

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5276

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE 5134 AN
ORDINANCE AUTHORIZING AND CONFIRMING THE EXCHANGE OF REAL
PROPERTY LOCATED AT 381 HIGH DESERT ROAD AND FOR PROPERTY
LOCATED AT 409 HIGH DESERT ROAD IN THE CITY OF GRAND JUNCTION,
COLORADO**

RECITALS:

On December 15, 2023, the City received a Petition for Land Exchange ("Petition") from Robert M. Stubbs ("Petitioner") – now Camelback Gardens, LLC – for an exchange of two parcels totaling 12,336 square feet of unimproved open space for 10,149 square feet of improved open space together with 5,795 square feet of constructed trail connections all located in the Ridges (collectively "Exchange" or "the Exchange"). That Petition failed to identify that the parcel located at 381 High Desert Road was being sold to Upland Homes LLC. Because the Petition was defective this Ordinance repeals and replaces Ordinance 5134. A corrected petition ("2025 Petition") which properly accounts for the ownership and descriptions of the parcels of land involved in this action is attached and incorporated as if fully set forth. In addition to the change in ownership, the revised exchange adjusts the amounts of land to be conveyed: the City will convey approximately 12,782 square feet to the applicant, and the applicant will dedicate approximately 15,079 square feet to the City.

The Exchange proposed by the 2025 Petition would facilitate the construction of a residential subdivision known as Camelback Gardens ("Development"), which is pending City review and approval. The Petitioner asserts that the Exchange and the Development which would be facilitated by and with the City Council approving the Exchange will result in more beneficial public access and use of the Ridges open space together with the Development having more utility. The 2025 Petition and the Petitioner's testimony in support thereof is the principal evidence adduced in this matter.

While the Petitioner bears both the burden of going forward and the burden of persuasion with respect to the 2025 Petition, certain City Community Development and Parks and Recreation Staff on December 9, 2022, inspected the property contemplated for the Exchange and otherwise considered the proposed Exchange. Based on that review the City Staff has determined the Exchange will have no impact on the City's Open Space and accordingly formed an opinion that the Exchange has perceived benefits to open space park users and citizens of Grand Junction and the City Staff has recommended that the City Council favorably consider the 2025 Petition/the Exchange.

The City as the successor to the Ridges Metropolitan District owns the Ridges Open Space. While the Ridges Open Space has neither been used for governmental purposes, or is a developed park, it is used for recreational purposes. The City Charter

provides that the City Council has the power to sell certain real estate by ordinance or resolution; however, if the real estate is used or held for park purposes before any sale thereof shall be made a question shall be submitted to and ratified by voters. While the Ridges Open Space is not a park *per se* it is the City Attorney's opinion that if the property proposed to be exchanged were being sold that the Charter restriction would apply and prior voter approval for a sale or permanent disposal of the property would be necessary; however, given that the 2025 Petition seeks a trade not a sale of the real estate and the Exchange may reasonably be found to be equivalent or better based on the City Staff review, the City Attorney has opined that it is within its discretion for the City Council to entertain the Exchange without submitting a question to the electorate.

Since adoption in 1976 of a City Council Resolution it has been City policy to "to dispose of City owned real estate in exchange for real estate that better suits the City's needs whenever possible". The Proposed Exchange is consistent with long-established City policy.

With this Ordinance the City Council repeals and replaces Ordinance 5134 and as with that Ordinance and but for the defect in the Petition, the City Council does determine that the real estate to be acquired in the Exchange, as described in the 2025 Petition and the exhibit attached hereto, will better serve the needs of the City in general and the users of the Ridges Open Space in particular.

Furthermore, with this Ordinance the City Council confirms the Exchange and settles certain matters related to the history of the property and ratifies that the Exchange as stated in the 2025 Petition, is approved with this Ordinance, and is found to be consistent with the City Charter.

With this Ordinance the City Council deems the Exchange proper as stated herein and additionally allows that the form of conveyance be executed, approved, and acknowledged by the proper process and officers of the City for the property shall be held as *prima facie* evidence of compliance with the Charter, the laws of the City and State and the acts hereby and herewith ordained.

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

1. The foregoing Recitals are incorporated and adopted, and in accordance with and pursuant to this Ordinance, the City Council of the City of Grand Junction hereby authorizes, confirms and ratifies the deeded exchange of 7,125 square feet from Lot 3 to Lot 1 and 5,657 square feet from Lot 3 to Lot 2 as identified on Exhibits A & B and on the terms stated in the 2025 Petition attached hereto, which terms include but are not limited to dedication and construction of public open space and public improvements and on-going HOA maintenance of said public open space and as fully provided in the 2025 Petition, together with any terms, understandings and conditions that are or may be applicable by, with and through the City review and approval of the Development.

2. All actions taken by the officers, employees and agents of the City relating to the Exchange described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed.


3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, the execution and delivery of such deed(s) and other document(s) as may be necessary or required to affect the intent and purposes hereof.

INTRODUCED ON FIRST READING on this 20th day of August 2025 and ordered for publication in pamphlet form.

ADOPTED ON SECOND READING on the 3rd day of September and ordered published in pamphlet form.



Cody Kennedy
President of the City Council



Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5276 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th of August, 2025, 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 day of the 3rd of September 2025, at which Ordinance No. 5276 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 8th day of September 2025.


Deputy City Clerk

Published: August 23, 2025
Published: September 6, 2025
Effective: October 6, 2025



TRANSFER PROPERTY TO CITY

CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT

409 HIGH DESERT ROAD

PARCEL No. 2945-174-53-002

PARCEL No. 2945-202-06-041

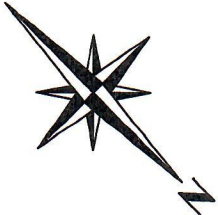
PARCEL No. 2945-174-30-079

CAMELBACK GARDENS SUBDIVISION RECEPTION No. 2978317

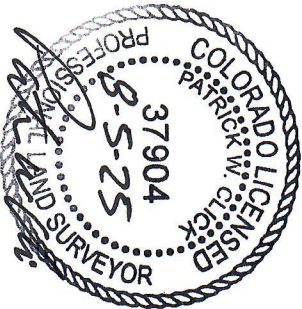
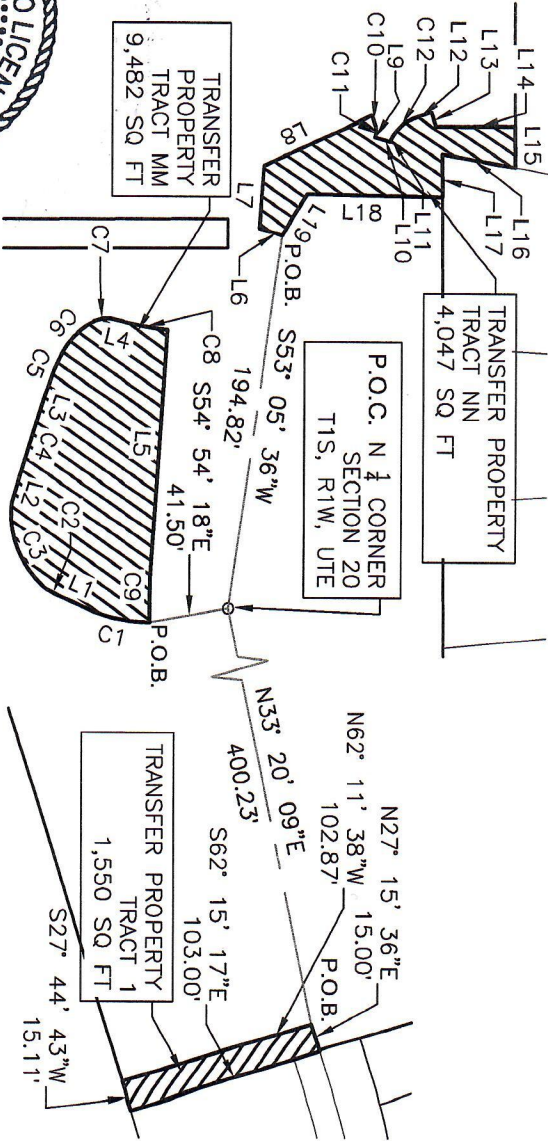
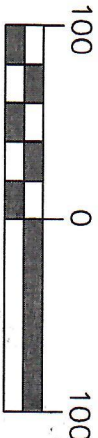
RIDGES FILING No. SIX RECEPTION No. 1259706

DATE: 8/5/25

JOB #: 2022-045



GRAPHIC SCALE:
1"=100'



BEARINGS ARE BASED ON THE NORTH LINE OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN. THE VALUE USED 889°46'16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE.

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE

GRAND JUNCTION, CO 81504

PHONE (970)434-7038

Curve Table				
Curve #	Radius	Length	Delta	Chord Length Chord Bearing
C1	80.00'	33.97'	024° 19' 49"	33.72' S33° 20' 13"E
C2	80.00'	7.72'	005° 31' 54"	7.72' S18° 24' 21"E
C3	50.00'	50.95'	058° 23' 10"	48.78' S23° 12' 29"W
C4	1100.00'	34.21'	001° 46' 55"	34.21' S61° 57' 41"W
C5	150.00'	18.14'	006° 55' 40"	18.13' S66° 18' 59"W
C6	40.00'	26.47'	037° 54' 34"	25.99' S88° 44' 06"W
C7	15.00'	10.81'	041° 18' 07"	10.58' N51° 39' 33"W
C8	136.00'	21.07'	008° 52' 43"	21.05' N35° 27' 52"W
C9	372.00'	33.28'	005° 07' 32"	33.27' N46° 18' 34"E
C10	30.00'	5.91'	011° 17' 15"	5.90' N24° 59' 02"E
C11	10.00'	5.62'	032° 10' 59"	5.54' N46° 43' 09"E
C12	20.00'	15.09'	043° 13' 04"	14.73' N86° 14' 42"W

Line Table		
Line #	Direction	Length
L1	S21° 10' 18"E	15.26'
L2	S61° 04' 13"W	13.31'
L3	S62° 51' 09"W	12.71'
L4	N31° 00' 30"W	7.55'
L5	N48° 52' 20"E	117.93'
L6	S28° 13' 34"E	12.44'
L7	S48° 52' 20"W	32.71'
L8	N70° 39' 35"W	62.12'
L9	N62° 48' 38"E	0.38'
L10	N28° 28' 11"W	8.05'

Line Table		
Line #	Direction	Length
L11	S72° 08' 46"W	2.85'
L12	N64° 38' 10"W	9.93'
L13	N27° 39' 59"E	7.66'
L14	N45° 19' 07"W	41.46'
L15	N44° 40' 53"E	22.22'
L16	S34° 29' 17"E	38.70'
L17	N44° 40' 53"E	22.48'
L18	S43° 58' 50"E	70.47'
L19	N76° 04' 24"E	25.10'

Tract NN:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S53°05'36"W a distance of 194.82 feet to the Point of Beginning; thence S28°13'34"E a distance of 12.44 feet; thence S48°52'20"W a distance of 32.71 feet; thence N70°39'35"W a distance of 62.12 feet to the start of a non-tangent curve to the right; thence 5.91 feet along said curve to the right with a radius of 30.00 feet and a central angle of 11°17'15" whose chord bears N24°59'02"E a distance of 5.90 feet to the start a compound curve; thence 5.62 feet along said compound curve with a radius of 10.00 feet and a central angle of 32°10'59" whose chord bears N46°43'09"E a distance of 5.54 feet; thence N62°48'38"E a distance of 0.38 feet; thence N28°28'11"W a distance of 8.05 feet; thence S72°08'46"W a distance of 2.85 feet to the start of a curve to the right; thence 15.09 feet along said curve to the right with a radius of 20.00 feet and a central angle of 43°13'04" whose chord bears N86°14'42"W a distance of 14.73 feet; thence N64°38'10"W a distance of 9.93 feet; thence N27°39'59"E a distance of 7.66 feet; thence N45°19'07"W a distance of 41.46 feet to the Westerly Line of said Camelback Gardens Subdivision; thence along said Westerly Line the following three (3) courses and distances;

1. N44°40'53"E a distance of 22.22 feet;
2. S34°29'17"E a distance of 38.70 feet;
3. N44°40'53"E a distance of 22.48 feet;

Thence S43°58'50"E a distance of 70.47 feet; thence N76°04'24"E a distance of 25.10 feet to the Point of Beginning.

Said Tract NN contains 4,047 square feet as described.

Tract MM:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S54°54'18"E a distance of 41.50 feet to the start of a non-tangent curve to the right and the Point of Beginning; thence 33.97 feet along said curve to the right with a radius of 80.00 feet and a central angle of 24°19'49" whose chord bears S33°20'13"E a distance of 33.72 feet; thence S21°10'18"E a distance of 15.26 feet to the start of a curve to the right; thence 7.72 feet along said curve to the right with a radius of 80.00 feet and a central angle of 5°31'54" whose chord bears S18°24'21"E a distance of 7.72 feet to the start of a compound curve; thence 50.95 feet along said compound curve with a radius of 50.00 and a central angle of 58°23'10" whose chord bears S23°12'29"W a distance of 48.78 feet; thence S61°04'13"W a distance of 13.31 feet to the start of a curve to the right; thence 34.21 feet along said curve to the right with a radius of 1100.00 feet and a central angle of 1°46'55" whose chord bears S61°57'41"W a distance of 34.21 feet; thence S62°51'09"W a distance of 12.71 feet to the start of a curve to the right; thence 18.14 feet along said curve to the right with a radius of 150.00 feet and a central angle of 6°55'40" whose chord bears S66°18'59"W a distance of 18.13 feet to the start of a compound curve; thence 26.47 feet along said compound curve with a radius of 40.00 feet and a central angle of 37°54'34" whose chord bears S88°44'06"W a distance of 25.99 feet to the start of a compound curve; thence 10.81 feet along said compound curve with a radius of 15.00 feet and a central angle of 41°18'07" whose chord bears N51°39'33"W a distance of 10.58 feet; thence N31°00'30"W a distance of 7.55 feet to the start of a curve to the left; thence 21.07 feet along said curve to the left with a radius of 136.00 feet and a central angle of 8°52'43" whose chord bears N35°27'52"W a distance of 21.05 feet; thence N48°52'20"E a distance of 117.93 feet to the start of a curve to the left; thence 33.28 feet along said curve to the left with a radius of 372.00 feet and a central angle of 5°07'32" whose chord bears N46°18'34"E a distance of 33.27 feet to the Point of Beginning.

Said Tract MM contains 9,482 feet as described.

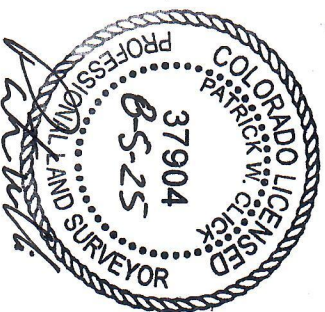
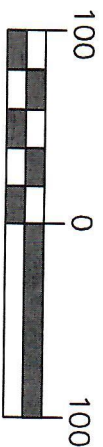
Tract 1:

A tract of land situated in Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of Camelback Gardens Subdivision as shown at Reception No. 2978317 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a

basis of bearings all bearings hereon related thereto, thence N33°20'09"E a distance of 400.23 feet to the Point of Beginning; thence N27°15'36"E a distance of 15.00 feet to the Northerly Line of said Camelback Gardens Subdivision; thence S62°15'17"E along said Northerly Line a distance of 103.00 feet; thence S27°44'43"W along the Easterly Line of said Camelback Gardens Subdivision a distance of 15.11 feet; thence N62°11'38"W a distance of 102.87 feet to the Point of Beginning.

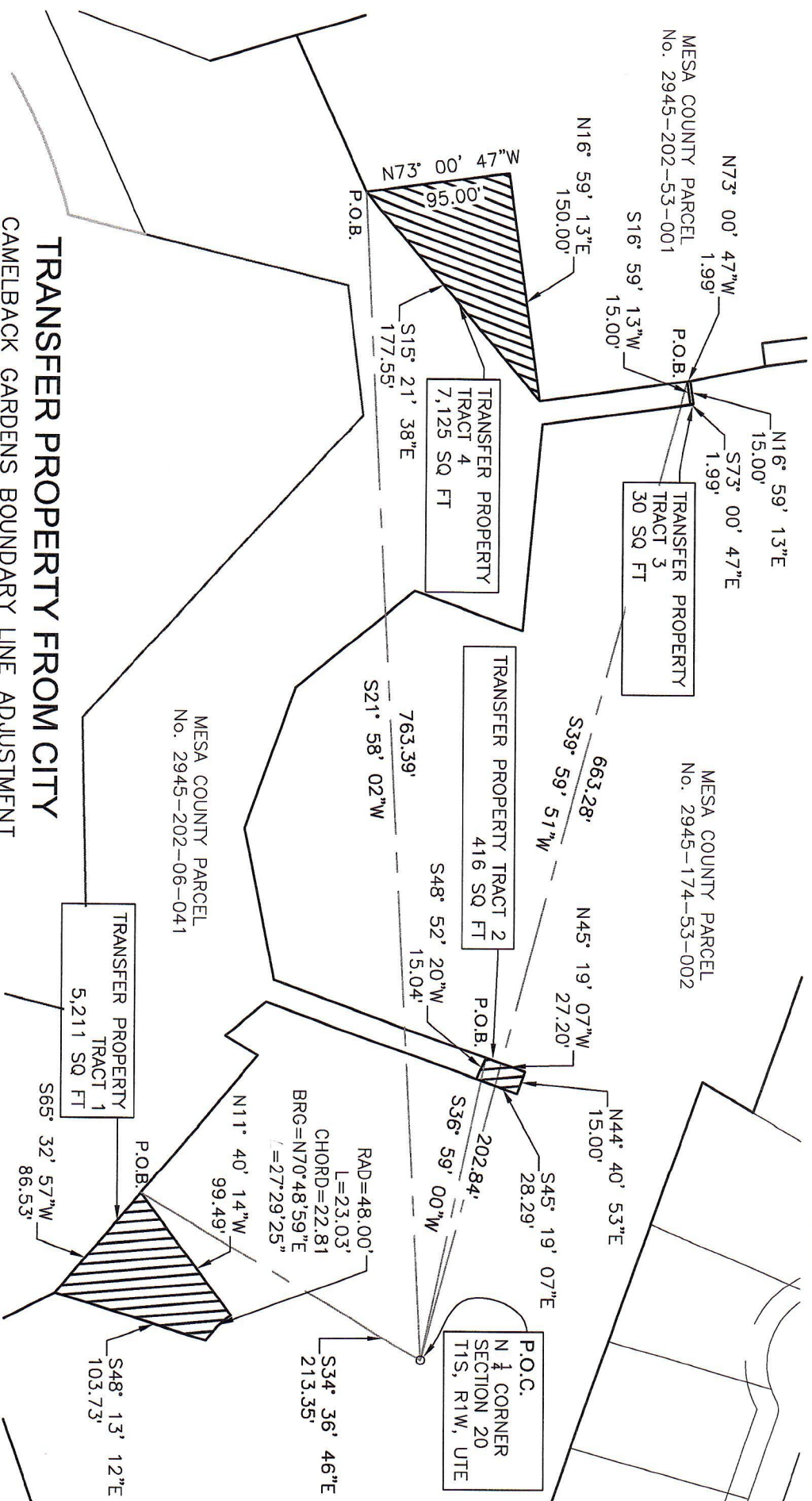
Said Tract 1 contains 1,550 feet as described.

$$1'' = 100'$$


JOB #: 2022-045

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
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CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT

381 & 409 HIGH DESERT ROAD

PARCEL No. 2945-202-53-001

PARCEL No. 2945-174-53-002

PARCEL No. 2945-202-06-041

CAMELBACK GARDENS SUBDIVISION RECEPTION No. 2978317

RIDGES FILING No. SIX RECEPTION No. 1259706

BEARINGS ARE BASED ON THE NORTH LINE OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN. THE VALUE USED S89.46°16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE.

Tract 1:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S34°36'46"E a distance of 213.35 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. N11°40'14"W a distance 99.49 feet to the start of a non-tangent curve to the left;
2. 23.03 feet along said curve to the left with a radius of 48.00 feet and a central angle of 27°29'25" whose chord bears N70°48'59"E a distance of 22.81 feet;
3. S48°13'12"E a distance of 103.73 feet;

thence S65°32'57"W a distance of 86.53 feet to the Point of Beginning.

Said Tract 1 contains 5,211 square feet as described.

Tract 2:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S36°59'00"W a distance of 202.84 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. thence N45°19'07"W a distance of 27.20 feet;
2. thence N44°40'53"E a distance of 15.00 feet;
3. thence S45°19'07"E a distance of 28.29 feet;

thence S48°52'20"W a distance of 15.04 feet to the Point of Beginning.

Said Tract 2 contains 416 square feet as described.

Tract 3:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S39°59'51"W a distance of 663.28 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following three (3) courses and distances;

1. N73°00'47"W a distance of 1.99 feet;
2. N16°59'13"E a distance of 15.00 feet;
3. S73°00'47"E a distance of 1.99 feet;

Thence S16°59'13"W a distance of 15.00 feet to the Point of Beginning.

Said Tract 3 contains 30 square feet as described.

Tract 4:

A tract of land situated in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of District Open Space, The Ridges Filing NO. Six as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20 from whence the East Sixteenth Corner on the North Line of said Section 20 bears S89°46'16"E a distance of 1318.50 feet for a basis of bearings all bearings hereon related thereto, thence S21°58'02"W a distance of 763.39 feet to a point on the Westerly Line of said District Open Space and the Point of Beginning; thence along said Westerly Line the following two (2) courses and distances;

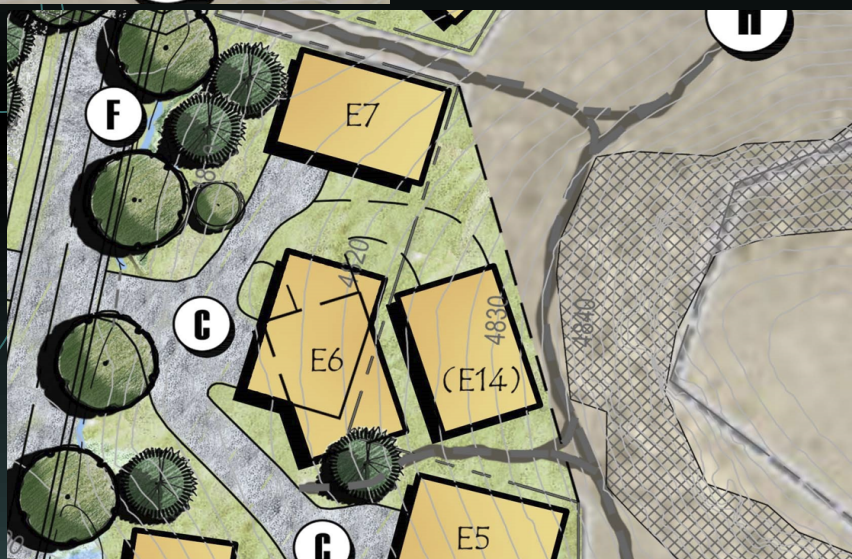
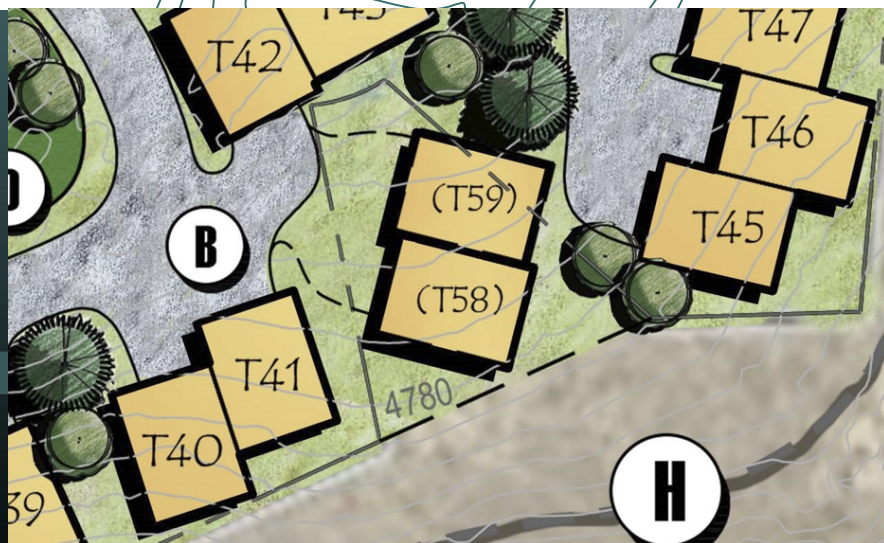
1. N73°00'47"W a distance of 95.00 feet;
2. N16°59'13"E a distance of 150.00 feet;

Thence S15°21'38"E a distance of 177.55 feet to the Point of Beginning.

Said Tract 4 contains 7,125 square feet as described.

Petition for Land Exchange

-Update 19AUG25



Colorado Land Advisor, Ltd.



Planning + Design + Land Advisor + Stormwater Management
300 Main Street | Suite 302 | Grand Junction, CO. 81501 | 970.812.3288
Designing Colorado's Best PLACES | ColoradolandAdvisor.com

Executive Summary

Petition for Land Exchange Of Ridges Open Space

The City of Grand Junction is hereby petitioned to approve and execute an exchange of unimproved and unmaintained Ridges Open Space owned by the City for land owned by Camelback Gardens LLC and Upland Homes Inc. in the Camelback Gardens Subdivision (Camelback) to be designated as public park spaces and trail connections/spurs improved by the developer and maintained by the Camelback Gardens Home Owners Association.

Camelback Gardens LLC and Upland Homes Inc. are in the process of pursuing an ODP for the development of Camelback Gardens. The current boundaries of Camelback are very irregular and are the result of prior platting of the area and dedication of open space based on the original plat. The land was previously platted for residential lots from a parcel of approximately 25 acres. The original site plan and plat for the area utilized a number of cul-de-sacs. The dedication of approximately 15 acres of open space was the result of clustering of the residential lots. The original plat was vacated, however, the open space dedications remained in effect. Open Space access areas that were reserved under the prior plat will be maintained and improved. The Open Space areas proposed for exchange are those adjacent to prior cul-de-sacs and were not dedicated with the intent of providing access to or maintenance of open space but rather to keep the lot sizes uniform.

The planning concepts currently employed for developing the ODP for Camelback Gardens utilize a number of shared private drives with small lots/building envelopes and significant amounts of improved and maintained private open space. The small areas of Ridges open space proposed for this exchange provide for better planning and utilization of infrastructure. Please refer to the enclosed concept plan and project report for more detailed information.

This exchange would provide the City with an improved and maintained public park as well as facilitate other significant public improvements. The Camelback ODP will include development of a formalized and established trail network through existing open space in cooperation with the City. We feel the tangible benefits to the City as well as the intangible benefits of facilitating superior site planning easily justify the exchange proposed.

Introduction

- This is a request for a land exchange between Camelback Gardens LLC and Upland Homes, developers, and the City of Grand Junction. The exchange is of private land(s) owned by the developer with lands within The Ridges open space. The open space area under consideration consists of 12,782 square feet (sf). The open space land consists of property previously dedicated to The Ridges by the developer. A portion of the 12,782 sf would be transferred to the developer then, at a later date, be platted as High Desert Road right-of-way and dedicated back to the City. This area is in 2 locations and consists of 416 sf and 30 sf.

The land proposed for the exchange with the open space would consist of Tracts NN, MM, and OO which are to be newly developed park lands and 2 constructed trail connection corridors totaling 15,079 sf providing dedicated access to Ridges open space. This new park land and trail corridors would be located within the future Camelback Gardens development. This land exchange would create more public trails and open space access as well as a more predictable boundary between the public and private parcels. The approval of this request creates the potential for a more predictable boundary which would reduce user conflicts by creating a more fluid trail network. New trail connections would be more intuitive for users seeking to traverse the topography. The newly built trails would connect sensibly in locations which will enable users to continue on to preferred destinations around the Redlands. (see land exchange exhibits for further details)

- Approval of this request would allow for the development of open space trail connectivity prior to starting construction of Camelback Gardens. Public access would then be continuous and uninterrupted. An approval of this land exchange would create a pattern of development which would be improved through a more predictable boundary, resulting in a more enjoyable trail network. Many users of the Ridges open space access it across private land, land which will in the future be under construction as it is developed with new infrastructure. By creating a more fluid definition of the relationship between public open space and private lands user conflicts will be reduced.

Introduction

Approval of the exchange would create better connectivity in The Ridges trail network. There would be more constructed trails built and more connection points established with public access easements.

The adjacent open space area experiences moderate use even though no formal development plan for, or maintenance of, the area exists. The Camelback Gardens development will form a home owners association to manage all of it's common areas. Part of the proposal for the Camelback Gardens ODP will be to partner with the City Parks and Open Space department to formalize and develop the open space to a level which increases user satisfaction.

Adventure seekers are appreciative of the land that surrounds them. In areas around Camelback Gardens many braided trails exist which were apparently created by locals without any plan for sustainability in mind. Right now many of these trails lead down into private land, the future Camelback Gardens. By creating more predictability in the area trail users will likely increase their use of open space area on trails that connect to other areas, other trails thus, increasing the healthy lifestyle opportunities which exist in the Grand Valley. This also increases community engagement and satisfaction.

By making small exchanges the overall site will function better in relationship to The Ridges open space. This concept is noted as one of the benefits to consider in our future ODP application for the site. In the City's Code at 21.02.150 *Planned development (PD)*. (1) *More efficient infrastructure;* (3) *More usable public and/or private open space(.)* We will be striving to meet this criteria. This land exchange will allow us to further develop these community benefits.

The land exchange will enable a more sustainable plan in the layout of the future development. The development could achieve the same density without the land exchange. However, the exchange opens the opportunity for a mutually beneficial design enabling new park areas and further connectivity to area trails.

Introduction

Any such park lands to be dedicated would be maintained by the Camelback Gardens HOA so that no further burden for maintenance would fall upon the City.

One of the purposes of this request is to encourage the preservation of environmentally sensitive areas for open spaces, while encouraging the ability to develop the most suitable lands at a density range supported by the Comprehensive Plan. Those densities which are consistent with the property's zoning designation will be proposed with the future ODP application.

Some of the open space land to be exchanged would become building envelopes, driveways, and sidewalks while nearly half of the land would be conveyed to, owned, and maintained by, the Camelback Gardens HOA as open space for the development. If approved it would also allow 2 buildings (up to 4 units) to be built on the exchanged lands.

The newly created open space of Camelback Gardens will abut or provide easy access to Ridges open space. The public will benefit in numerous ways as open space design and developer constructed improvements will:

- (1) Be linked to existing and planned public open spaces, constructed areas, and trails as much as possible while reducing user conflicts with landowners; and
- (2) Maximize access and use by residents of Camelback Gardens, city residents, as well as general trail users; and
- (3) Provide trails, paths and walkways to recreation areas, and other public facilities such as Pine Ridge Park and Mesa County open space; and
- (4) Provide a greater quality and quantity of public and private open space; and
- (5) This open space will be integrated with the subdivision and adjacent property to create attractive areas for active and passive use. This request will reduce peripheral strips of land and isolated corners, thus reducing user conflicts; and
- (6) The future ODP layout will interconnect streets, open spaces, and existing trails through the proposed pedestrian and bicycle trails. This land exchange will further enable the future development to create better continuity.

Site Analysis for Land Exchange

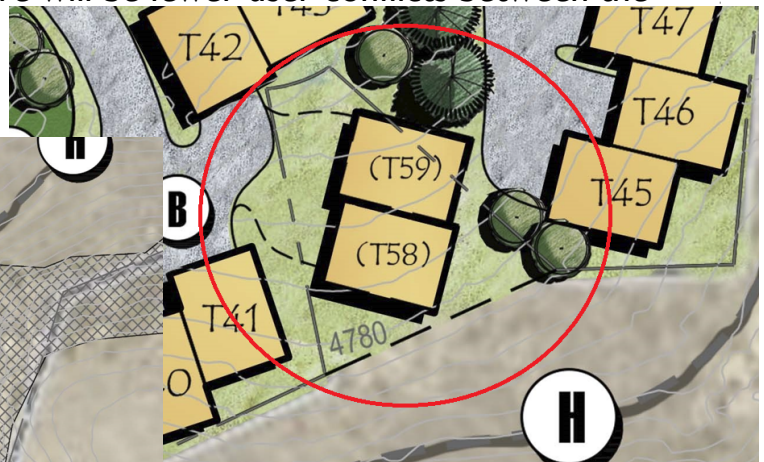
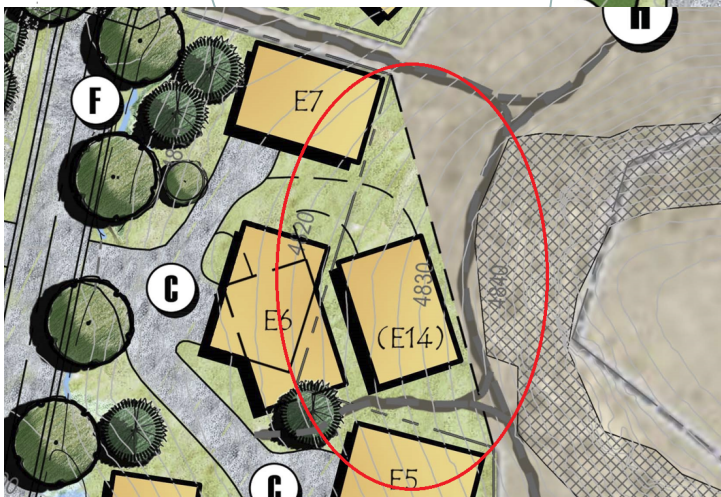
In identifying the physical and technical characteristics of the property for the Camelback Gardens land exchange in relationship to the surrounding area several factors were considered. Each areas assets and constraints were reviewed.

The private parcels are undeveloped vacant land. The Ridges open space parcel was previously held by the developer as private parcels. Current ground cover on all parcels is native plants with grasses, a few small trees, and numerous cactus. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails (www.TrailTransect.com) running through it.

The sites under consideration consist of lands that are irregularly shaped with mild to moderate slopes similar to the adjacent land to be developed. In order to create a more natural shape to the project and increase the ultimate connectivity of utilities these two areas represent an opportunity to create a more rational property line while affording more opportunity for utility connections across the future Camelback Gardens HOA maintained open space.

By making the boundary more consistent and having natural connection points to the open space there will be fewer user conflicts between the HOA and area trail users.

Parcel 14 to be exchanged

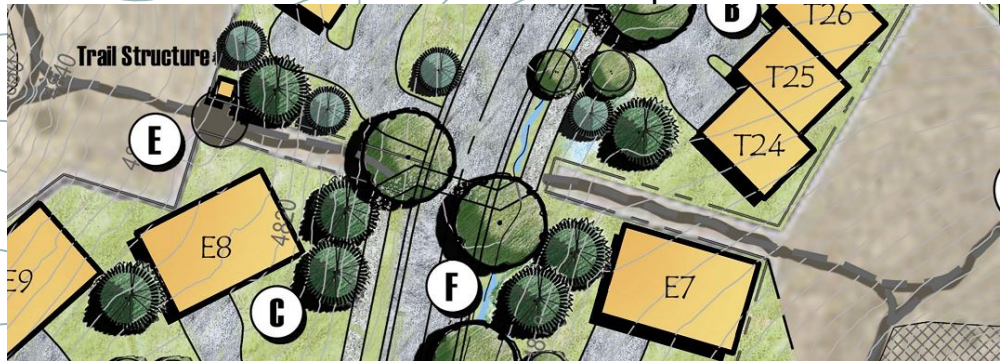


Parcel 58/59 to be exchanged
Please see the Replat Exhibits
For better context of the area

Private Lands for Land Exchange

The trail connection points shown here are currently undeveloped on vacant private land. This would be similar in character with the 'Lunch Loop' trails.

Watertower Loop Connection Trail



Rock Garden Connection Trail



Camelback Connection Trail



Private lands
trail corridors
to be considered
in the exchange

Note: This ODP map is not yet finalized
and is subject to change.

Trails to be realigned onto public lands or easements



Site Analysis

The two areas under consideration are uniquely shaped parcels which were formed by the previously platted subdivision boundary. The parcels were left undeveloped and left as open space due to the street layout of the previous plat. The two parcels are identified as T58/T59, consisting of 5211 square feet and E14, consisting of 7125 square feet.

Under the current ODP Camelback Gardens would create numerous connection points from the development into the open space. The proposed plan includes using the benefit of an approved Land Exchange to double the trail connections to at least 6 locations within The Ridges open space. These connections will allow connectivity through Camelback Gardens to and from popular recreational areas such as 'the watertower loop'. Currently all trail users are trespassing on this private land. This proposal creates a significant opportunity to at least double the existing connectivity to the trail system by funneling users to smart connection points as they travel in, out, and through the development via foot and bike.






As the project moves to the ODP phase an audit of the open space will be completed in order to make modifications to the site as needed to further improve upon human powered transportation in The Ridges and around Redlands Mesa, as well as the future Redlands 360 project. The development team has met with City Parks and Open Space staff a few times to walk the open space area around Camelback Gardens. General trail alignments have been discussed along with developing a general process for detailing the plan further. The open spaces surrounding the site has lots of topography with rock outcroppings with unconstructed T2 Wilderness trails running through it, a location which is more suitable for open space trails.

Approval of this request will have a net positive impact on the health of trail users. Through the creation of more trails, more interesting trails, users will have a more positive experience and this is more likely to reinforce their healthy behaviors.

Summary of Planning Concepts

In developing the concept plans for this project we have gone through numerous iterations in order to refine the plan and maximize the value for each of the future home sites. We have attached the townhome units on one or two sides in order to create some architectural distinction from the typical Grand Junction development. This makes the site more efficient as well. This creates some spacing between the multiple unit buildings that will be HOA open space. It is anticipated that future buyers will be outdoorsy people who will want to connect to the local trail system. Designing in more trail corridors and connection points will benefit the future development. It will also benefit all users of The Ridges open space as they will have more options, more trails to explore. It is possible to fit the same number of units without incorporating the proposed land exchange. In order to do that we have to move several units in order to maintain code separation. This closes the spacing which allows for several of the trail corridors. This is less desirable. We see a greater benefit to the future home owners as well as the public by spacing the units out and creating connection points to and from the existing trails in the area enabling adjacent homeowners to enjoy the interconnected trail system immediately outside their door, they will be able to 'Bike-In/Bike-Out'.TM

The ultimate public benefits are:

-  New 9,482 square feet of developed park land (Tract MM)
-  New 1,550 square foot Trail Corridor Easement (Tract I [one]) aka (Tract OO on ODP)
-  New 4,047 square foot Trail Corridor Easement (Tract NN)
-  Partnership with City Parks and Open Space to construct Trails in Ridges Open Space
-  Increase recreational opportunities within the Redlands area

Camelback Gardens Proposed Land Exchange

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As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors or omissions are unintentional and should be brought to the attention of the author as soon as possible.