

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 4th day of February, 2026.

Cody Kennedy

Cody Kennedy
President of the Council



ATTEST:

Selestina Sandoval

Selestina Sandoval
City Clerk

Proposed Illustrations Standards - R5

LAND USE	AREA (AC)	WHDH (FT)	MINIMUM SIDE (FT)	MAX. SIDE (FT)	MAX. HEIGHT REAR (FT)	
			FRONT	SIDE (4)	REAR (4)	
POD A	2.000	40	15'(1) / 20'(2) / 12'(3)	5' / 0	10' / 0	100%
POD B	2.000	40	15'(1) / 20'(2) / 12'(3)	5' / 0	10' / 0	100%
POD C	1.000	30	15'(1) / 20'(2) / 15'(3)	5' / 0	10' / 0	100%
POD D	1.000	30	15'(1) / 20'(2) / 15'(3)	5' / 0	10' / 0	100%
POD E	1.000	30	15'(1) / 20'(2) / 15'(3)	5' / 0	10' / 0	100%
POD F	1.000	30	15'(1) / 20'(2) / 15'(3)	5' / 0	10' / 0	100%
POD G	1.000	30	15'(1) / 20'(2) / 15'(3)	5' / 0	10' / 0	100%

NOTES:

- (1) PRINCIPAL STRUCTURE FROM POINT OF VIEW;
- (2) MINIMUM FRONTYARD ATTACH TO STREET, NO GATE OR GATE DOORS;
- (3) MINIMUM FRONTYARD ATTACH FOR SIDE, ON CROWN GATES;
- (4) ADJACENT DEVELOPMENTS (RESIDENTIAL, COMMERCIAL) OPEN SPACE;
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWER AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST GRADE;
- (6) THE TOTAL AN ANNUALIZING DEMAND FOR A PLAT REFERRED TO PROVIDED DIMENSIONAL STANDARD TABLE ON THIS DRAWING FOR SPECIFIC DEVELOPMENTS TO BUILD STANDARDS;
- (7) DENSITY CALCULATIONS INCLUDE: RIGHT OF WAY, DEDICATED PUBLIC AREA, AND OPEN SPACE;
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH ITS PROPERTY LINE;
- (9) CAMEL GARDENS IS TO BE PLATED AS A BUILDING FOOTPRINT, BUILDING ENVELOPE MODELED TO HILL LAND CONTOUR, THE PROPERTY LINE IS OWNED BY THE PLAT;
- (10) POD A, B, C, D, E, F & G ALLOWED USES: SINGLE FAMILY ATTACHED, MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS, MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS, MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

Exhibit A

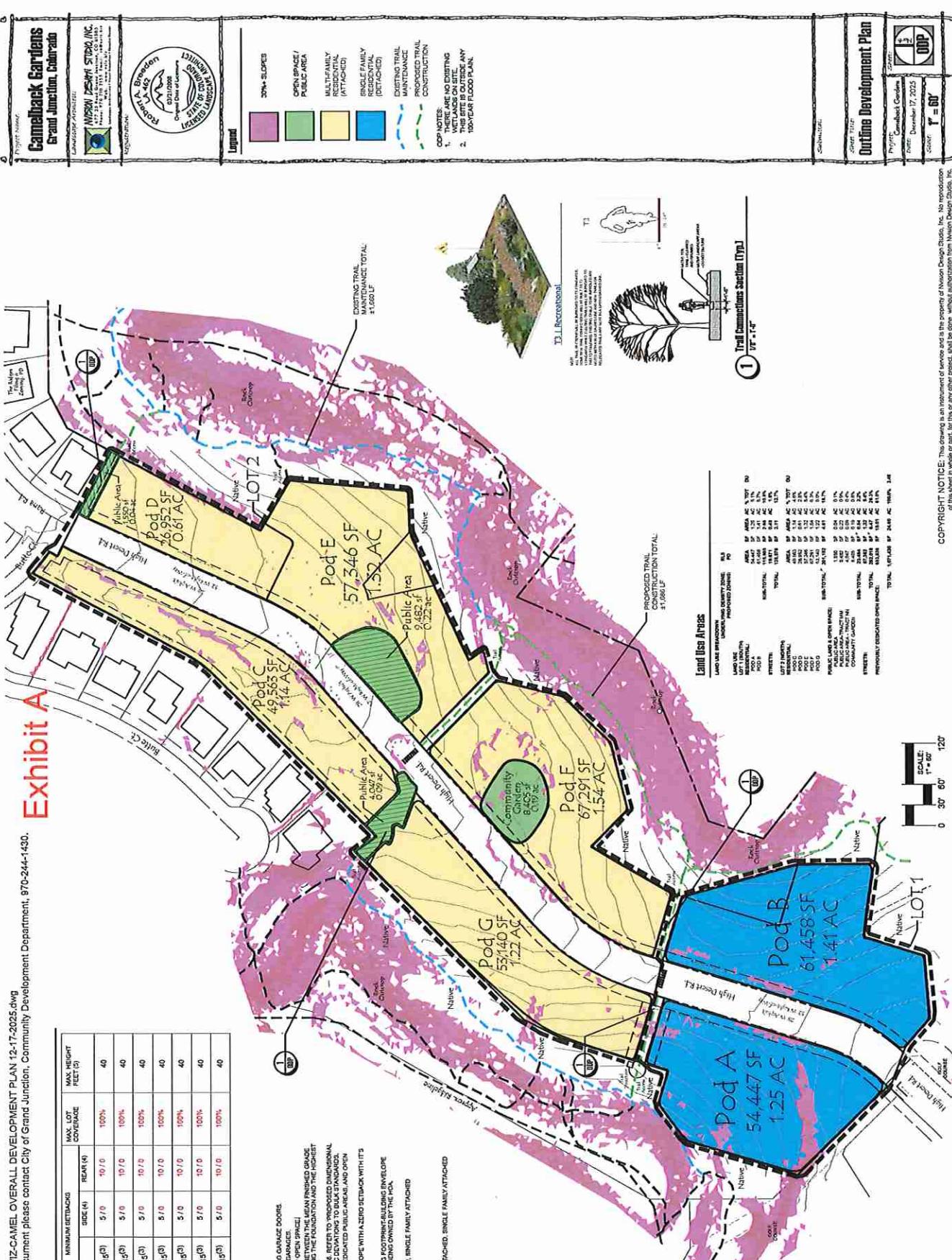
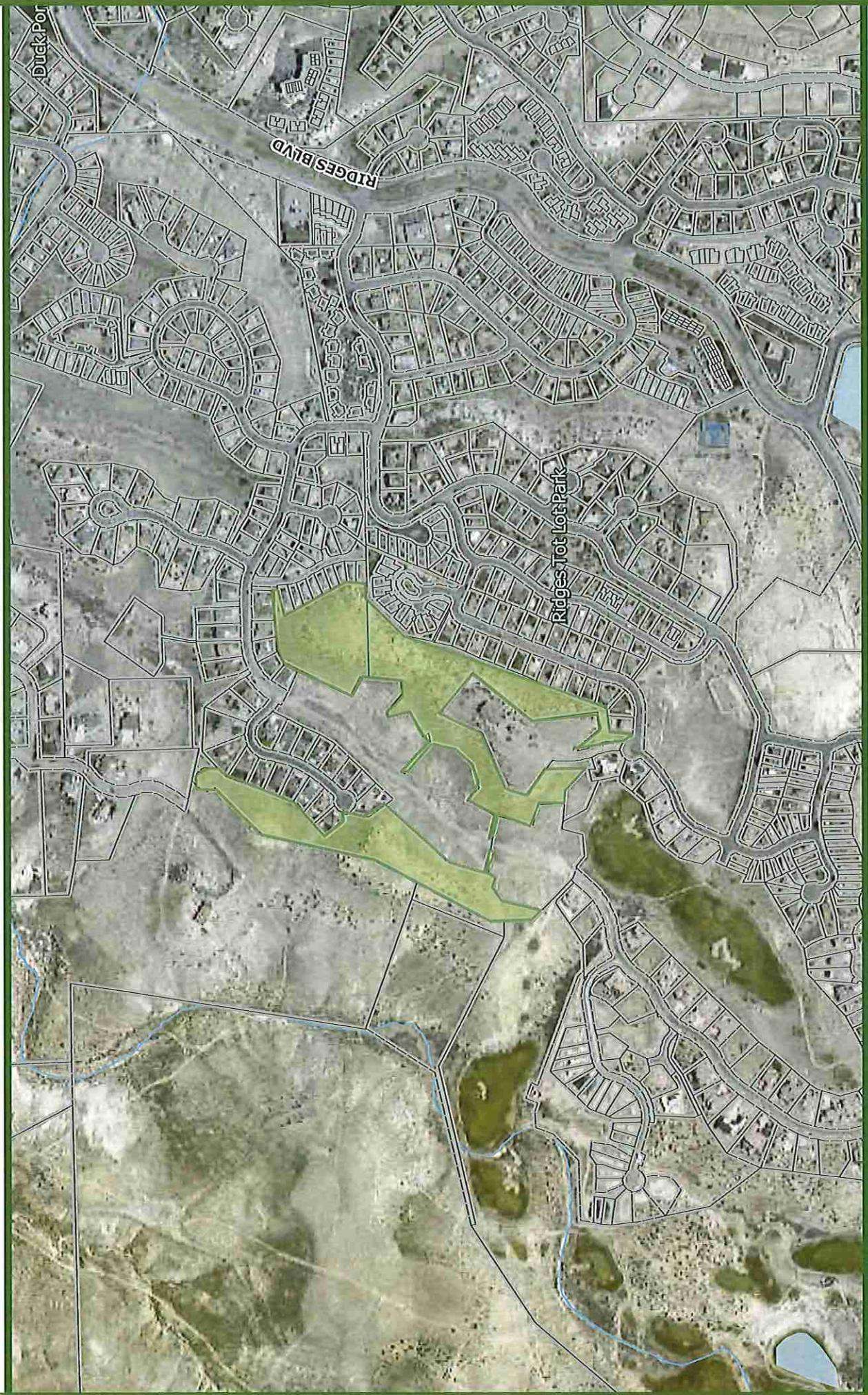


Exhibit B



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

Grand Junction
C O L O R A D O
GEOGRAPHIC INFORMATION SYSTEM