

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 13-26**

**A RESOLUTION APPROVING THE INCLUSION OF  
ADJACENT CITY-OWNED OPEN SPACE WITHIN THE  
CAMELBACK GARDENS PLANNED DEVELOPMENT AND  
OUTLINE DEVELOPMENT PLAN**

**APPROXIMATELY 15 ACRES  
LOCATED AT PARCELS 2945-202-17-020, 2945-202-06-041, 2945-174-30-079**

**Recitals:**

The Camelback Gardens Planned Development/Outline Development Plan ("PD/ODP") includes a clustered residential development concept adjacent to City-owned open space previously dedicated for public benefit.

The City-owned open space area is depicted on the Camelback Gardens Outline Development Plan Map attached hereto as Exhibit A and further identified on the Open Space Exhibit attached hereto as Exhibit B.

The City of Grand Junction Zoning and Development Code includes provisions that support the integration of open space areas within the overall planning framework for planned developments.

The purpose of this Resolution is to provide formal City acknowledgement that the adjacent City-owned open space may be included within the Camelback Gardens ODP boundary for planning and organizational purposes.

Approval of this Resolution does not alter the ownership, maintenance, operation, or public function of the City's open space property.

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

City Council hereby approves the inclusion of the adjacent City-owned open space, as depicted in Exhibit A and Exhibit B, within the Camelback Gardens Planned Development and Outline Development Plan boundary for planning and organizational purposes consistent with the clustering provisions of the City of Grand Junction Zoning and Development Code.

PASSED AND ADOPTED this 4<sup>th</sup> day of February, 2026.

  
Cody Kennedy  
President of the Council



ATTEST:

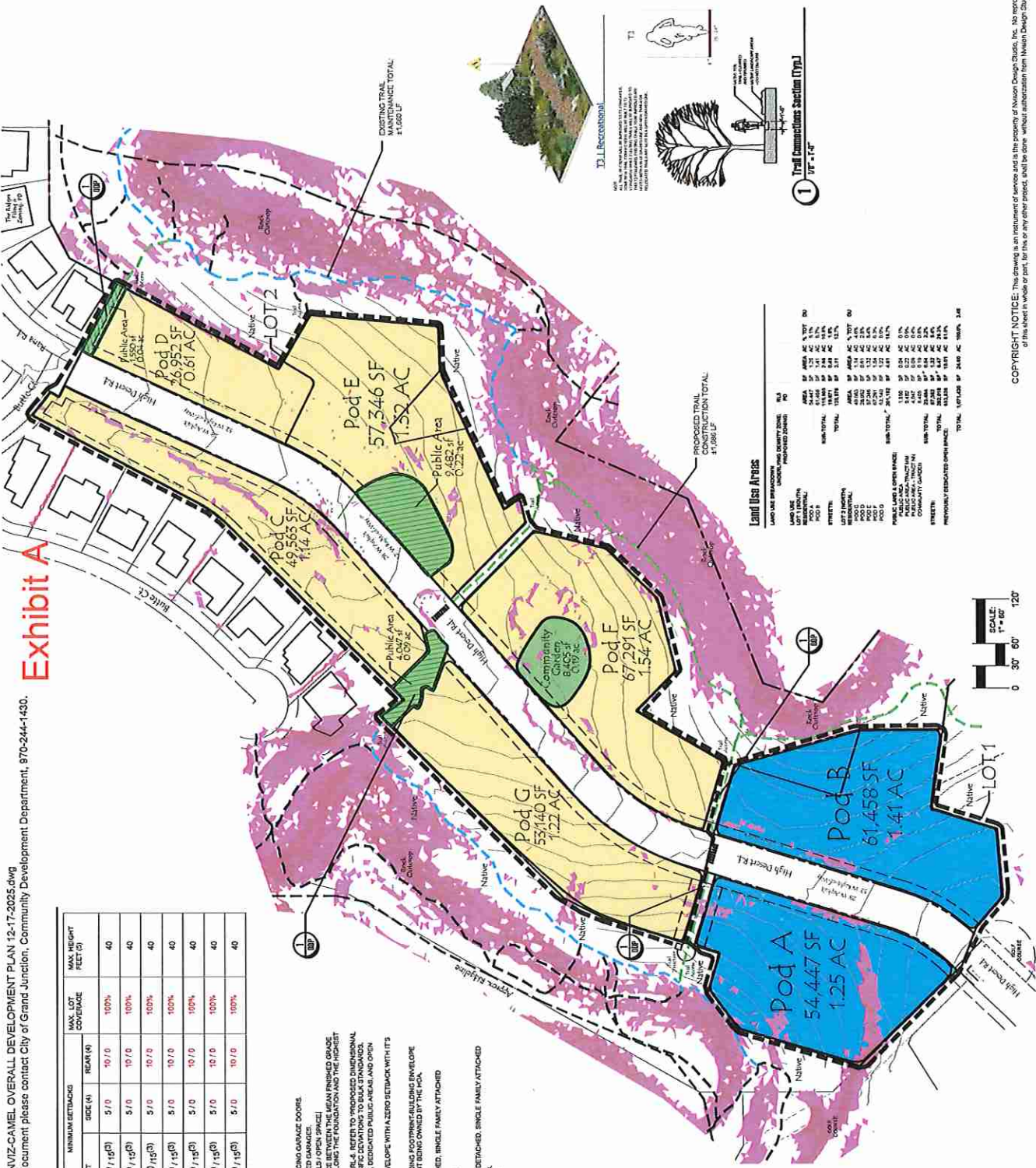
  
Selestina Sandoval  
City Clerk



Proposed Dimensional Standards - R15							
	MIN. LOT SIZE		MINIMUM RETRACTIONS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (3)
	AREA (SQ. FT.)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 <sup>(1)</sup> / 20 <sup>(2)</sup> / 15 <sup>(3)</sup>	5 / 0	10 / 0	100%	40

**NOTES:**

- (1) PRINCIPAL STRUCTURE MUST BE NEW OR AS NEW
- (2) MAXIMUM FRONT-YARD SETBACK FOR STREET-FACING GARAGE DOORS
- (3) MAXIMUM FRONT-YARD SETBACK FOR SIDE-LOADED GARAGE DOORS
- (4) MAXIMUM FRONT-YARD SETBACK FOR SIDE-LOADED GARAGE DOORS
- (5) ADJACENT DEVELOPMENTS (RESIDENTIAL, INDUSTRIAL OR SPACE)
- (6) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE AND THE HIGHEST FINISHED GRADE OF THE BUILDING INCLUDING THE PORCHES AND THE HIGHEST POINT OF THE ROOF OR CHIMNEY
- (7) THIS IS TO HAVE AN UNDOING OF DEFAULT CODE OF RULE. REFER TO PROPOSED DIMENSIONAL REGULATIONS FOR THE BUILDING HEIGHTS. THE BUILDING HEIGHTS SHALL BE THE HIGHEST POINT OF THE ROOF OR CHIMNEY
- (8) DISTANCE CALCULATIONS INCLUDE HEIGHT OF WALL, DEDICATED PAULI AREA AND OPEN SPACE
- (9) DISTANCE CALCULATIONS INCLUDE HEIGHT OF WALL, DEDICATED PAULI AREA AND OPEN SPACE
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# Exhibit B



Printed: 1/20/2026  
1 inch equals 0 miles  
Scale: 1:6,780

