

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5051

AN ORDINANCE ZONING THE REDLANDS 360 ANNEXATION, AMENDING THE COMPREHENSIVE PLAN, REZONING A PORTION OF THE PROPOSED REDLANDS 360 DEVELOPMENT AND ESTABLISHING PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE ENTIRE REDLANDS 360 DEVELOPMENT GENERALLY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively Owners), in conjunction with La Plata Communities LLC (Applicant), are proposing a planned development (Project or PD) known as Redlands 360. The Project is 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, in the City.

The proposed PD 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.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD. Because of the size and complexity of the Planned Development the Applicant has submitted for approval an Outline Development Plan, (ODP), which conforms with the *2020 One Grand Junction Comprehensive Plan Principles and Strategies*, the land use designation of Residential Low, the Comprehensive Plan Amendment criteria, the rezone criteria and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable *Principles and Strategies*, the Residential Low land use designation, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE COMPREHENSIVE PLAN IS AMENDED AND THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1 THROUGH 7b ATTACHED

HERETO DATED JANUARY 4, 2022, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2020-698 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AND ADOPTED, MADE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS AS IF FULLY SET FORTH, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

That property located in a portion of Section 17, a portion of Section 18, a portion of Section 19, and a portion of Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW¼) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18; thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.27 feet, to a point on the North line of the SE¼ SW¼ Section 18, being the South line of Lot 100, Renaissance 360 Subdivision as shown on plat recorded at Reception 2946938, Mesa County records; thence South 89°46'40" West, a distance of 658.33 feet, along said North line of the SE¼ SW¼ Section 18 and the South line of said Lot 100, to a point on the West line of said Lot 100; thence along said West line of said Lot 100 the following twelve (12) courses: (1) North 00°24'51" West, a distance of 285.96 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 30°52'17", a radius of 77.50 feet, an arc length of 41.76 feet, and a chord length of 41.25 feet, with a chord bearing of North 69°39'40" East; (3) with a compound curve turning to the left, having a delta angle of 30°08'20", a radius of 290.00 feet, an arc length of 152.55 feet, and a chord length of 150.79 feet, with a chord bearing of North 39°09'21" East; (4) North 24°05'11" East, a distance of 130.34 feet; (5) North 34°48'45" East, a distance of 110.25 feet; (6) North 37°36'44" East, a distance of 114.02 feet; (7) with a curve turning to the left, having a delta angle of 40°09'23", a radius of 170.00 feet, an arc length of 119.15 feet, and a chord length of 116.72 feet, with a chord bearing of North 17°32'03" East; (8) North 02°32'39" West, a distance of 52.29 feet; (9) with a curve turning to the left, having a delta angle of 19°47'40", a radius of 370.00 feet, an arc length of 127.83 feet, and a chord length of 127.19 feet, with a chord bearing of North 12°26'29" West; (10) North 22°20'19" West, a distance of 187.87 feet; (11) North 36°43'30" West, a distance of 67.29 feet; (12) North 39°27'10" West, a distance of 114.39 feet, to a point on the North line of said Lot 100; thence North 89°52'08" East, a distance of 38.92 feet, along the North line of said Lot 100, the North line of the NE¼ SW¼ Section 18 to a point on the East line of Renaissance in the Redlands Filing Two, per plat recorded at Reception 2039893; thence along said boundary the following two (2) courses: (1) North 39°27'43" West, a distance of 133.53 feet; (2) North 09°06'43" West, a distance of 113.12 feet, to the Southeast corner of Lot 2, Pumphouse Subdivision, per plat recorded at Reception

1782382; thence around the boundary of said Lot 2 the following ten (10) courses: (1) South 89°52'09" West, a distance of 1361.48 feet; (2) North 00°16'59" West, a distance of 667.90 feet; (3) South 87°06'34" East, a distance of 333.05 feet; (4) with a curve turning to the left having a delta angle of 26°51'09", a radius of 490.00 feet, an arc length of 229.65 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; (5) North 66°02'18" East, a distance of 414.13 feet; (6) South 18°14'16" East, a distance of 415.79 feet; (7) South 79°14'55" East, a distance of 131.06 feet; (8) North 79°00'50" East, a distance of 57.12 feet; (9) North 62°45'41" East, a distance of 89.59 feet; (10) North 56°56'28" East, a distance of 42.67 feet; thence North 31°31'43" West, a distance of 209.49 feet; thence North 55°01'17" East, a distance of 403.97 feet; thence North 65°29'17" East, a distance of 441.63 feet; thence North 89°41'30" East, a distance of 598.76 feet; thence North 22°25'30" West, a distance of 361.81 feet, to a point on the Southeasterly line of Ed Case Subdivision per plat recorded at Reception 2388150; thence around the boundary of said subdivision the following two (2) courses: (1) North 48°35'22" East, a distance of 56.08 feet; (2) North 24°41'25" East, a distance of 55.53 feet, to the Southwesterly corner of South Easter Hill Subdivision per plat recorded at Reception 739054; thence around the boundary of said subdivision the following eight (8) courses: (1) South 58°30'37" East, a distance of 245.49 feet; (2) South 32°21'14" East, a distance of 329.00 feet; (3) South 05°17'46" West, a distance of 68.10 feet; (4) South 06°47'46" West, a distance of 230.30 feet; (5) South 68°22'14" East, a distance of 165.00 feet; (6) South 74°40'14" East, a distance of 130.10 feet; (7) North 44°01'46" East, a distance of 866.20 feet; (8) North 40°25'46" East, a distance of 38.18 feet; thence South 07°38'46" West, a distance of 85.86 feet; thence South 23°05'14" East, a distance of 64.50 feet; thence South 67°04'14" East, a distance of 64.03 feet; thence North 72°42'46" East, a distance of 112.51 feet; thence North 85°44'46" East, a distance of 152.14 feet; thence North 21°20'46" East, a distance of 102.82 feet; thence North 40°25'46" East, a distance of 185.00 feet, to the Southerly right-of-way line for South Broadway; thence South 49°34'14" East, a distance of 593.16 feet, along said Southerly right-of-way line to a point of intersection with the North line of the South Half of the Northeast Quarter (S½ NE¼) said Section 18; thence North 89°54'46" East, a distance of 511.24 feet, along said North line of said S½ NE¼ said Section 18; thence South 00°02'28" East, a distance of 236.55 feet, along the East line of said S½ NE¼ said Section 18; thence North 80°35'59" West, a distance of 25.34 feet, to the Westerly right-of-way line of 23 Road per Reception 978831; thence along said Westerly right-of-way line of 23 Road the following four (4) courses: (1) South 00°02'28" East, a distance of 466.74 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 119°52'19", a radius of 50.00 feet, an arc length of 104.61 feet, and a chord length of 86.55 feet, with a chord bearing of South 00°02'28" East; (3) South 00°02'28" East, a distance of 6.73 feet; (4) North 89°57'32" East, a distance of 25.00 feet and returning to said East line of said S½ NE¼ Section 18; thence South 00°02'28" East, a distance of 527.44 feet, along said East line of said S½ NE¼ Section 18; thence North 89°54'40" East, a distance of 1322.02 feet, along the North line of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 17; thence South 00°22'09" East, a distance of 1321.29 feet, along the East line of said NW¼ SW¼ of Section 17; thence South 89°39'32" East, a distance of 335.37 feet; thence South 10°24'29" West, a distance of 1286.90 feet; South 34°09'59" West, a distance of 342.69 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of

Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (5) courses: (1) South 78°09'38" West, a distance of 666.98 feet; (2) South 58°17'54" West, a distance of 495.65 feet; (3) South 41°56'09" West, a distance of 592.59 feet; (4) South 65°22'56" West, a distance of 535.66 feet; (5) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 1310.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 637.61 feet, along the West line of the SW¼ NE¼ said Section 19 to the Southeast corner of Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION; thence along the South boundary of said Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION the following four (4) courses: (1) North 88°41'10" West, a distance of 732.73 feet; (2) North 55°30'27" West, a distance of 261.30 feet; (3) North 00°08'05" West, a distance of 207.47 feet; (4) North 90°00'00" West, a distance of 400.00 feet to a point on the Easterly boundary of Canyon Rim Phase 4, as per recorded plat at Reception 2149975; thence North 33°18'34" West, a distance of 890.33 feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said property containing an area of 605.61 acres, as herein described EXCEPT those parcels as described in Reception 1228040, and Book 862, Page 307 and Book 864, Page 194, Mesa County records containing a total 5.84 acres Ute Water parcels), leaving an overall parcel area of 599.77 acres, subject to the amended Comprehensive Plan, the Planned Development (PD) zoning and the Outline Development Plan (ODP) all as established, depicted and described in exhibits 1 through 7b attached hereto dated January 4, 2022, and found in City Community Development Department file PLD-2020-698 is adopted with the exhibits being incorporated by this reference and adopted, made effective and enforceable in accordance with applicable laws, rules and regulations as if fully set forth, all of which are approved for the following described property.

INTRODUCED on first reading this 19th day of January 2022 and ordered published in pamphlet form.

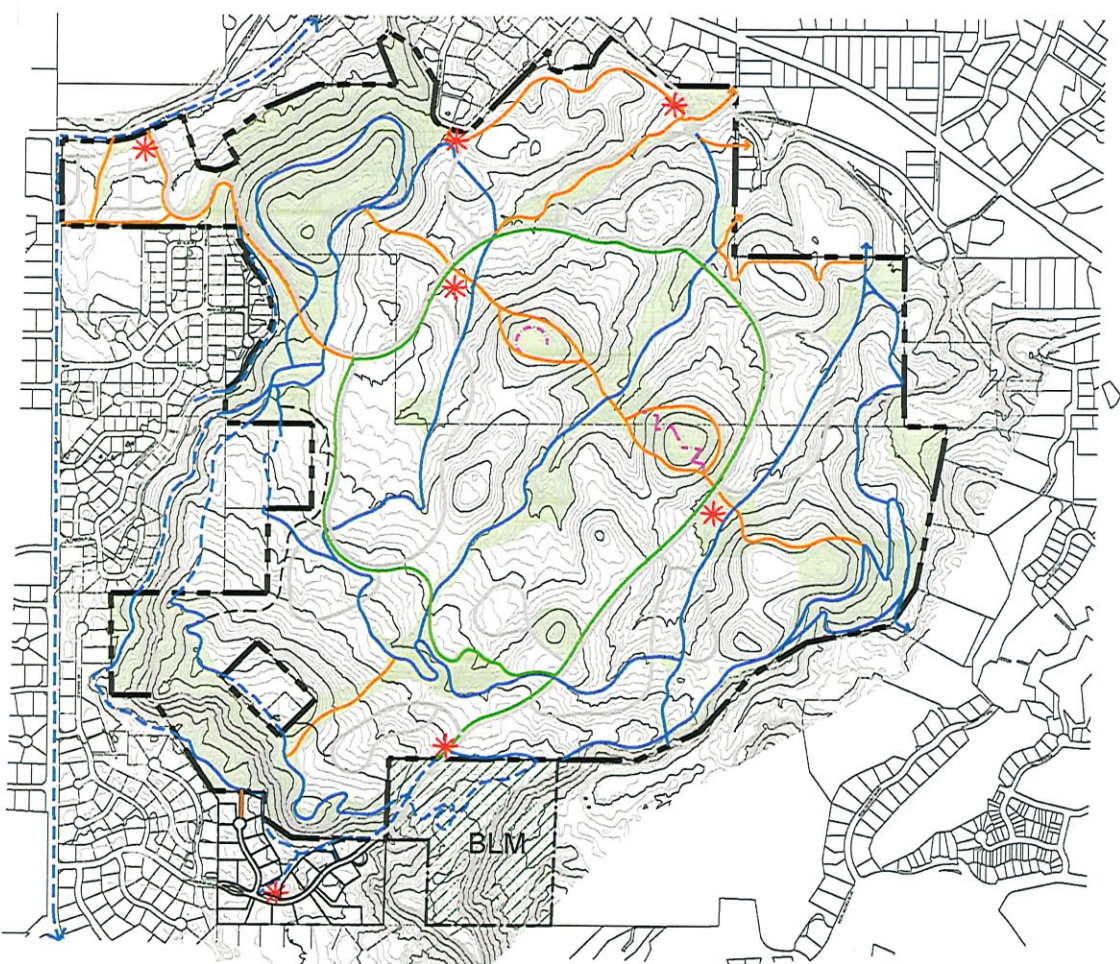
ADOPTED on second reading this 2nd day of February 2022 and ordered published in pamphlet form.


C.B. McDaniel
President of the Council

ATTEST:


Laura Bauer
Interim City Clerk

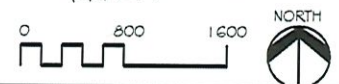




- TRAILS LEGEND**
- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
 - HISTORICAL ON-SITE
 - - - HISTORICAL OFF-SITE
 - NEW ON-SITE, SOFT SURFACE,
2 FT MIN. WIDTH
 - - - SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
 - - - BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK (IF NEEDED)
 - OPEN SPACE
 - EXISTING BLM
 - * TRAILHEADS

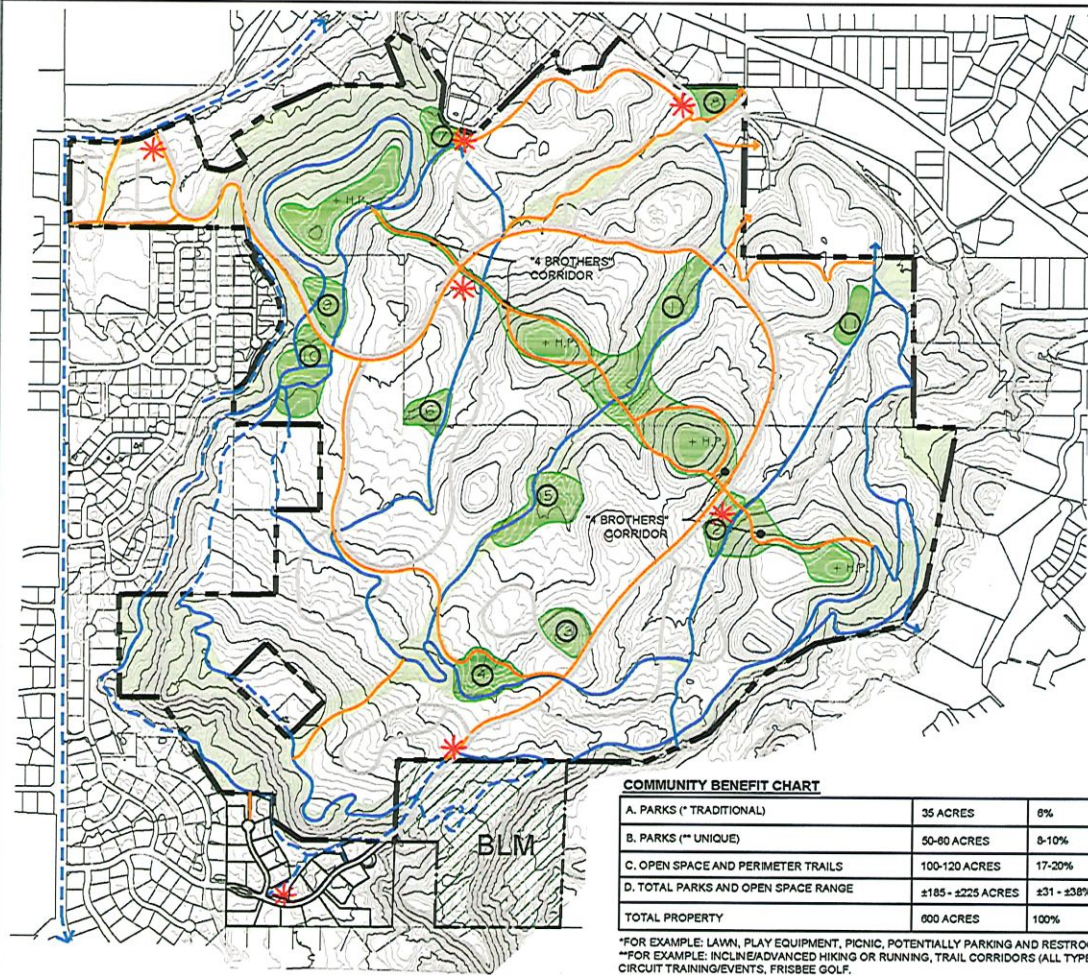
NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

Redlands 360 Outline Development Plan
 Exhibit 1: Trail Types
 1-04-2022



LAPLATA
COMMUNITIES

GIAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET, GRAND JUNCTION, CO 81501 www.giarob.com
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LEGEND

- HISTORICAL ON-SITE TRAIL
- HISTORICAL OFF-SITE TRAIL
- NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS
- PARK AREA

A. PARKS (TRADITIONAL)

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

B. 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	100-120 ACRES
D. TOTAL OPEN SPACE/PARKS RANGE (THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES.)	185 - 225 ACRES

NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE; EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE.

COMMUNITY BENEFIT CHART

A. PARKS (* TRADITIONAL)	35 ACRES	8%
B. PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. 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%

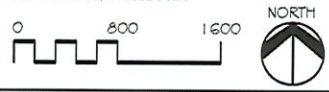
*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS;
 **FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

EXISTING SLOPE BREAKDOWN OF 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%

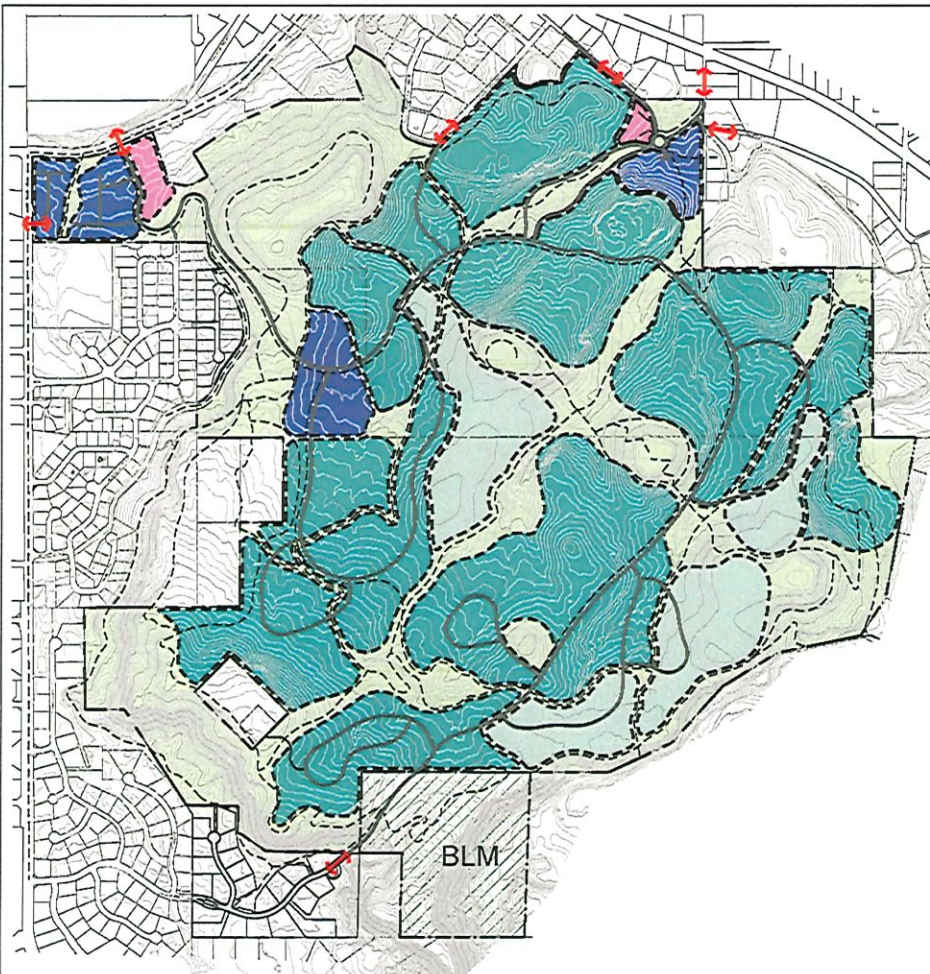
Redlands 360 Outline Development Plan
 Exhibit 2: Public Park Areas

1-04-2022



LAPLATA COMMUNITIES

CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET, ORANG, TEXAS, TX 77661 www.craonline.com
 979-241-0240 (TX) 979-241-0266 (TX)



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK TRAILS ACCESS POINTS

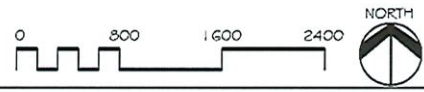
**TABLE 1
DEFAULT STANDARDS**

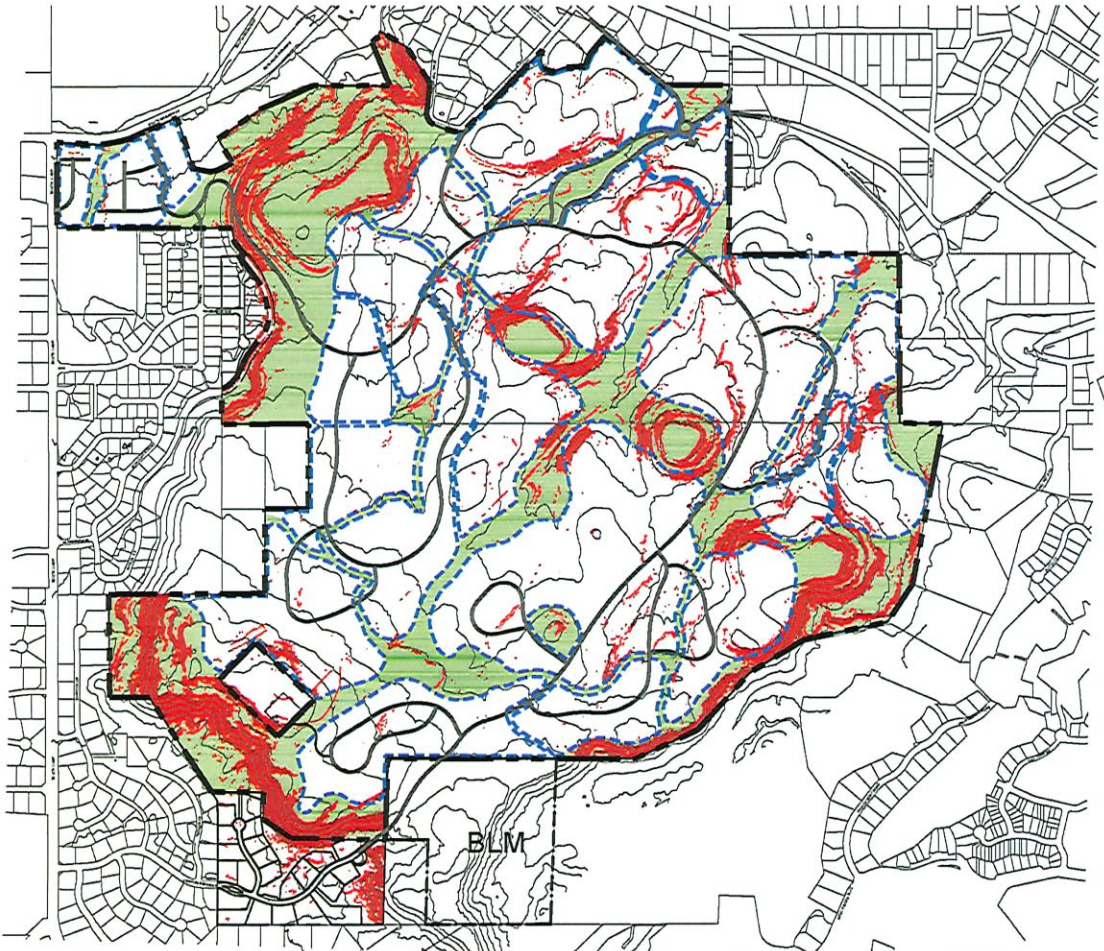
Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial B-1	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	33	20	10	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	0	5	0	0	0
Side - abut. residential (min. ft.)	0	0	0	0	10
Rear (min. ft.)	0	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	0	0	0	0	0
Side - abut. residential (min. ft.)	0	0	0	0	0
Rear (min. ft.)	0	0	5	0	10
Duck / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	16	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 200 ACRES	500 UNITS	3570 UNITS
MULTI-FAMILY/HIGH DENSITY	MAX 32 ACRES	204 UNITS	612 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	170 UNITS
OPEN SPACE/CSR	NO LESS THAN 105 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1200 UNITS	1750 UNITS

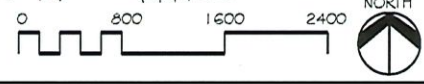
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones
1-04-2022





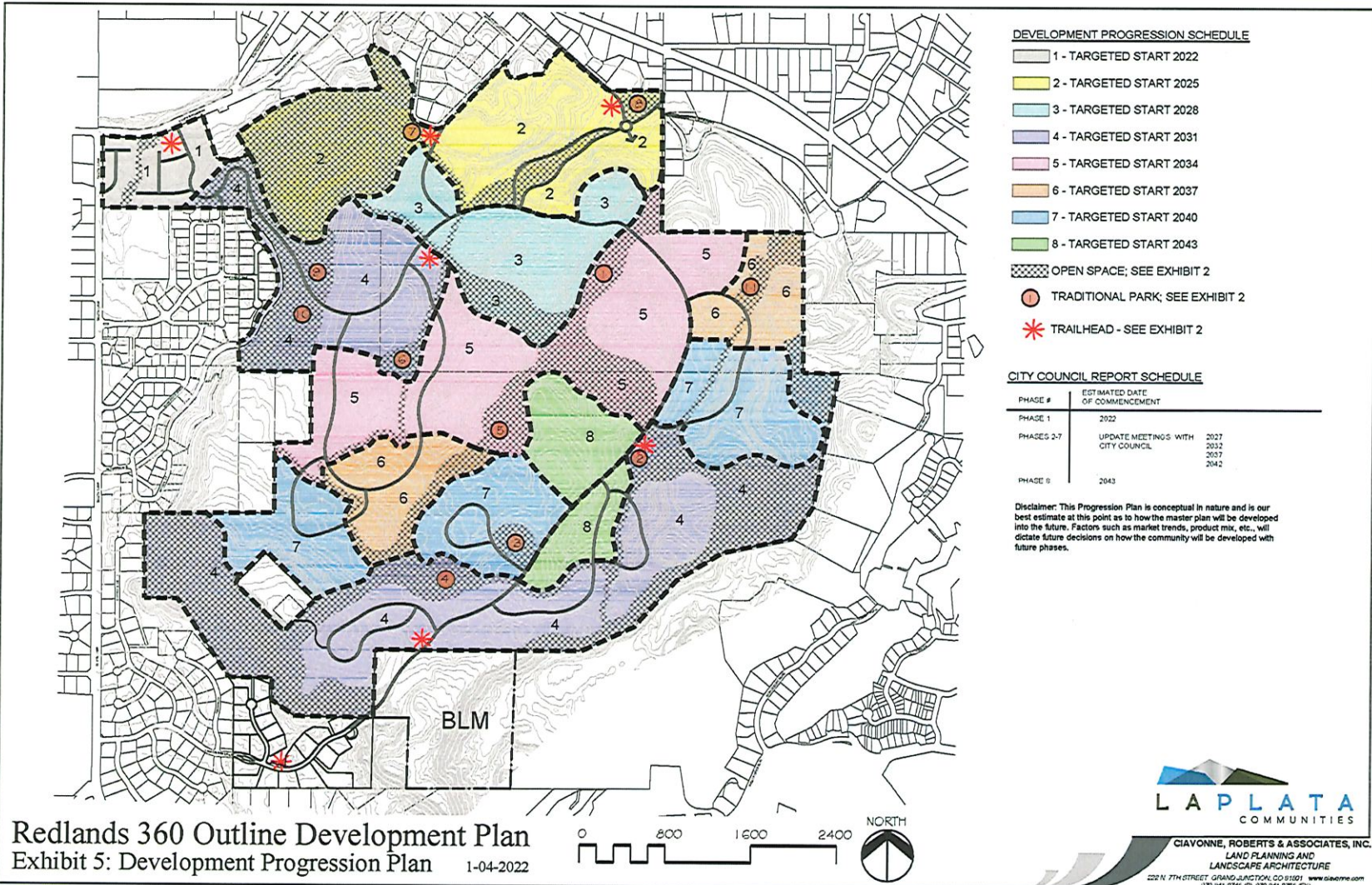
- SLOPE MAP LEGEND**
- 30% OR GREATER SLOPES
 - OPEN SPACE
 - 25 FT CONTOURS
 - PROPOSED ROADS
 - ODP DEVELOPMENT 'BUBBLES'

Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis
1-04-2022



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USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
RESIDENTIAL						
Household Living - residential occupancy of a dwelling unit by a "household"	Business Residence				A	/
	Two Family Dwelling	A	A			/
	Single Family Detached	A	A			/
	Multifamily		A	A		/
	Accessory Dwelling Unit	A	A			/
	Agricultural Labor Housing					/
Home Occupation	Home Occupation	A	A	A	A	
	Small Group Living Facility	A	A	A	A	
Group Living - incidental occupancy of a structure by a group of people who do not meet the definition of "household living"	College Group Living Facility		A	A	A	/
	Unlimited Group Living Facility			A	A	/
	Fraternities/Sororities		A	A	A	/
	Rooming/Boarding House		A	A	A	/
	Other Group Living (e.g., dormitory style 3-4 ng)		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	/
Community Service - uses providing a local service to the community	Community Activity Building	A	A	A	A	/
	All Other Community Service	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	/
	General Day Care	C	A	A	A	/
Detention Facilities - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories					/
	Community Corrections Facility					/
	Law Enforcement Rehabilitation Centers					/

LEGEND
 A ALLOWED USE
 C CONDITIONAL USE

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR	
Treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	/	
	All Other					/	
	Parks and Open Space - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	/	/	/	/	/
		Golf Course	/	/	/	/	/
		Golf Driving Ranges	/	/	/	/	/
		Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A	A
	Religious Assembly - meeting area for religious activities	All	A	A	A	A	/
		Funeral Home/Mortuary				A	/
	Crematory	All					/
		Safety Services - public safety and emergency response services	A	A	A	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	/	
	Secondary Schools	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	A	A	
	All Other Utility, Basic	C	C	C	A	A	
	Transmission Lines (Above Ground)	C	C	C	C	C	
Utility, Corridors - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Underground)	C	C	C	C	C	
	Utility Treatment, Production or Service Facility					/	
	All Other	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	/	
Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	/	
	Office with Drive-Through				A	/	
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged	All				A	/	
						/	

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR	
Recreation and Entertainment, Outdoor - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					/	
	Resort Cabins and Lodges					/	
	Swimming Pools, Community	A	A	A	A	/	
	Shooting Ranges, Outdoor					/	
	Amusement Park, Miniature Golf					/	
	Riding Academy, Roping or Equestrian Area					/	
	Zoo					/	
	All Other Outdoor Recreation					C	
	Recreation and Entertainment, Indoor - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
		Movie Theater, Skating Rink, Arcade				A	/
Shooting Ranges, Indoor						/	
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 pools.		Adult Entertainment					/
		Alcohol Beverage Production				C	/
Animal Care/Dogging/Sales, Indoor					A	/	
Animal Care/Dogging/Sales, Outdoor						/	
Delivery and Dispatch Services (Vehicles On-Site)						/	
Drinking Establishment (Restaurants)					C	/	
Food Service, Catering				A	/		
Food Service, Restaurant (Including Alcohol Sales)				A	/		
Farm Implement/Equipment Sales/Service					/		
Farmers' Market					/		
Flea Market					/		
Fuel Store					/		
Fuel Sales, Automobile/Appliance					/		
Fuel Sales, Heavy Vehicle					/		
General Retail Sales, Indoor Operations, Display and Storage					/		
General Retail Sales, Outdoor Operations, Display or Storage					/		
Landscaping Materials Sale/Greenhouse/Nursery					/		
Manufactured Building Sales and Service					/		
Manufacture Related Business					/		



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Redlands 360 Outline Development Plan
 Exhibit 6A: Use Table
 1-04-2022

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
	Mobile Food Vendor				A	
	Mobile Food Vendor Court				A	
	Produce Stands	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 Shop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited - direct services to motor vehicles where the driver or passengers ordinarily 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					
Agricultural	Outdoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
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	All Other Industrial Service, including any Hazardous, Occupancy per the International Fire Code or International Building Code					

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR	
Industrial Services, Contractors and Trade Shops - Oil and Gas Support Operations without hazardous materials	Indoor Operations and Storage						
	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)						
	Outdoor Storage and Operations						
	Research, Testing and Laboratory Facilities - Indicators (Includes Marijuana Testing Facilities)						
	Junk Yard						
	Impound Lot						
	Heavy Equipment Storage/Pipe Storage	All					
	Warehouse and Freight Movement - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
		Indoor Storage with Outdoor Loading Docks					
		Outdoor Storage or Loading					
Gas or Petroleum Storage							
Sand or Gravel Storage							
Waste-Related Uses - 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 composition of organic material	All Other						
	Non-Hazardous Waste Transfer Station						
	Medical/Hazardous Waste Transfer Station						
	Solid Waste Disposal Sites						
	Recycling Collection Point				C		
Wholesale Sales - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	All Other Waste-Related						
	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, Commercial						
	Winery						
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	All Other Agriculture						
	Airport/Heliports						
	Bus/Commuter Stops	A	A	A	A		
	Bus/Railroad Depot						
	Heliports						

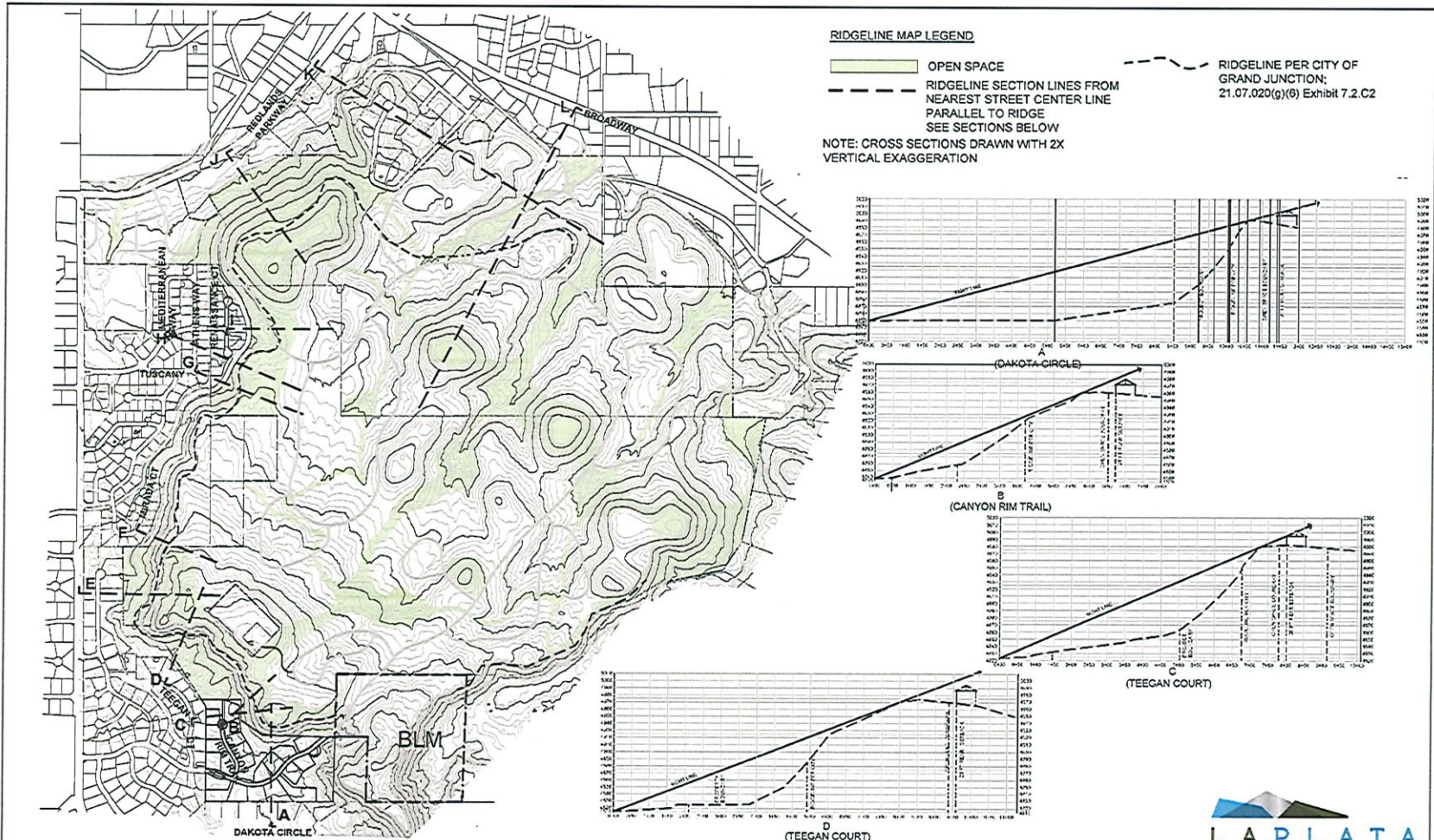
USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Mining - mining or extraction of mineral or aggregate resources from the ground for off site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
Telecommunications Facilities - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	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	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAG and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C**	C**	C**	
	Tower, Concealed	C**	C	C	C	
Tower, Non-Concealed						
Broadcast Tower						

NOTES:
 * Refer to Chapter 5.15 GJM/C.
 ** Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.
 *** Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

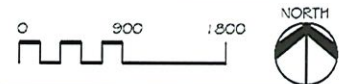
LEGEND
 A ALLOWED USE
 C CONDITIONAL USE

Redlands 360 Outline Development Plan
 Exhibit 6B: Use Table
 1-04-2022



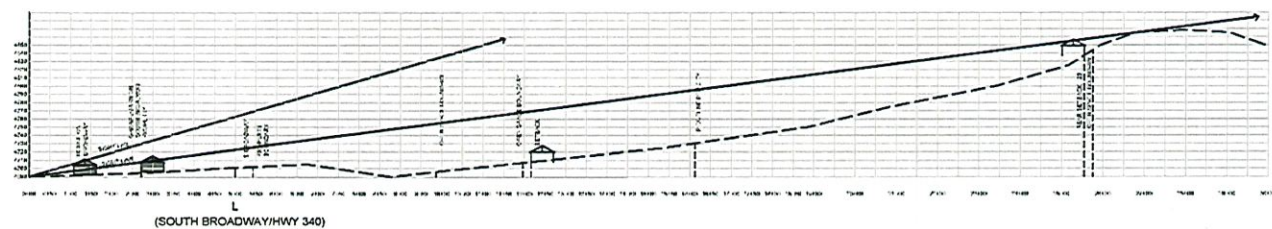
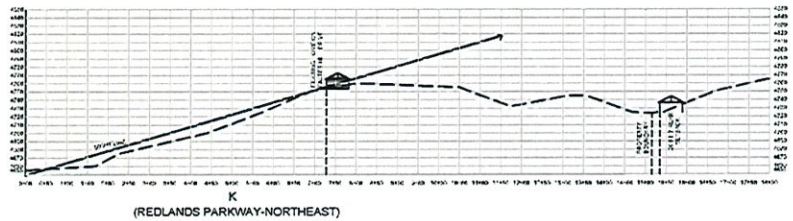
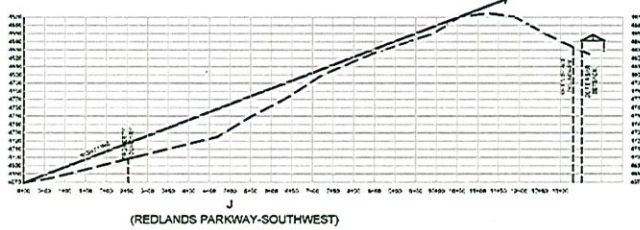
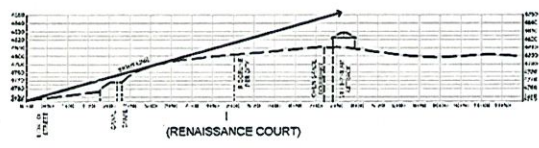
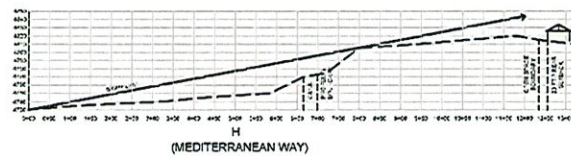
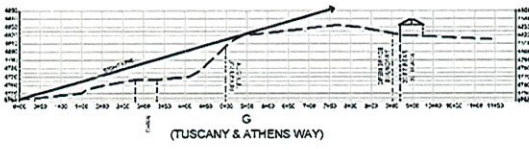
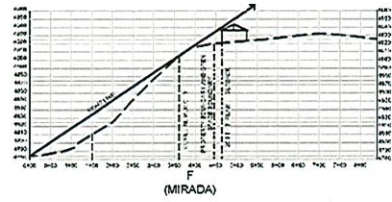
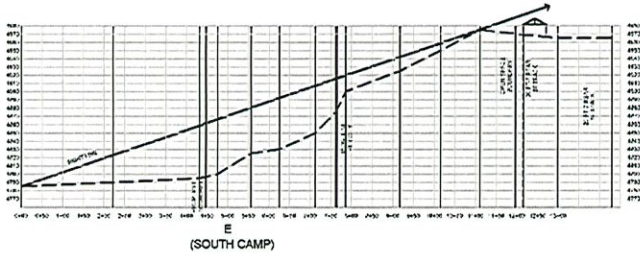


Redlands 360 Outline Development Plan
 Exhibit 7a: Ridgelines and Sections
 1-04-2022



LAPLATA
COMMUNITIES

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Redlands 360 Outline Development Plan
 Exhibit 7b: Ridgelines and Sections 1-04-2022



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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5051 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of January 2022 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of February 2022, at which Ordinance No. 5051 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4th day of February 2022.



Deputy City Clerk

Published: January 21, 2022
Published: February 04, 2022
Effective: March 06, 2022

