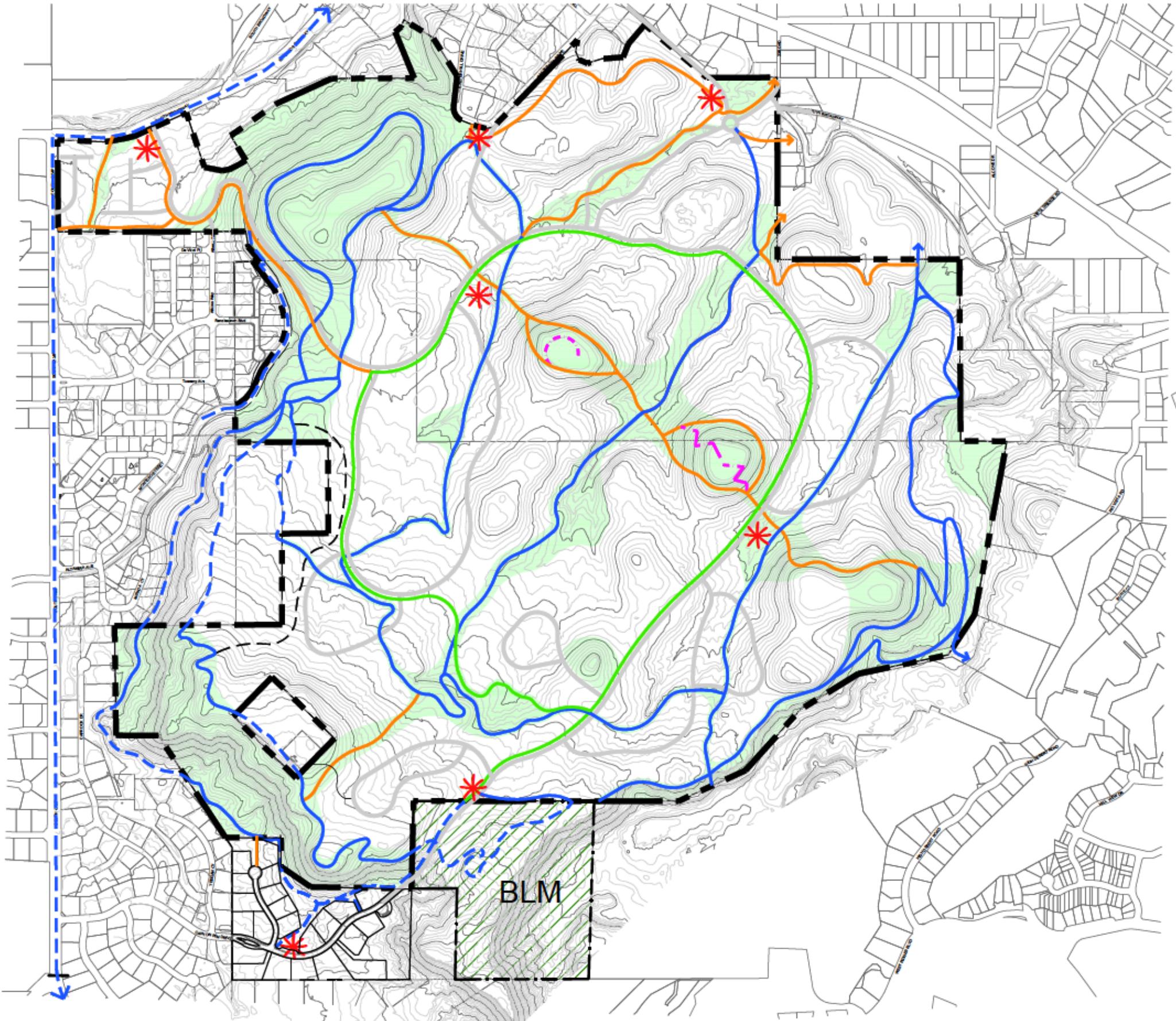




Redlands 360
Exhibit 3: City of Grand Junction Existing Zoning



Redlands 360
Exhibit 4: City of Grand Junction Circulation Plan



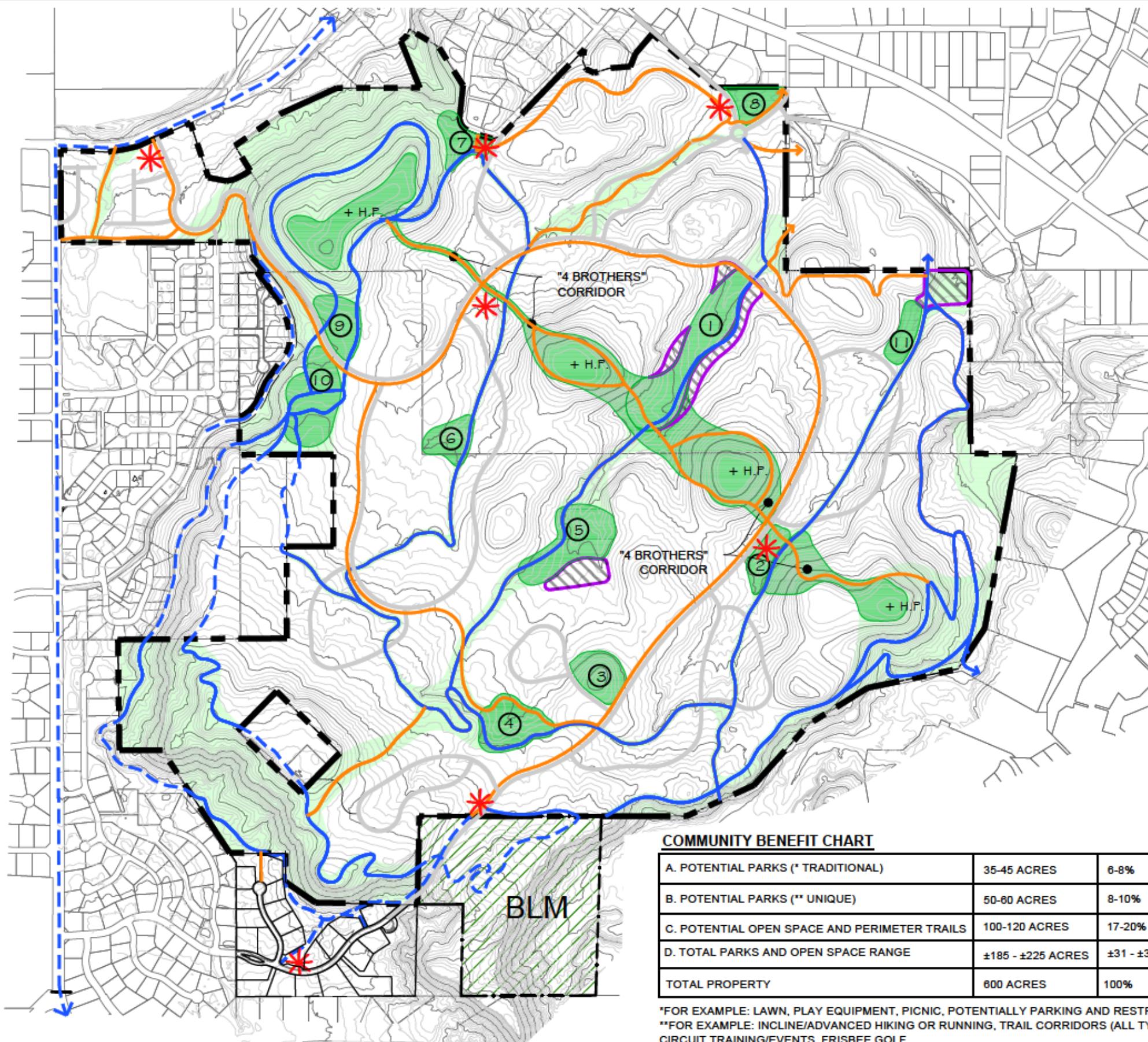
Redlands 360
Exhibit 5: Trail Types

TRAILS LEGEND

- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE; SOFT SURFACE,
2 FT MIN. WIDTH
- SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
- BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK (IF NEEDED)
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC
TRAILS ARE SHOWN AS 'REHABILITATED'
ON THE PARK AREA PLAN.





Redlands 360
Exhibit 6: Public Park Areas

0 800 1600



LEGEND

- HISTORICAL ON-SITE TRAIL
- HISTORICAL OFF-SITE TRAIL
- NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS
- POTENTIAL PARK AREA
- POTENTIAL ADDITIONAL PARK AREA

A. POTENTIAL PARKS (TRADITIONAL)

	POTENTIAL ADDITIONAL AREA
1	7.4 ACRES
2	1.6 ACRES
3	2.4 ACRES
4	3.7 ACRES
5	5.0 ACRES
6	2.0 ACRES
7	2.0 ACRES
8	1.6 ACRES
9	2.5 ACRES
10	4.9 ACRES
11	1.9 ACRES
TOTALS	35 ACRES
	10 ACRES (35-45 AC)

B. POTENTIAL PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR 25-30 ACRES

* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS) 25-30 ACRES

TOTAL FOR UNIQUE PARKS 50-60 ACRES

C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS

D. TOTAL OPEN SPACE/PARKS RANGE (THE ODP PLAN USES THE MEDIAN OF THIS RANGE = 205 AC)

NOTE: PARK AREAS ARE SUBJECT TO CHANGE; EXACT LOCATION TO BE DETERMINED WITH EACH SUBDIVISION.

COMMUNITY BENEFIT CHART

A. POTENTIAL PARKS (* TRADITIONAL)	35-45 ACRES	6-8%
B. POTENTIAL PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. POTENTIAL OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	17-20%
D. TOTAL PARKS AND OPEN SPACE RANGE	±185 - ±225 ACRES	±31 - ±38%
TOTAL PROPERTY	600 ACRES	100%

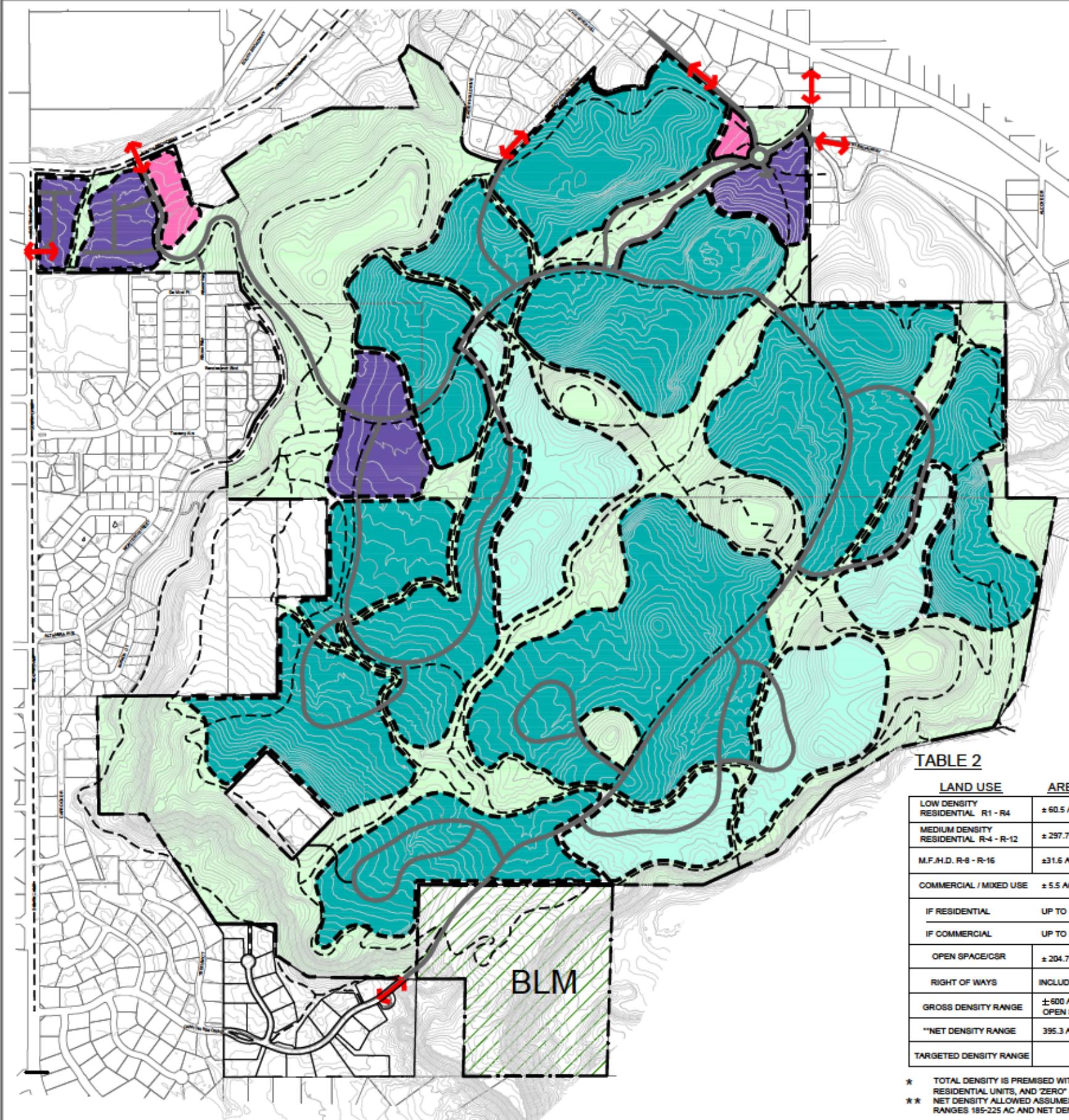
*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.

**FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

EXISTING SLOPE BREAKDOWN OF POTENTIAL PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%





Redlands 360
Exhibit 7: Outline Development Plan

OUTLINE DEVELOPMENT PLAN LEGEND

PROJECT BOUNDARY LINE	COMMERCIAL / M.U. B-1
LOW DENSITY RESIDENTIAL R-1 - R-4	OPEN SPACE CSR
MEDIUM DENSITY RESIDENTIAL R-4 - R-12	ROAD NETWORK
M.F./H.D. R-8 - R-16	TRAILS
	ACCESS POINTS

TABLE 1
PROPOSED BULK STANDARDS

Dimensional Summary Table	Low Density Residential R-1 - R-4				Medium Density Residential R-4 - R-12				MF & HD R-8 - R-16		Comm B-1	Open Space CSR
	R-1	R-4	R-4	R-5	R-8	R-12	R-8	R-12	R-16	B-1		
City Underlying Zone Criteria												
Lot												
Area (min. ft.)	10,000	0	0	0	0	0	0	0	0	0	0	
Width (min. ft.)	70	60	60	50	40	30	40	30	20	0	0	
Frontage (min. ft.)	20	20	20	20	20	20	20	20	20	0	0	
Frontage on cul-de-sac (min. ft.)	30	0	0	0	0	0	0	0	0	0	0	
Setback												
Principal Structure												
Front (min. ft.)	20	20	20	20*	20*	20*	20*	20*	20*	0	15	
Side (min. ft.)	10	5	5	5	5	5	5	5	5	5	0	
Side – abut residential (min. ft.)	10	0	0	0	0	0	0	0	0	0	10	
Rear (min. ft.)	25	25	25	15	10	10	10	10	10	0	10	
Accessory Structure												
Front (min. ft.)	20	20	20	25	25	25	25	25	25	25	15	
Side (min. ft.)	3	3	3	3	3	3	3	3	3	0	0	
Side – abut residential (min. ft.)	10	0	0	0	0	0	0	0	0	0	5	
Rear (min. ft.)	10	5	5	5	5	5	5	5	5	5	0	
Bulk / Other Dimensional												
Lot coverage (max.)	50%	50%	50%	60%	75%	75%	75%	75%	75%	100%	100%	
Height (max. ft.)	40	40	40	40	40	40	40	40	40	50	65	
Density (min. units per acre)	0	2	2	3	5.5	8	5.5	8	12	12	0	
Density (max. units per acre)	2	4	4	5.5	8	12	8	12	16	18	0	
Cluster allowed	No	No	No	No	No	No	No	No	No	No	No	

Notes

Items in red are deviations from the City Bulk Standards and include modifications and deletions.

Note: Minimum lot area, lot width and lot frontage do not apply to two-family dwellings or multifamily.

*20 feet for the garage face portion of a principal structure and 15 feet for the remainder of the structure.

R-6: Min. lot area civic = 20,000 sf.

R-8: Min. lot area civic = 20,000 sf.

B-1: Max. building size varies by use; retail = 15,000 sf (unless a CUP is approved), office 30,000

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY	% OF SITE
LOW DENSITY RESIDENTIAL R1 - R4	± 60.5 ACRES	60.5 UNITS	242 UNITS	10.1%
MEDIUM DENSITY RESIDENTIAL R-4 - R-12	± 297.7 ACRES	595.4 UNITS	3572.4 UNITS	49.6%
M.F./H.D. R-8 - R-16	±31.6 ACRES	173.8 UNITS	505.6 UNITS	5.3%
COMMERCIAL / MIXED USE	± 5.5 ACRES	* 0 UNITS	* 100 UNITS	1.0%
IF RESIDENTIAL	UP TO 100 UNITS	* VARIES	* VARIES	
IF COMMERCIAL	UP TO 55,000 S.F.	* VARIES	* VARIES	
OPEN SPACE/CSR	± 204.7 ACRES	-----	-----	34.2%
RIGHT OF WAYS	INCLUDED IN LAND USE	-----	-----	INCLUDED IN LAND USE
GROSS DENSITY RANGE	± 600 ACRES (WITHOUT OPEN SPACE)	* 829.7 UNITS	* 4320 UNITS	100 %
NET DENSITY RANGE	395.3 ACRES	* 791 UNITS	* 1976.5 UNITS	N.A.
TARGETED DENSITY RANGE		* 1300 UNITS	* 1750 UNITS	100 %

* TOTAL DENSITY IS PREMISED WITHIN THE RANGE OF 55,000 S.F. OF COMMERCIAL/MIXED USE / NO RESIDENTIAL UNITS, AND ZERO' S.F. OF COMMERCIAL/MIXED USE / 100 RESIDENTIAL UNITS.

** NET DENSITY ALLOWED ASSUMES THE MEDIAN OPEN SPACE OF 205 ACRES. THIS OPEN SPACE RANGES 185-225 AC AND NET DENSITY COULD ADJUST ACCORDINGLY.

GENERAL NOTES

1. THIS ODP ZONE HAS UNDERLYING DEFAULT ZONES OF R-1, R-4, R-5, R-8, R-12, R-16, AND B-1.

2. BASED ON THE 2020 ONE GRAND JUNCTION COMPREHENSIVE PLAN, THE MINIMUM DENSITY IS 804 AND THE MAXIMUM DENSITY IS 2010.

3. REFERENCE EXHIBIT 10 ON THIS ODP FOR DEVIATIONS TO ALLOWED USES WITHIN THE DEFAULT ZONES.

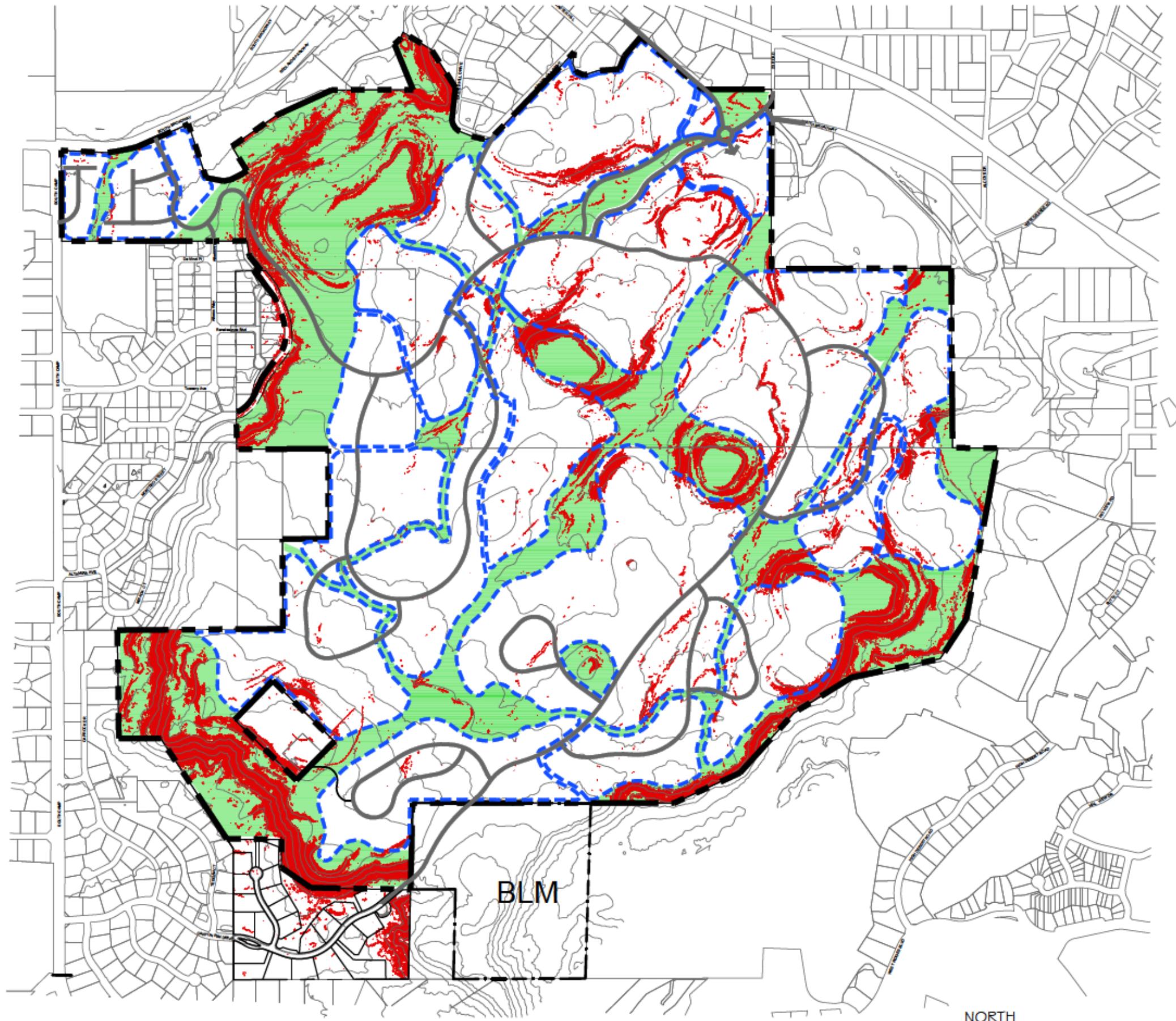
4. ADDITIONAL EXHIBITS ACCOMPANY THIS ODP. THESE INCLUDE THE 'TRAIL TYPES', 'PUBLIC PARK AREAS', 'SLOPE ANALYSIS', AND 'DEVELOPMENT PROGRESSION PLAN'.

5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE DIMENSIONAL STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.

6. SITE DESIGN AND ARCHITECTURAL STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED IN THE REDLANDS 360 DESIGN GUIDELINES.

7. THIS ODP HAS BEEN DESIGNED WITH SUFFICIENT FLEXIBILITY TO ENABLE THE PROJECT TO DEVELOP UNDER EVOLVING MARKET CIRCUMSTANCES OVER THE ANTICIPATED 20 YEAR DEVELOPMENT PERIOD WITHOUT THE NEED FOR NUMEROUS AMENDMENTS. MODIFICATION OF THE ITEMS GENERALLY PROPOSED ON EXHIBITS 5-11 TO THE ODP, AND CHANGES OF PROPOSED CONFIGURATIONS, LOCATIONS, OR DIMENSIONS OF VARIOUS PROPOSED FACILITIES AND IMPROVEMENTS ON THE EXHIBITS SHALL BE PERMITTED TO ACCOMMODATE DEVELOPMENT NEEDS CONSISTENT WITH THEN-CURRENT APPROVED DEVELOPMENT PLANS FOR THE LANDS WITHIN THE ODP BOUNDARIES. DEVIATIONS FROM THE ODP PAGE 1 SHALL BE DEEMED TO BE MATERIAL MODIFICATIONS TO THIS ODP.

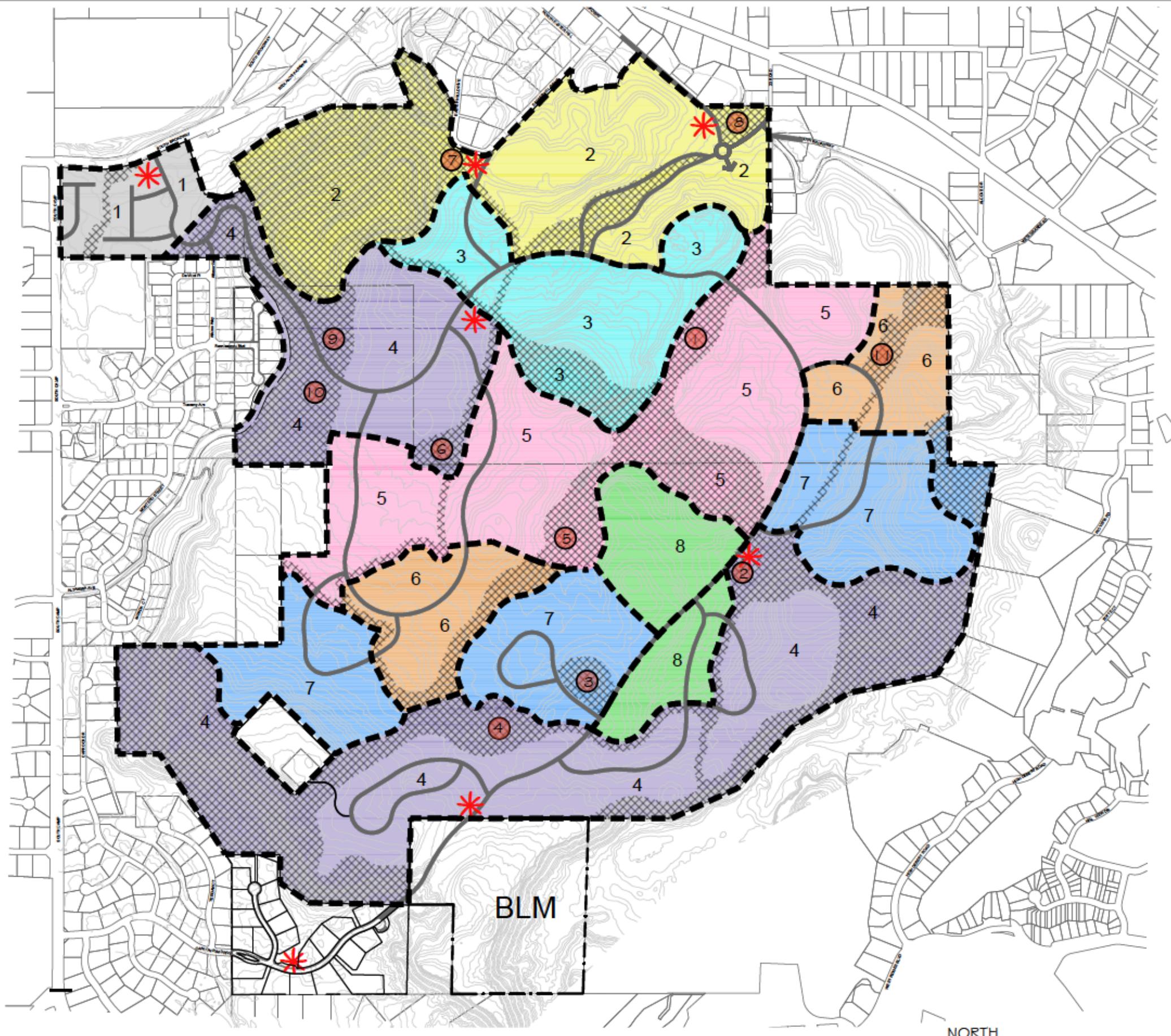




Redlands 360
Exhibit 8: Slope Analysis

SLOPE MAP LEGEND

- 30% OR GREATER SLOPES
- OPEN SPACE
- 25 FT CONTOURS
- PROPOSED ROADS
- ODP DEVELOPMENT 'BUBBLES'



Redlands 360
Exhibit 9: Development Progression Plan

DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 6
- POTENTIAL TRADITIONAL PARK; SEE EXHIBIT 6
- TRAILHEAD - SEE EXHIBIT 6

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
PHASE 1	2022
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL 2027 2032 2037 2042
PHASE 8	2043

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.



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970-241-0745 (P) 970-241-0763 (F)

USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
RESIDENTIAL										
	Business Residence								A	A
	Two Family Dwelling	A	A	A	A	A		A		
	Single-Family Detached	A	A	A	A	A	A	A	A	
	Multifamily			A	A	A	A	A		
	Accessory Dwelling Unit	A	A	A	A	A	A			
	Agricultural Labor Housing								A	
	Manufactured Housing Park			C	C	C				
	All Other Household Living			A	A	A				
Home Occupation	Home Occupation	A	A	A	A	A	A	A	A	
	Small Group Living Facility	A	A	A	A	A	A	A	A	
	Large Group Living Facility			A	A	A	A	A	A	
	Unlimited Group Living Facility			A	A	A	A	A	A	
	Fraternities/Sororities			A*	A*	A*	A*	A*	A	
	Rooming/Boarding House				A	A	A	A	A	
	Other Group Living (e.g., dormitory-style living)			C	C	A	A	A	A	A
INSTITUTIONAL AND CIVIC										
	Colleges and Vocational Schools - colleges and institutions of higher learning	Colleges and Universities								
	Vocational, Technical and Trade Schools							A	A	
	Community Service - uses providing a local service to the community	Community Activity Building	A	A	A	A	A	A	A	A
	All Other Community Service	A	A	A	A	A	A	A	A	
	Cultural - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries					A	A	A	
	Day Care - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1-12)	A	A	A	A	A	A	A	
	General Day Care	C	C	C	C	A	A	A	A	
	Detention Facilities - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories							O	O
	Community Corrections Facility							O	O	
	Law Enforcement Rehabilitation Centers						O	O	O	

LEGEND

A ALLOWED USE
C CONDITIONAL USE

USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
Hospital/Clinic - uses providing medical treatment or surgical care to patients										
	Medical and Dental Clinics							C	A	
	Counseling Centers (Nonresident)								A	
	Hospital/Mental Hospital							C	O	
	Physical and Mental Rehabilitation (Resident)							C	O	
	All Other									
	Parks and Open Space - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.									
	Cemetery	A	X	X	X	X	X	X	O	
	Golf Course	A	A	A	A	A	A	A	O	
	Golf Driving Ranges	A	A	C	C	C	C	C	O	
	Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A	A	A	A	A	A
	Religious Assembly - meeting area for religious activities	All								
	Funeral Home/Mortuary	All							A	
	Crematory	All								
	Safety Services - public safety and emergency response services	All							A	
	Schools - schools at the primary, elementary, middle, junior high or high school level									
	Boarding Schools							A	A	A
	Elementary Schools	A	A	A	A	A	A	A	A	
	Secondary Schools	A	A	A	A	A	A	A	A	
	Utility, Basic - infrastructure services that need to be located in or near the area where the service is provided									
	Utility Service Facilities (Underground)							A	A	A
	All Other Utility, Basic	C	C	C	C	C	C	C	A	A
	Utility, Corridors - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services									
	Transmission Lines (Above Ground)	C	C	C	C	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	C	C	C	C	
	Utility Treatment, Production or Service Facility									
	All Other	C	C	C	C	C	C	C	C	
COMMERCIAL										
	Entertainment Event, Major - activities and structures that draw large numbers of people to specific events or shows									
	Indoor Facilities									
	Outdoor Facilities								C	
	Lodging - hotels, motels, short-term rentals and similar establishments									
	Hotels and Motels									
	Short-Term Rentals	A	A	A	A	A	A	A	A	
	Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services									
	General Offices									
	Office with Drive-Through								A	A

USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged										
	All									
	Campgrounds									
	Resort Cabins and Lodges									
	Swimming Pools, Community	A	A	A	A	A	A	A	A	A
	Shooting Ranges, Outdoor								O	
	Amusement Park, Miniature Golf								O	
	Riding Academy, Roping or Equestrian Area								O	
	Zoo								O	
	All Other Outdoor Recreation								C	
	Recreation and Entertainment, Indoor - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities									
	Health Club									A
	Movie Theater, Skating Rink, Arcade									A
	Shooting Ranges, Indoor									O
	All Other Indoor Recreation									C
	Retail Sales and Service* - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.									
	Adult Entertainment									
	Alcohol Beverage Production									C
	Animal Care/Boarding/Sales, Indoor									A
	Animal Care/Boarding/Sales, Outdoor									
	Delivery and Dispatch Services (Vehicles On-Site)									
	Drinking Establishment									C
	Drive-Through Uses (Restaurants)									
	Drive-Through Uses (Retail)									A
	Food Service, Catering									A
	Food Service, Restaurant (Including Alcohol Sales)									A
	Farm Implement/Equipment Sales/Service									
	Farmers' Market									
	Flea Market									
	Feed Store									
	Fuel Sales, Automotive/Appliance									
	Fuel Sales, Heavy Vehicle									
	General Retail Sales, Indoor Operations, Display and Storage									A

Redlands 360

Exhibit 10A: Use Table

USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
	General Retail Sales, Outdoor Operations, Display or Storage									
	Landscaping Materials Sale/Greenhouse/Nursery	C	C							C
	Manufactured Building Sales and Service									
	Marijuana Related Business									
	Mobile Food Vendor								A	A
	Mobile Food Vendor Court								A	A
	Produce Stands	A	A	A	A	A	A	A	A	A
	Rental Service, Indoor Display/Storage									
	Rental Service, Outdoor Display/Storage									
	Repair, Small Appliance								A	
	Repair, Large Appliance									
	Personal Services								A	
	All Other Retail Sales and Services								A	
Self-Service Storage	Mini-Warehouse								C	C
Vehicle Repair – repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair									
	Body Shop									
	Truck Stop/Travel Plaza									
	Tire Recapping and Storage									
	All Other Vehicle Repair									
Vehicle Service, Limited – direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube								A	
	All Other Vehicle Service, Limited									
INDUSTRIAL										
Manufacturing and Production – firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	Indoor Operations and Storage									
	Assembly									
	Food Products									
	Manufacturing/Processing									
	Marijuana Related Business									
	Indoor Operations with Outdoor Storage									
	Assembly									
	Food Products									
	Manufacturing/Processing									
	Marijuana Related Business									
	All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code									

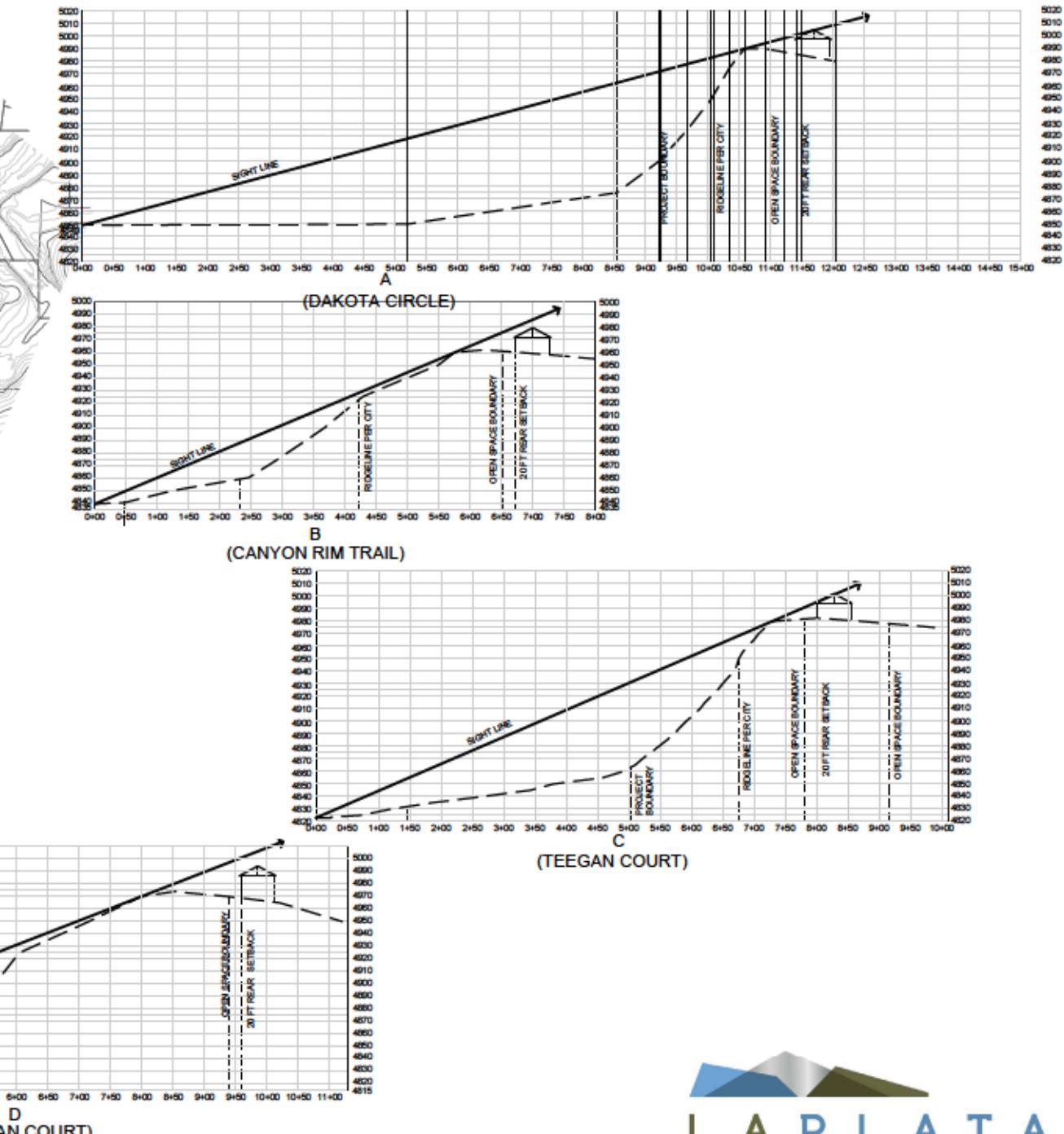
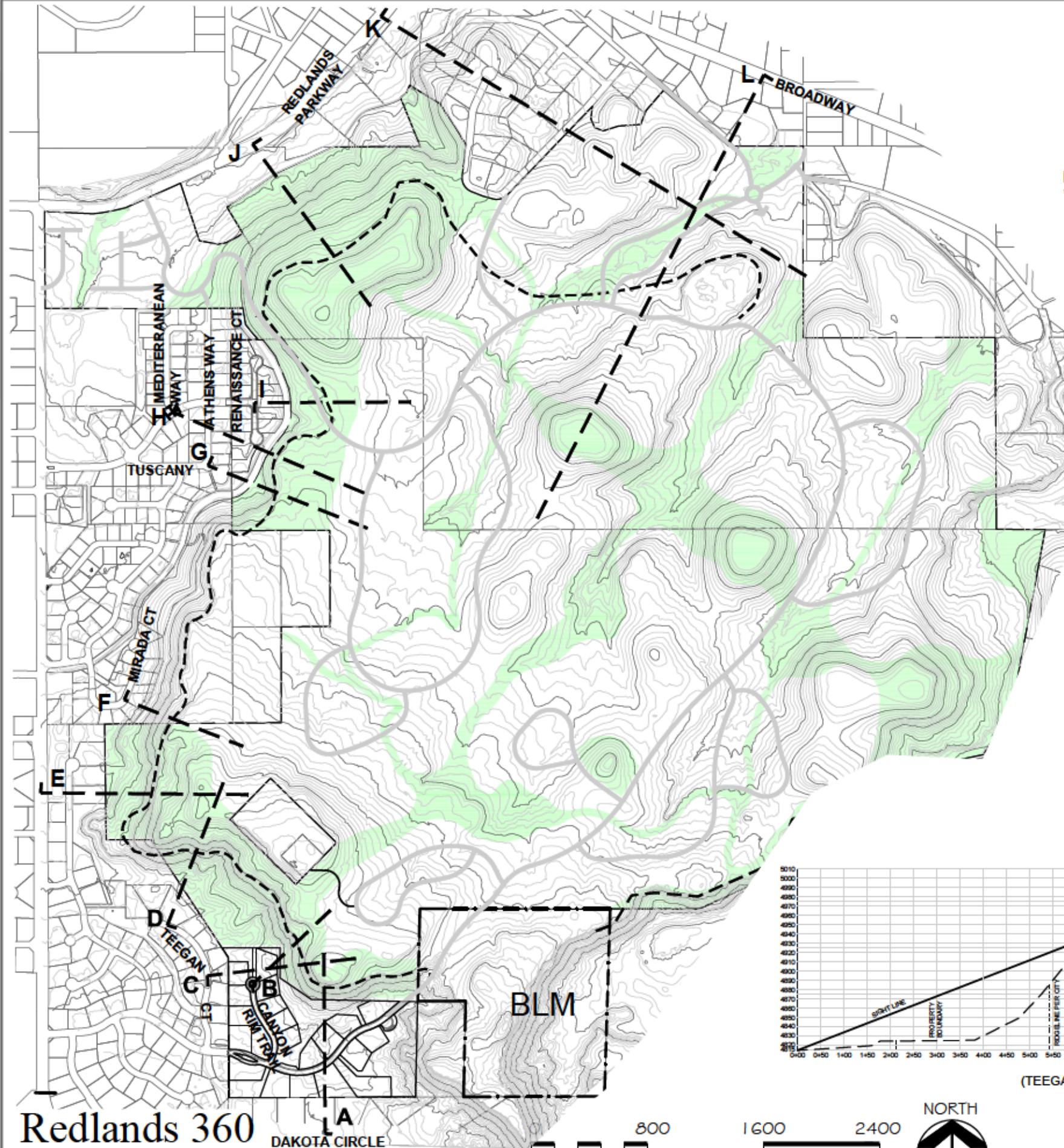
USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
	Indoor Operations and Storage									
Industrial Services, Contractors and Trade Shops, Oil and Gas Support	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)									
Operations without hazardous materials	Outdoor Storage And Operations									
	Research, Testing and Laboratory Facilities – Indoors (Includes Marijuana Testing Facilities)									
Junk Yard	Junk Yard									
Impound Lot	Impound Lot									
Heavy Equipment Storage/Pipe Storage	All									
	Indoor Operations, Storage and Loading									
Warehouse and Freight Movement – firms involved in the storage or movement of freight	Indoor Storage with Outdoor Loading Decks									
	Outdoor Storage or Loading									
	Gas or Petroleum Storage									
	Sand or Gravel Storage									
	All Other									
	Non-Hazardous Waste Transfer Station									C
Waste-Related Use – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Medical/Hazardous Waste Transfer Station									C
	Solid Waste Disposal Sites									C
	Recycling Collection Point									C
	All Other Waste-Related									C
	Wholesale Business (No Highly Flammable Materials/Liquids)									
	Agricultural Products									
	All Other Wholesale Uses									
	Animal Confinement									
Agricultural	Dairy									
	Confined Animal Feeding Operation, Feedlot									
	Forestry, Commercial									
	Marijuana Related Business									
	Pasture, Commercial	A	A							
	Winery									
	All Other Agriculture	A	A							
	Airports/Heliports									
Aviation or Surface Passenger Terminal – facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Bus/Commuter Stops	A	A	A	A	A	A	A	A	
	Bus/Railroad Depot									
	Helipads									
	All Other Aviation or Surface Passenger Terminal									

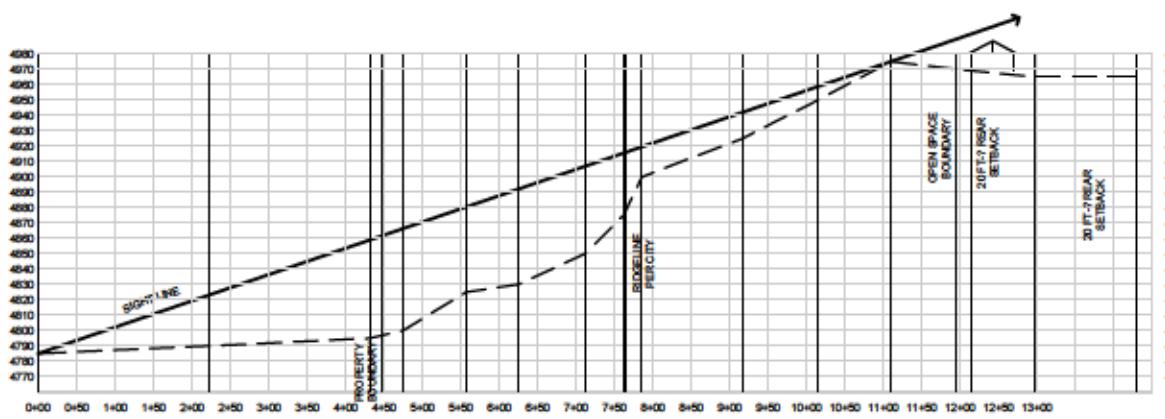
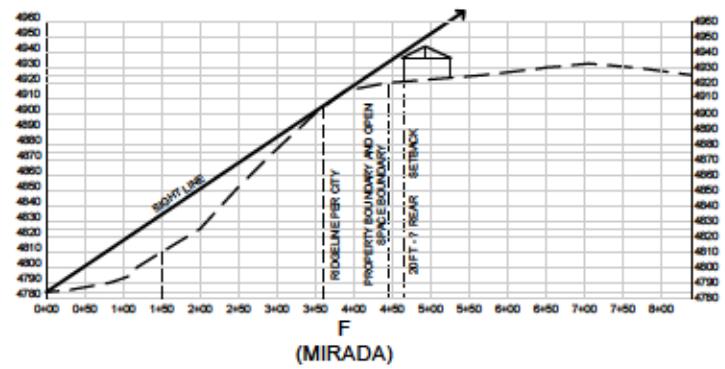
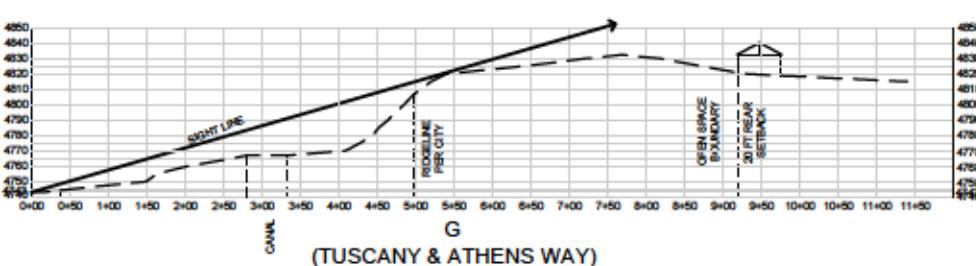
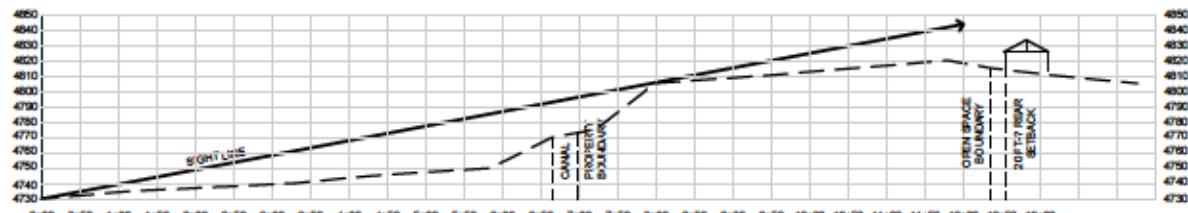
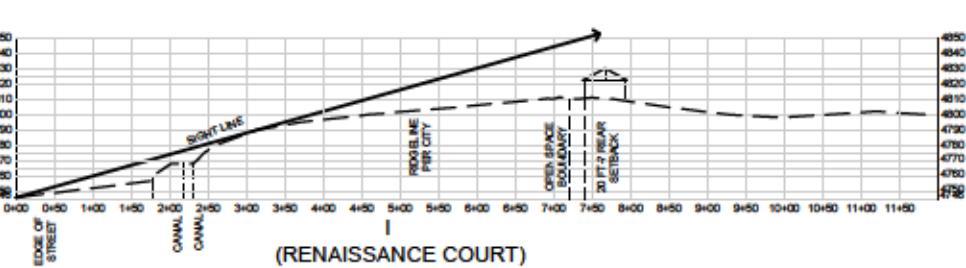
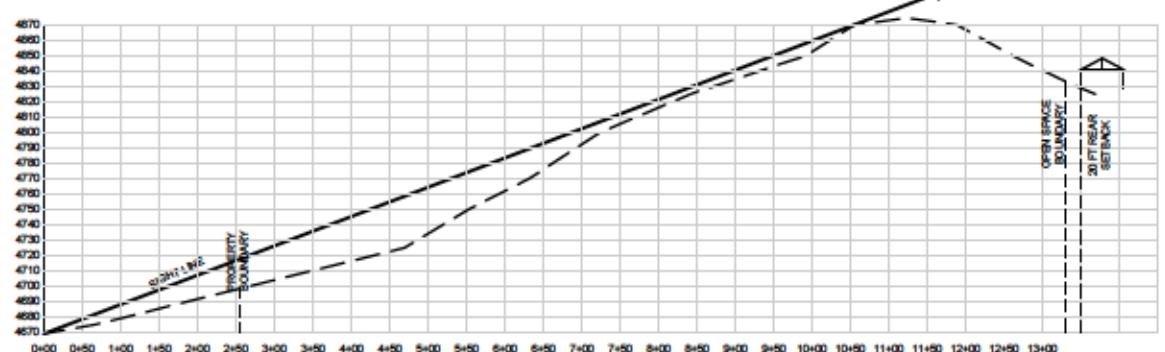
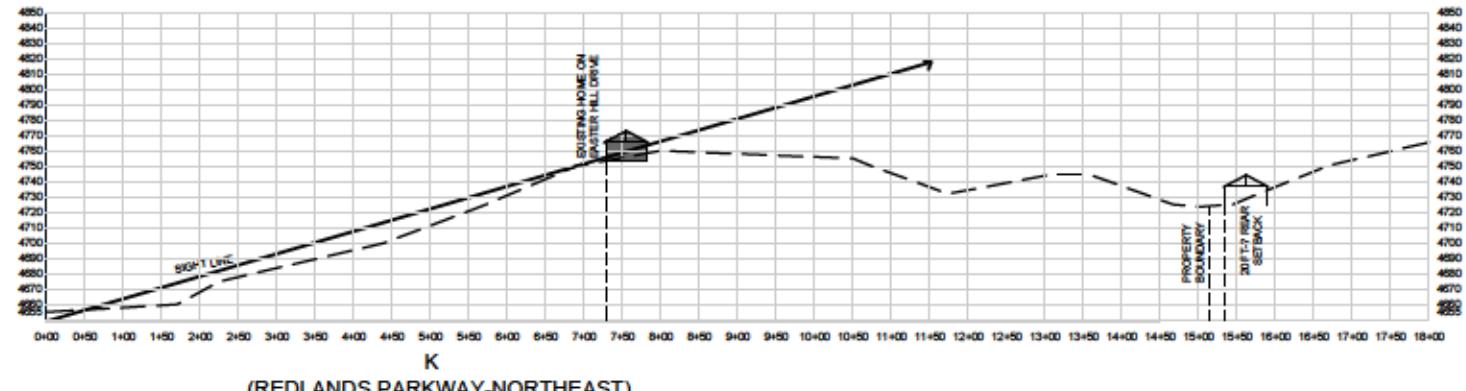
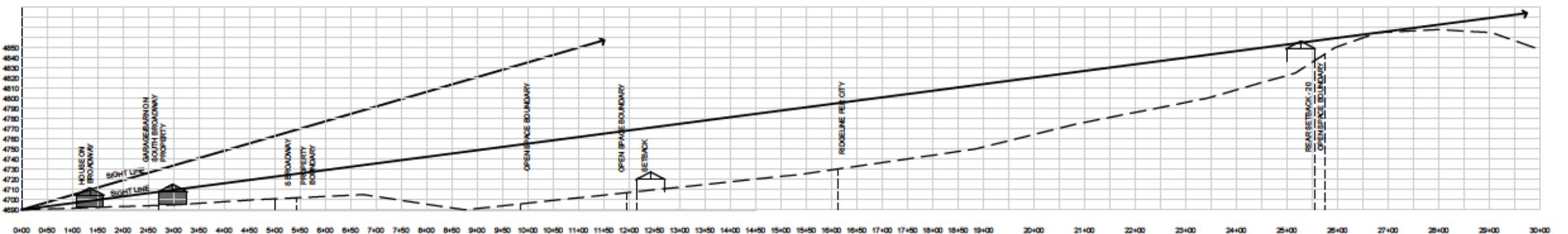
USE CATEGORY	PRINCIPAL USE	R-1	R-2	R-4	R-5	R-8	R-12	R-16	B-1	CSR
	Mining – mining or extraction of mineral or aggregate resources from the ground for off-site use									
	Sand or Gravel Extraction or Processing									
	All Other Mining									
	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	C
Telecom-munications	Facilities – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	A	A	A	A	A	A	A	A	
	Temporary PWSF (e.g., COW)									
	Co-Location	A	A	A	A	A	A	A	A	

LEGEND

A ALLOWED USE
 C CONDITIONAL USE

Redlands 360 Exhibit 10B: Use Table



E
(SOUTH CAMP)F
(MIRADA)G
(TUSCANY & ATHENS WAY)H
(MEDITERRANEAN WAY)I
(RENAISSANCE COURT)J
(REDLANDS PARKWAY-SOUTHWEST)K
(REDLANDS PARKWAY-NORTHEAST)L
(SOUTH BROADWAY/HWY 340)

Redlands 360
Exhibit 11b: Ridgelines and Sections



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Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: December 14, 2021

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Consider a request by Anna Company LLC to Vacate a Public Alley Right-of-Way, Located south of 245 and 333 South Avenue - **WITHDRAWN**

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None