To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

CITY COUNCIL AGENDA
WEDNESDAY, MARCH 18, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming March 31, 2026 as César Chávez Day in the City of Grand Junction

Proclaiming March 2026 as Brain Injury Awareness Month in the City of Grand Junction

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, March 18, 2026 or 4) submitting comments online until noon on Wednesday, March 18, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

a. Summary of the March 2, 2026 Workshop

b. Minutes of the March 4, 2026 Regular Meeting

c. Minutes of the March 4, 2026 Special Meeting Executive Session

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending the Water and Sewers Code Section 13.40 Graywater Control Program and Setting a Public Hearing for April 1, 2026

ii. Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for April 1, 2026

iii. Introduction of an Ordinance for Downtown Development Authority ("DDA") Supplemental Appropriation and Setting Public Hearing for April 1, 2026

b. Quasi-judicial

i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed On A Total Of 25.36 Acres Located In Sections 17 and 20, Township 1 South, Range 1 West Of The Ute Meridian, City of Grand Junction, County of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded At Reception Number 3148907, Portions Of The District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As Recorded At Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 Over A 17-Year Timeframe And Setting A Public Hearing for April 1, 2026

3. Agreements

a. I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County for Final Design

4. Procurements

a. Authorization for I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract

b. Authorization of Construction Contract for Street Maintenance — Neighborhood Repairs

c. Authorization of Construction Contract for the SRTS - Hermosa Avenue Sidewalk Project

d. Authorize Change Order #3 with JVA Engineering for the design of the Lake Road Lift Station Project

5. Resolutions

a. A Resolution Vacating A Sewer Easement Located In Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154

b. A Resolution Amending Master Intergovernmental Agreements with the Redlands 360 Metropolitan Districts No. 1 and No. 9 Regarding Construction and On-Going Maintenance of Improvements Associated with the Redlands 360 and Canyon Rim Developments

c. A Resolution Authorizing Redlands Three Sixty, LLC Loan Agreement Extension and Amendment

6. Other Action Items

a. A Request for 2026 Fireworks Displays at Suplizio Field

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

7. Public Hearings

a. Legislative

i. An Ordinance Adopting the 2025 Colorado Wildland Urban Interface Code and Map

b. Quasi-judicial

i. A Resolution Accepting the Petition for the Annexation of 7.37 Acres of Land and Ordinances Annexing and Zoning the Ricciardella Annexation to Residential Medium 8 (RM-8), Located at 2716 B 1/4 Road

ii. An Ordinance Rezoning Approximately 1.75 Acres from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District Lying Within the Greater Downtown Commercial Overlay and Industrial Light (I-1) Parcels To Mixed-Use Light Commercial (MU-2) Including Lots 1 - 16, and Lots 23 – 32 All Within Block 10 of The Amended Plat of Benton Canon's First Subdivision Less Those Portions Conveyed to the City Of Grand Junction. The Parcels Are Addressed As 711, 717, 721, 739, 741, And 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; Along With Parcels Numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021

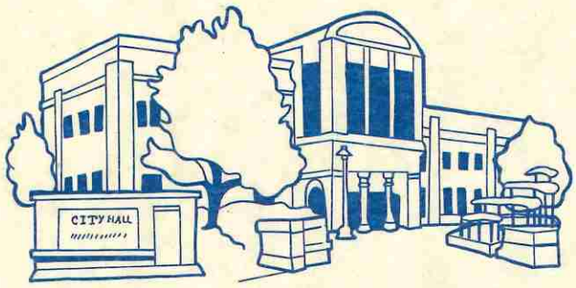
iii. An Ordinance Rezoning Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road

8. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

9. Other Business

10. Adjournment



City of Grand Junction, State of Colorado

Proclamation

Whereas, César Chávez has become an enduring symbol of our nation's commitment to encourage progress, create opportunity, and expand development at the grass roots level in the developing world; and

Whereas, on his birthday we celebrate a man who reminded us, that we all share a common humanity, each of us having our own value and contributing to the same destiny, and we carry forward his legacy by echoing his peaceful and eloquent calls for a more just and equitable society; and

Whereas, César Chávez demonstrated that true courage is revealed when the outlook is darkest and the resistance is strongest, and we will find it within ourselves to stand up for what we believe in; and

Whereas, in the face of extraordinary adversity and opposition, he stood up for the inherent dignity of every person, no matter their race, color, creed, or sexual orientation, and for the idea that when workers are treated fairly they give meaning to our founding ideals; and

Whereas, we will also keep up our efforts to reform our nation's broken immigration system so more people can contribute to our country's success; and

Whereas, today, we honor César Chávez by continuing to fight for what he believed in, including a living wage for workers and their right to unionize and provide for their family. Workers should have a safe workplace and the comfort of knowing they will be able to feed their families, earn decent benefits, gain the skills they need and prosper.

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim March 31, 2026 as

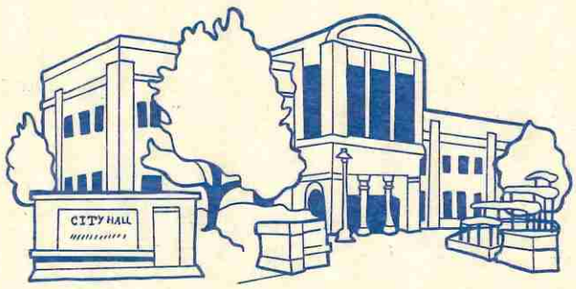
"César Chávez Day"

in the City of Grand Junction and invite our community to reach for the America he knew as possible - one in which hard work is rewarded, prosperity is shared, and equal opportunity is the right of all our people.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18th day of March, 2026.

Cody Kennedy

Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, brain injuries are a leading cause of death and disability in the United States, affecting individuals of all ages, races, and socioeconomic backgrounds, including many within the City of Grand Junction; and

Whereas, a brain injury can have profound physical, cognitive, emotional, and behavioral effects, presenting unique challenges to those affected, their families, and their caregivers; and

Whereas, Hilltop's Brain Injury Services plays a crucial role in our community by providing comprehensive support for adults with brain injuries, offering personalized assistance and resources that empower individuals to live as independently as possible, fostering dignity and self-sufficiency; and

Whereas, Hilltop's Brain Injury Services has also created a community of inclusion, where individuals living with brain injuries can come together in an environment free of judgment—a place where they can share in comradery and joy, offering each other understanding and friendship and celebrating their strengths and progress; and

Whereas, awareness of brain injuries and the challenges faced by those who live with them is essential to creating a more supportive and inclusive society where all individuals can thrive and reach their full potential; and

Whereas, the month of March is recognized as Brain Injury Awareness Month nationwide, bringing attention to the impact of brain injuries, promoting prevention, and advocating for improved access to care and resources for survivors and their families; and

Whereas, the City of Grand Junction is proud to join in these efforts to raise awareness and support all those affected by brain injuries, including the life-changing work being done by Hilltop's Brain Injury Services;

NOW, THEREFORE, I, Cody Kennedy, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim March 2026 as

"Brain Injury Awareness Month"

in the City of Grand Junction and I encourage all citizens to recognize the importance of supporting brain injury survivors and to honor the work of Hilltop's Brain Injury Services in helping individuals live fulfilling and independent lives.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18th day of March 2026.

Cody Kennedy

Mayor

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
MARCH 2, 2026

Meeting Convened: 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Scott Beilfuss, Laurel Lutz (virtual), Jason Nguyen, Anna Stout (virtual 5:55 – 6:44 p.m.), Ben Van Dyke, and Mayor Cody Kennedy. Councilmember Robert Ballard was absent

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Parks and Recreation Director Ken Sherbenou, Human Resources Director Shelley Caskey, Parks Superintendent Emily Krause, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

Mayor Cody Kennedy asked to move Orchard Mesa Pool to the beginning of the agenda due to the public present for that item.

a. Orchard Mesa Pool – Next Steps

City Council requested the Orchard Mesa Pool item come back to City Council in early 2026 for further discussion. With the expiration of the current agreement with the owner of the land and the building, School District #51, slatted for December 31, 2026 and with the Community Recreation Center coming online in late 2026, continued discussion is needed. At the February 2, 2026 workshop, staff presented the history of the facility, described the current situation including level of service and finances, and reviewed the 2023 Orchard Mesa Study and Plan.

Staff provided an update following Council's prior direction to explore:
- Cost verification for pool rehabilitation
- Formation of a recreation or other special district
- Potential public-private partnership (RFP process)

Key Realities Identified:
- The City does not own the land or building; District 51 does.
- Current agreement expires December 31, 2026.
- An RFP cannot realistically proceed without:
    - Ownership, or
    - An option to purchase, or
    - A formal extension from District 51.
- Mesa County would lead any recreation district process.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

- If no action is taken, demolition proceeds once the Community Recreation Center opens.

Updated Cost Information
- 2024 study estimate: $5.7–$6.2 million
- FCI high-level review estimate: $7.6–$8.1 million
    - This reflects bringing the pool to long-term operational condition — not adding major amenities.
- 2026 net operating cost: $476,543
    - Does not include unexpected repairs.

Council Discussion Themes
- Strong agreement that conversations with District 51 must happen first.
- General support for requesting:
    - An extension of time
    - Clarification on willingness to sell, donate, or provide an option to purchase
- Discussion about:
    - Whether City ownership makes strategic sense long-term (adjacency to Eagle Rim Park)
    - Liability concerns if acquired without a funding plan
    - The need to identify a funding mechanism before committing to ownership
- Recognition that:
    - City taxpayers alone likely should not shoulder full renovation costs
    - A countywide recreation district may be more appropriate if pursued

Direction to Staff
- Engage District 51 to determine:
    - Willingness to sell or convey property
    - Extension possibilities
    - Timing constraints
- Return to Council with concrete information before further decisions on RFP or district formation.

b. <u>Boards and Commissions Decision-Making Process</u>

Community participation at all levels of the governmental process is valued and encouraged. The City Clerk's office helps facilitate volunteer appointments to 14 boards, committees, commissions, and authorities on which over 100 citizens serve. Boards and Commission members are appointed by interview teams composed of two Councilmembers and their chair. This topic was requested for Council discussion to visit the Council decision-making process and its communication to the rest of the Council prior to going to a vote during a regular meeting. The Communications team outlined goals for increased community engagement in 2026.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

City Clerk reviewed the current appointment process:
- Clerk's office manages recruitment and advertising.
- Two Councilmembers (including liaison) + board chair conduct interviews.
- Recommendations are brought forward for Council appointment.

Council Discussion
- General support for maintaining the core process.
- Interest in improving transparency and communication.
- Briefly discuss recommended appointments during the workshop prior to ratification.
- Provide a short written summary explaining the selection rationale.
- Discussion regarding:
    - Balance between transparency and discouraging applicants.
    - Public nature of application materials and discussions.
    - Review of board bylaws and clarity of board roles.
    - Use of alternates — potentially board-specific rather than uniform policy.

Direction
- Implement workshop-level discussion of appointments prior to formal action.
- Include brief explanation of selection rationale.
- Consider future review of board bylaws and expectations.

c. City Attorney Hiring Process

City Council has directed that the City conduct a City Attorney hiring process similar to the City Manager recruitment, including City Council review of the Request for Proposals (RFP) and City Council selection of the recruitment firm. This workshop item is intended to review the proposed Scope of Services and Deliverables for an executive search firm, so Purchasing can finalize the full RFP package for release.

Human Resources Director Shelley Caskey presented the draft scope of services and deliverables for the recruitment process.

Council Feedback:
- Strong support for a structured, transparent recruitment.
- Emphasis on:
    - Cultural alignment between City Attorney and City Manager's Office.
    - Ensuring a broad and qualified candidate pool.
- Discussion about number of finalists (typically 3–5) and flexibility depending on market conditions.

Direction
- Proceed with issuing the RFP as drafted.
- Allow flexibility during recruitment to refine finalist pool size if needed.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

2. Council Communication

Updates included:

- Museums of Western Colorado ongoing evaluation of Whitman building.
- Terminal Project progressing; coordination with CDOT underway.
- DDA considering parking lot acquisition and property swap related to terminal project.
- Mesa County Libraries exploring development of vacant lot near downtown library for Friends of the Library facility.

3. Next Workshop Topics

- Potential discussion on ranked-choice voting (pending conversation with County Clerk regarding feasibility).
- Possible cancelation of the March 16 Workshop
- March 30 workshop to include:
  - 7th Street conceptual improvements
  - Additional council-identified discussion items (GJ Auto Sales)
  - Councilmember Ballard deployment discussion (if Councilmember Ballard is not available on this date, this will be scheduled for March 16)

4. Other Business

Council expressed support for the proclamation requests:

- Brain Injury Awareness Month (March 2026)
- National Donate Life Month (April 2026)
- Mesa County Libraries 125th Anniversary (July 2026)
- Global Love Day (Social Proclamation)

Preference to invite local representatives to attend proclamation presentations.

5. Adjournment

There being no further business, the workshop was adjourned at 7:06 p.m.

OpenAI. (2025). *ChatGPT* [Large language model]. https://chatgpt.com

Grand Junction City Council

Minutes of the Regular Meeting

March 4, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 4th day of March, at 5:30 p.m. Those present were Scott Beilfuss, Laurel Lutz (virtual), Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Chief Financial Officer Jay Valentine, Planning Manager Thomas Lloyd, Principal Planner Tim Lehrbach, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Kennedy called the meeting to order and led the audience in the Pledge of Allegiance, followed by a moment of silence.

Presentations

Regional Transportation Planning Office Update

Mesa County Regional Transportation Director Dana Brosig and Mesa County Senior Transportation Planner Rachel Peterson provided an overview of the RTPO, summarized recent transportation safety trends, and highlighted progress made in implementing the Mesa County Safety Action Plan through a multidisciplinary task force, and were available for questions from Council.

Public Comments

Public comments were heard from Raquel Sienna, Stephanie Deadwong, Matt Barshar and Cindy Ficklin.

City Manager Report

City Manager Mike Bennett had no report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Business Incubator Center and the Historic Preservation Board.

Councilmember Lutz gave an update regarding the Commission on Arts and Culture.

Councilmember Stout reported on two legislative items for the Colorado Municipal League (CML), which were the Home Act and Vacancy Property Tax.

Council President Kennedy reported on the Grand Junction Regional Airport Authority.

CONSENT AGENDA

1. Approval of Minutes

a. Minutes of the February 18, 2026 Regular Meeting

b. Minutes of the February 18, 2026 Special Meeting Executive Session

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Adopting the Wildland Urban Interface Code and Setting a Public Hearing for March 18, 2026

b. Quasi-judicial

i. Introduction of an Ordinance to Rezone Approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) Including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision Less Those Portions Conveyed to the City of Grand Junction. The parcels are Addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; Along with Parcels Numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021 and Setting a Public Hearing for March 18, 2026

ii. Introduction of an Ordinance to Rezone Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road and Setting a Public Hearing for March 18, 2026

3. Continue Public Hearings

a. Quasi-judicial

i. Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a 25.36 Acre Parcels Located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded at Reception Number 3148907, Portions of the District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As recorded At Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 - ***Rescheduled to April 1, 2026***

4. Procurements

a. Authorization of Construction Contract for Crosby Avenue Improvement Project

5. Resolutions

a. A Resolution Vacating a Drainage Easement Segment Known as Orchard Mesa Drain I-1 for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district

b. A Resolution Authorizing the City Manager to Execute a Funding Agreement with Housing Resources of Western Colorado for a $400,000 Award for the Acquisition of Property to Help Eligible Households Achieve Homeownership Within the City Limits of Grand Junction

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Consent Agenda Item #1-5. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. A Resolution Authorizing the City Manager to Enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University

This is a Resolution of the City Council authorizing the City Manager to enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University. The agreement continues existing use of CMU at Stocker Stadium, with the addition of football practice, while preserving specific local historic uses, and leases ground for the construction at CMU's expense a Football Facility in between the stadium and Lincoln Park Barn, and lease of Lincoln Park Barn to CMU. In exchange, CMU increases their current fee of $36,705 per year by an additional $300,000 to the City, covering 50 percent of field replacement costs, and 80 percent of field maintenance.

City Manager Mike Bennett, and Colorado Mesa University President John Marshall, presented this item and were available to answer questions from Council with assistance from Chief Financial Officer Jay Valentine, and Parks and Recreation Director Ken Sherbenou.

Council took a short break at 6:53 p.m.

Council resumed at 7:00 p.m.

Comments were heard from Councilmembers Stout, Nguyen, Van Dyke, Beilfuss, Lutz and Council President Kennedy.

The public hearing opened at 7:28 p.m.

Comments were heard from Stephanie Deadwong, John Trailor, Mary Shawcroft, Florence Irene Shields, Bennett Beckenstein, Joe Zene, Elizabeth Rowen, Bruce Noble, Kayla Bower, Kate Hawthornes, Liu Aumavae, Peyton Wainright, Noah Gurd, Cole Hanson, Mark Williams, Tim Fry, Lori Buck, Christine Moore, Cole Mills Youngers, Philip Pe’a, Miles Kochevar, and Mike Foster

The public hearing closed at 8:21 p.m.

Comments were heard from Councilmembers Stout, Nguyen, Van Dyke, Lutz, and Council President Kennedy.

Councilmember Beilfuss moved to table the pending resolution concerning the Lincoln Park Barn for a period of 30 days to allow additional time for staff and community to

discuss clarifying matters related to public use, access in the future management barn facility. It shall be brought back to council for reconsideration following the 30 days with an updated report on community engagement.

Motion failed for lack of a second.

Councilmember Stout moved, and Councilmember Lutz seconded to adopt Resolution No. 23-26, a resolution authorizing the City Manager to enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University and to take all actions necessary to effectuate the agreement. Motion carried 5-1 by roll call vote, with Councilmember Beilfuss voting No.

Council took a short break at 9:12 p.m.

Council resumed at 9:23 p.m.

7.a.i. An Ordinance Regarding Water Enterprise Loan

The Utilities Department is planning on completing waterline replacement projects and a tank lining project in 2026. The total estimated cost for these projects is $5 million. The Water Fund does not have sufficient reserves to cash-finance the project and will require debt issuance to fund the improvements. City staff has identified two potential debt funding pathways to fund the projects: 1) Colorado Water Resources and Power Development Authority State Revolving Fund (SRF) or 2) a privately placed commercial bank loan. Based on the analysis of both options below, Staff recommends that the City pursue a commercial bank loan, to ensure that all projects are funded and completed on the currently anticipated schedule.

Utilities Director Randi Kim gave a brief presentation and was available to answer questions from Council.

The public hearing opened at 9:29 p.m.

No comments were heard.

The public hearing closed at 9:29 p.m.

Comments heard from Councilmember Beilfuss and Councilmember Stout.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5310, an ordinance approving the issuance of $5,000,000 in Water Enterprise Loan, and to authorize execution of related documents, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a.ii. An Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian access requirements and remove design standards for pedestrian access requirements. The HACTF recommendation proposed revisions to §21.05.020(e)(8) to require pedestrian access only for “non-industrial zoned” development (exclusive of single-unit detached or duplex dwellings). Further, it proposes to eliminate language regarding the design and location of sidewalks and also make the requirement a four-foot instead of a six-foot wide connection. In addition, the recommendation proposes removing more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from Council along with Housing Affordability Code Task Force member Mike Foster.

Comments were heard from Councilmember Nguyen and Council President Kennedy.

The public hearing opened at 9:40 p.m.

No comments were heard.

The public hearing closed at 9:40 p.m.

There were no further comments heard from Council.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5311, an ordinance amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a.iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

Principal Planner Tim Lehrbach gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 9:49 p.m.

No comments were heard.

The public hearing closed at 9:49 p.m.

There were no further comments heard from Council.

Councilmember Nguyen moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5312, an ordinance amending sections of the Zoning and Development Code (Title 21 of Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 9:52 p.m.

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Selestina Sandoval, MMC

City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION

City Hall Administration Conference Room
March 4, 2026

Call to Order

Council President Kennedy called the Special Meeting of the Grand Junction City Council to order at 4:05 p.m. on the 4th day of March 2026.

Councilmembers Scott Beilfuss, Laurel Lutz (via phone), Jason Nguyen, Anna Stout (joined at 4:14 p.m.), Ben Van Dyke, and Council President Cody Kennedy were present. Councilmember Robert Ballard was absent.

Interim City Attorney Jeremiah Boies and Consultant Dan Petersen were also present.

Executive Session

Councilmember Nguyen moved, and Councilmember Van Dyke seconded to convene into ***EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS UNDER AND PURSUANT TO SECTION 24-6-402(4)(f)(I) C.R.S. OF THE OPEN MEETINGS LAW PERTAINING TO COUNCIL PERFORMANCE REVIEW OF THE CITY MANAGER. THE CITY MANAGER HAS NOT REQUESTED DISCUSSION IN OPEN SESSION.***

It was a unanimous 5-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Stout moved, and Councilmember Nguyen seconded to adjourn the Executive Session. The motion carried 6-0.

The Special Meeting was reconvened at 4:44 p.m.

Adjournment

There being no further business, the meeting adjourned at 4:45 p.m.

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Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: March 18, 2026

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

Introduction of an Ordinance Amending the Water and Sewers Code Section 13.40 Graywater Control Program and Setting a Public Hearing for April 1, 2026

RECOMMENDATION:

Staff recommends approval of the amended Graywater Control Program ordinance.

EXECUTIVE SUMMARY:

The City adopted a Graywater Control Program by ordinance in 2022 to comply with the State of Colorado's Regulation 86 – Graywater Control Regulation (5 CCR 1002-86). Staff recommends amending the ordinance to incorporate recent updates to Regulation 86, maintain consistency with state requirements, and preserve alignment with the structure of the Grand Junction Municipal Code.

BACKGROUND OR DETAILED INFORMATION:

"Graywater" is defined as that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks.

Colorado's Graywater Control Regulation requires municipalities that elect to allow graywater use to adopt a local ordinance establishing requirements, prohibitions, and standards for graywater use for non-potable purposes. The intent of Regulation 86 is to encourage beneficial reuse of graywater while protecting public health and water quality.

Recent amendments to Regulation 86 require updates to the City's Graywater Control Program to maintain consistency with state requirements and ensure continued regulatory alignment.

The proposed amendments include:

- Addition of a specific "Laundry to Landscape" graywater use category
- Updates to methodologies used to estimate graywater flow
- Updates to methodologies used to determine the required size of an irrigated area
- Provisions to further protect public health by limiting graywater treatment works at short term rentals
- Specifying graywater use when irrigating crops
- Reorganization of ordinance sections to align with Title 13 of the Grand Junction Municipal Code

FISCAL IMPACT:

The Graywater Control Program ordinance authorizes the City to impose fees for program administration and oversight. The proposed amendment has no fiscal impact.

SUGGESTED MOTION:

I move to introduce the amended ordinance, set a public hearing for April 1, 2026 and authorize publication in pamphlet form.

Attachments

1. 13.40 GRAYWATER ORD ATTACHMENT A UPDATE RECITAL 2026
2. 13.40 GRAYWATER ORDINANCE UPDATE CLEAN 2026
3. 13.40 GRAYWATER ORD ATTACHMENT A UPDATE CLEAN 2026
4. 13.40 GRAYWATER ORDINANCE UPDATE RECITAL 2026

ATTACHMENT A: GRAYWATER DESIGN CRITERIA

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1.0 ~~Introduction~~ PURPOSE

This Graywater Design Criteria document contains the minimum requirements for all Graywater Treatment Works installed in the City of Grand Junction. IF THERE IS A CONFLICT BETWEEN THE LANGUAGE IN THE GRAYWATER DESIGN CRITERIA AND THE ORDINANCE, THE ORDINANCE CONTROLS. THE GRAYWATER DESIGN CRITERIA MAY BE UPDATED WITHOUT AN ORDINANCE UPDATE.

2.0 Definitions AND ACRONYMS

THE FOLLOWING WORDS, TERMS AND PHRASES, WHEN USED IN THIS CHAPTER, SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THIS SECTION, EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING:

~~*Agricultural irrigation* means irrigation of crops produced for direct human consumption, crops where lactating dairy animals forage, and trees that produce nuts or fruit intended for human consumption. This definition includes household gardens, fruit trees, and industrial hemp as defined by C.R.S. 35-61- 101.~~

Agronomic rate means the rate of application of nutrients to plants that is necessary to satisfy the nutritional requirements of the plants.

BACKFLOW CONTAMINATION EVENT MEANS BACKFLOW INTO A PUBLIC WATER SYSTEM OR POTABLE WATER SYSTEM FROM AN UNCONTROLLED CROSS CONNECTION SUCH THAT THE WATER QUALITY NO LONGER MEETS THE COLORADO PRIMARY DRINKING WATER REGULATIONS OR PRESENTS AN IMMEDIATE HEALTH AND/OR SAFETY RISK TO THE PUBLIC.

BACKFLOW PREVENTION ASSEMBLY MEANS ANY MECHANICAL ASSEMBLY INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW CONTAMINATION

EVENT, PROVIDED THAT THE MECHANICAL ASSEMBLY IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION AND IS AN IN-LINE FIELD-TESTABLE ASSEMBLY.

BACKFLOW PREVENTION METHOD MEANS ANY METHOD AND/OR NON-TESTABLE DEVICE INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW CONTAMINATION EVENT, PROVIDED THAT THE METHOD OR NON-TESTABLE DEVICE IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION.

BASE FLOOD MEANS THE FLOOD HAVING A ONE PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THIS 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE 100-YEAR FLOOD.

BASE FLOOD ELEVATION (BFE) IS THE ELEVATION SHOWN ON A FEMA FLOOD INSURANCE RATE MAP FOR ZONES AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO THAT INDICATES THE WATER SURFACE ELEVATION RESULTING FROM A FLOOD THAT HAS A ONE PERCENT CHANCE OF EQUALING OR EXCEEDING THAT LEVEL IN ANY GIVEN YEAR.

City means the City of Grand Junction, a Colorado home rule municipality.

~~*Closed sewerage system* means either a permitted domestic wastewater treatment works, which includes a permitted and properly functioning on-site wastewater treatment system (OWTS) with a design capacity more than 2,000 gpd, or a properly functioning and approved or permitted OWTS with a design capacity of 2,000 gpd or less.~~

Commission means the Water Quality Control Commission 25-8-201, C.R.S.

Component means a subpart of a graywater treatment works which may include multiple devices.

Cross-connection means any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into a public water system's distribution system or any other part of the public water system through backflow.

Design means the process of selecting and documenting in writing the size, calculations, site specific data, location, equipment specification and configuration of treatment components that match site characteristics and facility use.

Design flow means the estimated volume of graywater per unit of time for which a component or graywater treatment works is designed.

Dispersed subsurface irrigation means a subsurface irrigation system including piping and emitters installed throughout an irrigation area.

Division means the Water Quality Control Division of the Colorado Department of Public Health and Environment.

ENERGY STAR (ENERGY STAR ®) **MEANS THE ENVIRONMENTAL PROTECTION AGENCY'S DESIGNATION FOR ENERGY EFFICIENT APPLIANCE AS AUTHORIZED BY 42 U.S.C. SECTION 6294A. (NOTE: DETERMINATION OF WHETHER THE APPLIANCE IS DESIGNATED, HAS AN IWF, AND TO DETERMINE THE IWF, VISIT THE DEPARTMENT OF ENERGY'S ENERGY STAR CERTIFIED RESIDENTIAL CLOTHES WASHERS WEBSITE)**

Facility means any building, structure, or installation, or any combination thereof that uses graywater subject to a graywater control program (program), is located on one or more contiguous or adjacent properties, and is owned or operated by the same person or legal entity. Facility is synonymous with the term operation.

Floodplain (100-year) means an area adjacent to a river or other watercourse which is subject to flooding as the result of the occurrence of a 100-year flood, and is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public or environmental health and safety or to property or is designated by the Federal Emergency Management Agency (FEMA) or National Flood Insurance Program (NFIP). In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodplain elevations.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved **IN ORDER** to discharge the base flood without cumulatively increasing the water surface elevation more than one foot or as designated by the Federal Emergency Management Agency or National Flood Insurance Program. In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodway elevation and location.

Graywater means that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks. ~~C.R.S. 25-8-103(8.3)(a)~~

Graywater control program (Program) is this chapter and, as applicable, any rule(s), including implementation practices, regulation(s), standard(s) authorized by the City, and which follows the minimum requirements of this chapter and other applicable law(s), rule(s) and regulation(s).

Graywater treatment works means an arrangement of devices and structures used to: (1) collect graywater from within a building or a facility; and (2) treat, neutralize, or stabilize graywater within the same building or facility to the level necessary for its authorized uses. ~~C.R.S. 25-8-103(8.4)~~

Indirect connection means a waste pipe from a graywater treatment works that does not connect directly with the closed sewerage system, but that discharges into the closed sewerage system though an air break or air gap into a trap, fixture, receptor, or interceptor.

INTEGRATED WATER FACTOR (IWF) MEANS A MEASURE OF WATER EFFICIENCY IN GALLONS OF WATER CONSUMED PER CUBIC FOOT CAPACITY.

Irrigation area means that area of ground consisting of soil, mulch, gravel, and plant material to which water is directly applied by a graywater subsurface irrigation system.

LAUNDRY TO LANDSCAPE MEANS A FORM OF GRAYWATER TREATMENT WORKS DESIGNED TO REUSE WATER FROM A LAUNDRY MACHINE FOR MULCH BASIN SUBSURFACE IRRIGATION.

Legally Responsible Party

(a) For a residential property, the legally responsible party is the property owner.

(b) For a corporation, the legally responsible party is a responsible corporate officer, either:

(1) A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision- making functions for the corporation; or

(2) The manager of operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for approval application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(c) For a general or limited partnership or sole proprietorship, the legally responsible party is the general partner, business matters partner or the proprietor, respectively.

(d) For a limited liability company, the responsible party shall be the manager or other authorized agent of the company and shall be a natural person.

(e) For a municipality, State, federal, or other public agency, the legally responsible party is a principal executive officer or ranking elected official, either:

(1) The chief executive officer of the agency; or

(2) A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrators of EPA); or

(3) When the entity is the State of Colorado, the Commission.

~~*Local Public Health Agency* means the Mesa County Colorado Health Department.~~

Modification means the alteration or replacement of any component of a graywater treatment works that can affect the quality of the finished water, the rated capacity of a graywater treatment works, the graywater use, alters the treatment process of a graywater treatment works, or compliance with this regulation and the local graywater control program. This definition does not include normal operations and maintenance of a graywater treatment works.

Mulch means organic material including but not limited to leaves, prunings, straw, pulled weeds, and wood chips.

Mulch basin means a type of SUBSURFACE irrigation or treatment field filled with mulch or other approved permeable material of sufficient depth, length, and width to prevent ponding or runoff. A mulch basin may include a basin around a tree, a trough along a row of plants, or other shapes necessary for irrigation.

MUNICIPAL SEWER SYSTEM MEANS THE PUBLICLY OWNED WASTEWATER COLLECTION AND TREATMENT SYSTEM OPERATED BY THE CITY OF GRAND JUNCTION.

Non-single family means any structure that is not a single family structure.

On-site wastewater treatment system (OWTS) means an absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing, or dispersing sewage generated in the vicinity, which system is not a part of or connected to a sewage treatment works. ~~C.R.S. 25-10-103(12)~~

Percolation test means a subsurface soil test at the depth of a proposed irrigation area to determine the water absorption capability of the soil, the results of which are normally expressed as the rate at which one inch of water is absorbed. The rate is expressed in minutes per inch.

Potable water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances, where such system has less than 15 service connections or regularly serves less than an average of at least 25 people daily at least 60 days per year.

Professional engineer (P.E.) means an engineer licensed in accordance with 12-25-1, C.R.S.

***PUBLIC** Nuisance* means the unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience or damage to others, including to an individual or to the general public.

Public water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

Regulation No. 86 means Colorado Department of Public Health and Environment Water Quality Control Commission Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86.

Single family means a detached or attached structure, arranged and designed as a single family residential unit intended to be occupied by not more than one family and that has separate water and sewer services connections from other dwelling units.

Site evaluation means ~~a comprehensive analysis of soil and site conditions for a graywater irrigation area.~~ **AN ANALYSIS OF SOIL AND SITE CONDITIONS FOR A GRAYWATER SUBSURFACE IRRIGATION OR MULCH BASIN AREA TO ACHIEVE REQUIREMENTS IN DESIGN CRITERIA FOR SUBSURFACE IRRIGATION SYSTEMS, INCLUDING MULCH BASINS THAT ARE FURTHER DEFINED IN ATTACHMENT A TO THE ORDINANCE CODIFIED IN THIS CHAPTER, GRAYWATER DESIGN CRITERIA.**

Soil horizon means layers in the soil column differentiated by changes in texture, color, redoximorphic features, bedrock, structure, consistence, and any other characteristic that affects water movement.

Soil profile test pit means a trench or other excavation used for access to evaluate the soil horizons for properties influencing effluent movement, bedrock, evidence of seasonal high ground water, and other information to be used in locating and designing a graywater irrigation area.

Soil structure means the naturally occurring combination or arrangement of primary soil particles into secondary units or peds; secondary units are characterized because of shape, size class, and grade (degree of distinctness).

State means the State of Colorado or any of its agencies.

State waters means any and all surface and subsurface waters which are contained in or flow in or through this State, but does not include waters in sewage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed.

Subsurface irrigation means a discharge of graywater into soil a minimum of ~~four~~ **TWO (2")** inches and no deeper than 12 inches below the finished grade.

Suitable soil means unsaturated soil in which the movement of water, air, and the growth of roots is sustained to support healthy plant life and conserve moisture. Soil criteria for graywater

subsurface irrigation are further defined in Attachment A to the ordinance codified in this chapter, Graywater Design Criteria.

WATERSENSE **MEANS THE ENVIRONMENTAL PROTECTION AGENCY'S DESIGNATION FOR WATER EFFICIENT FIXTURES OR AN ANALOGOUS SUCCESSOR PROGRAM.**

Abbreviations and Acronyms. The following meanings are associated with the acronyms used in this chapter.

ANSI	American National Standards Institute
BK	Blocky
C.R.S.	Colorado Revised Statutes
CDPS	Colorado Discharge Permit System
FEMA	Federal Emergency Management Agency
gpd	Gallons per day
GR	Granular
IWF	**INTEGRATED WATER FACTOR**
LA	**LANDSCAPED AREA**
LRG	**LOADING RATE FOR GRAYWATER**
MAC	**MAXIMUM ABSORPTION CAPACITY**
mg/L	Milligrams per liter
MPI	Minutes per inch
NFIP	National Flood Insurance Program
NSF	NSF International, formerly known as National Sanitation Foundation
O&M	Operations and maintenance
OWTS	On-site wastewater treatment system(s)
PR	Prismatic

3.0 ~~Graywater Treatment Works –~~ **DESIGN** Sizing Criteria

(a) Sizing Criteria for all graywater treatment works

(1) Graywater treatment works must be sized appropriately using the following flow projection methods:

(i) ~~Residential~~ **SINGLE FAMILY** users: Flow to graywater treatment works must be calculated on the occupancy and the fixtures connected to the graywater treatment works. The calculated graywater flow is the number of occupants multiplied by the estimate graywater flow in terms of gpd/occupant from the attached fixtures. **FOR LAUNDRY TO LANDSCAPE,**

FLOW IS CALCULATED BASED ON THE NUMBER AND TYPE OF LAUNDRY MACHINES CONNECTED TO THE SYSTEM.

(A) The occupancy must be calculated based on a minimum of two (2) occupants for the first bedroom and one (1) occupant for each additional bedroom. IN ALL CASES, THE MAXIMUM OCCUPANCY MUST BE BASED ON THE MAXIMUM POTENTIAL USE OF THE PROPERTY AND NOT THE CURRENT POPULATION OR USE.

(B) The estimated graywater flow from each fixture is based on the design flow of the fixture or if the fixture's design flow is unknown then the estimated graywater flow per occupant is ~~with~~ based on the following gallons per day per occupant.

(1) ~~Traditional fixtures:~~ NON-WATERSENSE FIXTURES: 25 gpd/occupant for each BATHROOM AND LAUNDRY ROOM SINK, shower AND bathtub~~, and wash basin and 15 gpd/occupant for each clothes washer~~.

(2) ~~Water saving fixtures:~~ WATERSENSE FIXTURES: 20 gpd/occupant for each BATHROOM AND LAUNDRY ROOM SINK, shower AND bathtub~~, and wash basin and 8 gpd/occupant for each clothes washer~~.

(C) LAUNDRY MACHINES:

(1) FOR ENERGY STAR RATED LAUNDRY MACHINES WITH A PROVIDED INTEGRATED WATER FACTOR (IWF), USE THE FOLLOWING FLOW PROJECTION ESTIMATE:

GPD/OCCUPANT = IWF X VOLUME (CU. FT) X AVERAGE LOADS PER WEEK / MAXIMUM NUMBER OF DAYS OCCUPIED PER WEEK

WHERE:

IWF = INTEGRATED WATER FACTOR (NOTE: DETERMINATION OF WHETHER THE APPLIANCE IS DESIGNATED, HAS AN IWF AND TO DETERMINE THE IWF, VISIT THE DEPARTMENT OF ENERGY'S ENERGY STAR CERTIFIED RESIDENTIAL CLOTHES WASHERS WEBSITE)

VOLUME = CAPACITY OF LAUNDRY MACHINE

MAXIMUM NUMBER OF DAYS OCCUPIED PER WEEK = SEVEN (7)

(2) FOR ENERGY STAR RATED LAUNDRY MACHINES WITHOUT A PROVIDED IWF USE 8 GPD/OCCUPANT FOR EACH LAUNDRY MACHINE.

(3) FOR LAUNDRY MACHINES THAT ARE NOT ENERGY STAR RATED USE 10 GPD/OCCUPANT FOR EACH LAUNDRY MACHINE.

(ii) ~~Non-residential~~ NON-SINGLE FAMILY users: Graywater treatment works must be sized in accordance with THE MAXIMUM OCCUPANCY AND USE OF THE FACILITY. THE OCCUPANCY MUST BE CALCULATED BASED ON THE TOTAL, MAXIMUM DAILY POPULATION SERVED BY THE GRAYWATER TREATMENT WORKS INCLUDING BUT NOT LIMITED TO EMPLOYEES, VISITORS, AND CUSTOMERS. IN ALL CASES, THE MAXIMUM DAILY POPULATION MUST BE MASED ON THE MAXIMUM POTENTIAL USE OF THE PROPERTY AND NOT THE CURRENT POPULATION OR USE. ~~fixture or water use records taking into account the number of fixtures attached to the graywater treatment works.~~

(A) THE ESTIMATED GRAYWATER FLOW FROM EACH FIXTURE IS BASED ON THE DESIGN FLOW OF THE FIXTURE OR, IF THE FIXTURE'S DESIGN FLOW IS UNKNOWN, THEN THE ESTIMATED GRAYWATER FLOW PER OCCUPANT IS BASED ON THE GALLONS PER DAY PER OCCUPANT PROVIDED ABOVE ACCORDING TO THE FIXTURE TYPE.

4.0 Design Criteria Applicable to All Graywater Treatment Works

(a) All graywater treatment works must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code.

(b) At minimum, all graywater treatment works must MEET AND/OR COMPLY WITH THE FOLLOWING REQUIREMENTS:

(1) HAVE AN OPERATIONS AND MAINTENANCE MANUAL THAT MEETS THE MINIMUM CRITERIA OF SECTION 8.0.

(2) Be constructed such that each treatment component or combination of multiple components has a design flow greater than the calculated peak graywater production, if upstream of the storage tank or if no tank is present.

(3) Include a diversion valve that directs graywater to either the graywater treatment works or a closed sewerage system. The diversion valve must be:

(i) Easily operable;

(ii) Clearly labeled;

(iii) Constructed of material that is durable, corrosion resistant, watertight;

(iv) Designed to accommodate the inlet and outlet pipes in a secure and watertight manner; and

(v) Indirectly connect the bypass line to the closed sewerage system.

(4) Not have any piping that allows the treatment process(es) or a storage tank to be bypassed prior to graywater use.

(5) Include a tank to collect and store graywater, except for a subsurface irrigation system that discharges to a mulch basin. The storage tank must:

(i) Be constructed of durable, non-absorbent, water-tight, and corrosion resistant materials;

(ii) Be closed and have access openings for inspection and cleaning;

(iii) Be vented;

(A) For indoor tanks, be vented to the atmosphere outside of the house;

(B) For outdoor tanks, have a downturned screened vent;

(iv) Have an overflow line:

(A) With the same or larger diameter line as the influent line;

(B) Without a shut off valve;

(C) That is trapped to prevent the escape of gas vapors from the tank; and

(D) That is indirectly connected to the closed sewerage system;

(v) Have a valved drain line with the same or larger diameter line as the influent line that is indirectly connected to the closed sewerage system;

(vi) Be a minimum of 50 gallons;

(vii) Be placed on a stable foundation;

(viii) If located outdoors, not be exposed to direct sunlight; and

(ix) Have a permanent label that states "CAUTION! NON-POTABLE WATER. DO NOT DRINK."

(6) For indoor toilet or urinal flushing systems (Categories ~~C and D~~ **C1 AND C2**) graywater treatment works must have a backup potable water system connection. For subsurface irrigation systems (Categories ~~A and B~~ **B1 AND B2**) graywater treatment works may, but are not required to, have a backup potable water system that provides potable irrigation water when graywater is not being produced or is produced in insufficient quantities. ~~A~~ **ALL** backup potable water system connection**S** must meet the following requirements:

(i) For non-public water system**S**, potable water system connections: uncontrolled cross connections between a potable water system and a graywater treatment works are prohibited. All cross connections must be protected by a reduced pressure principle backflow prevention zone assembly or an approved air gap.

(ii) For public water system**S**, potable water system connections: uncontrolled cross connections between a public water system and a graywater treatment works are prohibited. The graywater treatment works design must protect the public water system from cross connections by meeting the requirements of Regulation #11: Colorado Primary Drinking Water Regulations.

(7) Not be used as a factor to reduce the design, capacity or soil treatment area requirements for OWTS or domestic wastewater treatment works.

(8) Have any wastewater from graywater treatment works (e.g., filter backwash water) be properly contained and disposed into a closed sewerage system or an approved Underground Injection Control (UIC) well.

(9) Have all graywater piping clearly distinguished and must be clearly labeled, including pipe identification and flow arrows.

(10) If located in a 100-year floodplain area, meet or exceed the requirements of FEMA and the local emergency agency. The graywater ~~system~~ **TREATMENT WORKS** must be designed to minimize or eliminate infiltration of floodwaters into the system and prevent discharge from the system into the floodwaters.

(11) Not be located in floodways.

(12) Be located within the confines of the legal property boundary and not within an easement;

5.0 Design Criteria for Indoor Toilet and Urinal Flushing Graywater Treatment Works **(GRAYWATER USE CATEGORIES C1 AND C2)**

(a) All toilet and urinal flushing graywater ~~systems~~ **TREATMENT WORKS** must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code

(b) The following minimum design criteria are required for all graywater treatment works being used for single family, indoor toilet and urinal flushing graywater treatment works (Category ~~C~~ **C1**).

(1) All single family, indoor toilet and urinal flushing graywater treatment works must:

(i) Be certified under "Class R" of NSF/ANSI 350 Onsite Residential and Commercial Water Reuse Treatment Systems.

(ii) If a disinfection process is not part of NSF/ANSI 350-2011 equipment, ~~include~~ separate disinfection system equipment **IS REQUIRED**. For graywater treatment works that use sodium hypochlorite (bleach), the graywater treatment works must be capable of providing a free chlorine residual of 0.2 to 4.0 mg/L in the graywater throughout the indoor graywater plumbing system.

(iii) Include a dye injection system that is capable of providing a dye concentration that is visibly distinct from potable water.

(2) For Category ~~C~~ **C1** indoor toilet and urinal flushing graywater treatment works that are also capable of using graywater for subsurface irrigation, the system may be designed to allow graywater to be diverted to the subsurface irrigation graywater treatment works prior to the disinfection and dye process, however after the point of diversion the subsurface irrigation portion of the system must meet the requirements in section 6.0 of this document.

(c) The following minimum design criteria are required for all graywater treatment works being used for non-single family, indoor toilet and urinal flushing graywater treatment works (Category ~~D~~ **C2**).

(1) All non-single family, indoor toilet and urinal flushing graywater treatment works must:

(i) Be certified under "Class R" or "Class C" of NSF/ANSI 350 Onsite Residential and Commercial Water Reuse Treatment Systems. Required classification shall be dictated by the size of the graywater treatment works and if the graywater sources are residential or commercial as defined by NSF/ANSI 350.

(ii) If a disinfection process is not part of NSF/ANSI 350-2011 equipment, ~~include~~ a separate disinfection system equipment **IS REQUIRED**. A graywater treatment works must be capable of providing a free chlorine residual of 0.2 to 4.0 mg/L in the graywater throughout the indoor graywater plumbing system.

(iii) Include a dye injection system that is capable of providing a dye concentration that is visibly distinct from potable water.

(2) For Category ~~D~~ **C2** indoor toilet and urinal flushing graywater treatment works that are also capable of using graywater for subsurface irrigation, the system may be designed to allow graywater to be diverted to the subsurface irrigation graywater treatment works prior to the disinfection and dye process, however after the point of diversion the subsurface irrigation portion of the system must meet the requirements in Section 6.0.

(3) For graywater treatment works that have a capacity to receive greater than 2,000 gallons per day, the design must be prepared under the supervision of and submitted with the seal and signature of a professional engineer licensed to practice engineering in the State of Colorado in accordance with the requirements of the Colorado Department of Regulatory Agencies (DORA) – Division of **PROFESSIONS AND OCCUPATIONS** ~~Registrations~~.

6.0 Design Criteria for Subsurface Irrigation Systems**, INCLUDING MULCH BASINS (APPLICABLE TO GRAYWATER USE CATEGORIES: A1, B1, AND B2)**

(a) All subsurface irrigation systems must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code.

(b) The following minimum design criteria are required for all graywater treatment works being used for subsurface irrigation **(APPLICABLE TO GRAYWATER USE CATEGORIES: A1, B1 AND B2)**. All subsurface graywater irrigation systems must **COMPLY WITH THE FOLLOWING REQUIREMENTS**:

(1) Have the subsurface irrigation components of the graywater irrigation system installed a minimum of ~~four inches (4")~~ **TWO INCHES (2")** and a maximum of twelve inches (12") below the finished grade.

(2) Have the subsurface irrigation components of the graywater irrigation system installed in suitable soil, as defined in section 6.0(b)(11)(i).

(3) Have a minimum of twenty-four inches (24") of suitable soil between the subsurface irrigation components of the graywater irrigation system and any restrictive soil layer, bedrock, concrete, or the highest water table. Restrictive soil layers are soil types 4, 4A, and 5 in Table 6-2.

(4) Include controls, such as valves, switches, timers, and other controllers, as appropriate, to ensure the distribution of graywater throughout the entire irrigation zone.

(5) If utilizing emitters, the emitters be designed to resist root intrusion and be of a design recommended by the manufacturer for the intended graywater flow and use. Minimum spacing between emitters shall be sufficient to deliver graywater at an agronomic rate and to prevent surfacing or runoff.

(6) Have all irrigation supply lines be polyethylene tubing or PVC Class 200 pipe or better and Schedule 40 fittings. All joints shall be pressure tested at 40 psi (276 kPa), and shown to be drip tight for five minutes before burial. Drip feeder lines can be poly or flexible PVC tubing.

(7) Meet the following setback distances in Table 6-1.

Table 6-1: Graywater ~~System~~ **TREATMENT WORKS** Setback Requirements

Minimum Horizontal Distance Required from:	Graywater Storage Tank	Irrigation Field
Buildings	5 feet	2 feet
Property line adjoining private property	10 feet	10 feet
Property line adjoining private property with supporting property line survey	1.5 feet	1.5 feet
Water supply wells	50 feet	100 feet
Streams and lakes	50 feet	50 feet
Seepage pits and cesspools	5 feet	5 feet
OWTS disposal field	5 feet	25 feet
OWTS tank	5 feet	10 feet
Domestic potable water service line	10 feet	10 feet
Public water main	10 feet	10 feet

(8) Be applied to an irrigation field located on slopes of less than thirty percent (30%) from horizontal.

(9) Comply with the following **SITE EVALUATION** protocols ~~for determining~~ **TO DETERMINE** the **APPROPRIATE** size of the subsurface irrigation area:

~~(i) Site evaluation protocol conducted to determine the appropriate size of the Irrigation Area for all subsurface irrigation systems, except single family dispersed subsurface irrigation systems (Category A and C dispersed subsurface irrigation systems) that are sized using the Irrigation Area equation protocol as defined in section 6.0(b)(12)(i). This site evaluation must include:~~

(ii) Site information, including:

(A) A site map; and

(B) Location of proposed graywater Irrigation Area in relation to physical features requiring setbacks in Table 6-1.

(iii) Soil investigation to determine long-term acceptance rate of a graywater Irrigation Area as a design basis. This soil investigation must be completed by either:

(A) A visual and tactile evaluation of soil profile test pit, or

(B) A percolation test.

~~(10) Comply with the following standards for appropriate irrigation rates.~~

(11) Irrigation rates shall not exceed maximum allowable soil loading rates in Table 6-2 **FOR LAUNDRY TO LANDSCAPE SYSTEMS (GRAYWATER USE CATEGORY A1), AND TABLE 6-3 FOR DISPERSED SUBSURFACE IRRIGATION SYSTEMS (GRAYWATER USE CATEGORIES B1 AND B2),** based on the finest textured soil in the twenty-four inches (24”) of suitable soil beneath the subsurface irrigation components.

Table 6-2: Soil Type Description and Maximum Hydraulic Loading Rate

Soil Type	USDA Soil Texture	USDA Structure Shape	USDA Soil Structure Grade	Percolation Rate (MPI)	Loading Rate for Graywater **(LRG)** (gal./sq.ft./day)
0	Soil Type 1 with more than 35% Rock (>2mm); Soil Types 2-5 with more than 50% Rock (>2mm)	--	0 (Single Grain)	Less than 5	Not suitable without augmentation 1.0 with augmentation
1	Sand, Loamy Sand	--	0	5-15	Not suitable without augmentation 1.0 with augmentation
2	Sandy Loam, Loam, Silt Loam	PR BK GR	2 (Moderate) 3 (Strong)	16-25	0.8
2A	Sandy Loam, Loam, Silt Loam	PR, BK, GR 0 (none)	1 (Weak) Massive	26-40	0.6
3	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR	2, 3	41-60	0.4
3A	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR 0	1 Massive	61-75	0.2
4	Sandy Clay, Clay, Silty Clay	PR, BK, GR	2, 3	76-90	Not suitable
4A	Sandy Clay, Clay, Silty Clay	PR, BK, GR 0	1 Massive	91-120	Not suitable
5	Soil Types 2-4A	Platy	1, 2, 3	121+	Not suitable

Table 6-3: Soil Type and Maximum Absorption Capacity

2024 Uniform Plumbing Code Soil Type	2024 Uniform Plumbing Code Maximum adsorption capacity in gallons per square foot of irrigation area per day
Course sand or gravel	5.0
Fine sand	4.0
Sandy loam	2.5
Sandy clay	1.7
Clay with considerable sand or gravel	1.1
Clay with small amounts of sand or gravel	0.8

(12) Be applied only to soils that comply with the following standards for soil suitability.

(i) Suitable soil may consist of original, undisturbed soil or original soil that is augmented. Not suitable soil may be augmented as needed to ensure suitable soil is used.

(ii) If the original soil is augmented, the mixture used for augmentation must meet the following criteria to ensure that suitable soil is achieved:

(A) The mixture must have an organic content that is at least five percent (5%) and no greater than ten percent (10%);

(B) The mixture must be a well blended mix of mineral aggregate (soil) and compost where the soil ratio depends on the requirements for the plant species; and

(C) The mineral aggregate must have the following gradation:

Table ~~6-3~~ **6-4**: Mineral Aggregate Gradation

Sieve Size	Percent Passing
3/8	100
No. 4	95 – 100
No. 10	75 – 90
No. 40	25 – 40
No. 100	4 – 10
No. 200	2 -5

(iii) If the original soil is augmented, the additional soil must be tilled into the native soil a minimum of six inches (6”) below irrigation application zone.

(iv) Soil types 0 and 1 must be augmented before use. Soil type 4, 4A, and 5 are not suitable for subsurface irrigation.

(13) FOR GRAYWATER TREATMENT WORKS USING DISPERSED IRRIGATION SYSTEMS FOR SUBSURFACE IRRIGATION, COMPLY WITH THE FOLLOWING MINIMUM FILTER DESIGN CRITERIA (APPLICABLE TO GRAYWATER USE CATEGORIES B1 AND B2):

(i) INCLUDE A CARTRIDGE FILTER, WHICH MUST MEET THE FOLLOWING REQUIREMENTS:

(ii) A MINIMUM OF 60 MESH;

(iii) LOCATED BETWEEN THE STORAGE TANK AND THE IRRIGATION SYSTEM;

(iv) IF A PUMP IS BEING USED TO PRESSURIZE THE GRAYWATER DISTRIBUTION SYSTEM, THE FILTER MUST BE LOCATED AFTER THE PUMP.

(14) Comply with the following protocols for determining the size of the subsurface irrigation area for single family AND NON-SINGLE FAMILY, dispersed subsurface irrigation systems (~~Categories A and C dispersed subsurface irrigation systems~~ APPLICABLE TO GRAYWATER USE CATEGORIES B1 AND B2):

(i) For graywater treatment works using subsurface irrigation areas not including mulch basins, use the following irrigation area equation protocolS MUST BE USED to determine the appropriate size of the irrigation area:

~~LA = GW / (CF x ET x PF)~~

~~Where:~~

~~LA = Landscaped area (square feet); GW = Estimated graywater flow (gallons per week);~~

~~CF = 0.62 (square foot x inch / gallon) = ((7.48 gallons/ 1-cu-ft) / 12 inch/ft);~~

~~ET = Evapotranspiration rate (inch / week), as determined by USDA Natural Resources Conservation Service CO652.0408 "Figure CO4-1: Map of Colorado Climate Zones" dated April 1978, or weekly averages based on actual conditions;~~

~~PF = Plant factor, 0.5~~

LA = GPD/MAC IN GAL/FT2

WHERE:

LA = LANDSCAPED AREA IN FT2

GPD = GALLONS PER DAY PER HOUSEHOLD OR NON-SINGLE FAMILY COMBINED (ACTUAL GRAYWATER FLOW IS DERIVED IN SECTION 3.0 DESIGN SIZING CRITERIA FOR BOTH SINGLE FAMILY AND NON-SINGLE FAMILY)

MAC = MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FOOT (REFER TO TABLE 6-3)

(15) For graywater treatment works using mulch basin systems for subsurface irrigation, comply with the following **ADDITIONAL** minimum design criteria **(APPLICABLE TO GRAYWATER USE CATEGORY A1)**:

(i) **SYSTEM INCLUDES ONLY LAUNDRY MACHINE DISCHARGE WATER TO A MULCH BASIN THAT IS PRESSURIZED SOLELY THROUGH THE LAUNDRY MACHINE DISCHARGE HOSE AND IS NOT TREATED, FILTERED, OR STORED.**

(ii) Mulch shall be permeable enough to allow rapid infiltration of graywater.

~~(iii) The minimum void space mulch basin volume must be either:~~

~~(A) Three (3) times the anticipated average daily flow for graywater treatment works without a storage tank to allow for graywater volume surges and to prevent surfacing or runoff.~~

~~(B) One and a half (1.5) times the anticipated average daily flow for graywater treatment works with storage tank meeting the design criteria in Section 3.0 Sizing Criteria.~~

(iv) Piping to mulch basins must discharge a minimum of ~~four inches (4")~~ **TWO INCHES (2")** below grade into a container for dispersal of graywater into the mulch basin. The container must be designed to have ~~four inches (4")~~ **TWO INCHES (2")** of freefall between the invert of the discharge pipe and the mulch **BASIN**. The container must have an access lid for observation of flow and to check mulch levels.

(v) The mulch basin must have a minimum depth of twelve inches (12") below grade and not more than twenty-four (24") below grade.

(vi) A filter is not required.

(16) **FOR GRAYWATER TREATMENT WORKS USING MULCH BASIN SYSTEMS FOR SUBSURFACE IRRIGATION, THE FOLLOWING IRRIGATION AREA EQUATION PROTOCOLS MUST BE USED TO DETERMINE THE APPROPRIATE SIZE OF THE IRRIGATION AREA:**

(i) **EQUATION IF ACTUAL GRAYWATER FLOW IS UNKNOWN:**

LA = MAXIMUM GPD ALLOWED/LRG

WHERE:

THE MAXIMUM GPD ALLOWED IS 250 GALLONS; AND LRG IS THE LOADING RATE FOR GRAYWATER FROM TABLE 6-2.

(ii) **EQUATION IF ACTUAL GRAYWATER FLOW IS KNOWN:**

LA = ESTIMATED ACTUAL GRAYWATER FLOW PER DAY/LRG

WHERE:

THE ESTIMATED ACTUAL GRAYWATER FLOW IS DERIVED IN SECTION 3.0 DESIGN SIZING CRITERIA AND LRG IS THE LOADING RATE FOR GRAYWATER FROM TABLE 6-2.

(17) ~~For graywater treatment works using dispersed irrigation systems for subsurface irrigation, comply with the following minimum design criteria:~~

~~(i) Include a cartridge filter, which must meet the following requirements:~~

~~(A) A minimum of 60 mesh;~~

~~(B) Located between the storage tank and the irrigation system;~~

~~(C) If a pump is being used to pressurize the graywater distribution system, the filter must be located after the pump.~~

7.0 Signage Requirements.

(a) All required notifications shall include posting of signs of sufficient size to be clearly read with the language below in the dominant language(s) expected to be spoken at the site.

(b) Signage for non-single family graywater treatment works ~~(Categories B and D)~~ shall comply with the following **(APPLICABLE TO GRAYWATER USE CATEGORIES B2 AND C2)**:

(1) A permanent warning sign must be visible at all fixtures from which graywater is collected. The signs must state that, "WATER FROM THIS FIXTURE IS REUSED. CHEMICALS, EXCRETA, PETROLEUM OILS AND HAZARDOUS MATERIALS MUST NOT BE DISPOSED DOWN THE DRAIN";

(2) Each room that contains graywater treatment works components must have a sign that says "CAUTION GRAYWATER TREATMENT WORKS, DO NOT DRINK, DO NOT CONNECT TO THE POTABLE DRINKING WATER SYSTEM. NOTICE: CONTACT BUILDING MANAGEMENT BEFORE PERFORMING ANY WORK ON THIS WATER SYSTEM."; and

(c) Signage for non-single family, subsurface irrigation non-single family graywater treatment works ~~(Categories B and D)~~ shall comply with the following **(APPLICABLE TO GRAYWATER USE CATEGORIES B2 AND C2)**:

(1) Each irrigation area must have a sign that says "CAUTION GRAYWATER BEING USED FOR IRRIGATION. DO NOT DRINK, DO NOT CONNECT TO THE POTABLE DRINKING WATER SYSTEM."

(d) Signage for non-single family, indoor toilet or urinal flushing, non-single family graywater treatment works ~~(Category D)~~ shall comply with the following **(APPLICABLE TO GRAYWATER USE CATEGORY C2)**:

(1) Each toilet and urinal must have a sign that says: "TO CONSERVE WATER, THIS BUILDING USES TREATED NON-POTABLE GRAYWATER TO FLUSH TOILETS AND URINALS."

8.0 Operations and Maintenance Manual.

(a) The Operations and Maintenance Manual shall be referred to as the O&M manual.

(b) THE O&M MANUAL MUST:

(1) REMAIN WITH THE GRAYWATER TREATMENT WORKS THROUGHOUT THE LIFE OF THE SYSTEM;

(2) BE UPDATED AT THE TIME THE SYSTEM IS MODIFIED; AND

(3) UPON CHANGE OF OWNERSHIP OR OCCUPANCY OF THE PROPERTY WHERE THE GRAYWATER TREATMENT WORKS IS LOCATED, TRANSFER THE O&M MANUAL TO THE NEW OWNER OR TENANT.

(c) The O&M manual must include the following items:

(1) A graywater treatment works description including:

(i) Equipment list

(ii) Design basis data including but not limited to:

(A) design volumes;

(B) design flow rates of each component and service area;

(C) system as-built drawing; and

(D) process description.

(2) Maintenance information for the graywater treatment works including but not limited to:

(i) component maintenance schedule;

(ii) instructions for component repair, replacement, or cleaning;

(iii) replacement component source list;

(iv) testing and frequency for potable containment device; and

(v) instructions for periodic removal of residuals.

(3) Operational ranges for parameters including but not limited to (EXCEPT FOR CATEGORY A1 LAUNDRY TO LANDSCAPE SYSTEMS):

(i) disinfectant concentration levels;

(ii) filter replacement parameters;

(iii) pressure ranges;

(iv) tank level; and

(v) valve status under normal operation.

(4) Step-by-step instructions for starting and shutting down the graywater treatment works including but not limited to:

(i) valve operation;

(ii) any electrical connections;

(iii) cleaning procedures;

(iv) visual inspection; and

(v) filter installation.

(5) A guide for visually evaluating the graywater treatment works and narrowing any problem scope based on alarm activations, effluent characteristics, system operation, and history.

(6) A list of graywater control measures in which the graywater treatment works must be operated **(EXCEPT FOR CATEGORY A1 LAUNDRY TO LANDSCAPE SYSTEMS)**.

Title 13. Water and Sewers

Chapter 13.40 Graywater Control Program

§ 13.40.010 Purpose, Applicability, And Compliance.

(a) Purpose. The purpose of this chapter is to:

(1) Establish a graywater control program (Program) within the City of Grand Junction, Colorado.

(2) Reduce per capita water consumption in service of the City's goals for water and wastewater management.

(3) Establish standards including requirements, prohibitions, and recommendations, for the use of graywater; and for the location, design, construction, operation, installation, and modification of graywater treatment works.

(4) Establish allowed users and uses of graywater within the City of Grand Junction.

(5) Assist the City in its effort to protect public health and water quality.

(b) Applicability. This chapter applies to:

(1) Properties within the legal boundaries of the City as the same now exist or as the boundary may change over time.

(2) This chapter does not apply to:

(i) Discharges pursuant to a Colorado Discharge Permit System (CDPS) or National Pollutant Discharge Elimination System (NPDES) permit;

(ii) Wastewater that has been lawfully treated and released to State waters prior to subsequent use;

(iii) Wastewater that has been lawfully treated and used at a domestic wastewater treatment works for landscape irrigation or process uses;

(iv) On-site wastewater treatment works authorized under and operating in accordance with Regulation No. 43 (5 CCR 1002-43);

(v) Reclaimed wastewater authorized under and operating in accordance with Regulation No. 84 (5 CCR 1002-84);

(vi) Water used in an industrial process that is internally recycled in accordance with applicable law;

(vii) Graywater research activities exempted from graywater control regulations under C.R.S. 25-8-205.3; and

(viii) Lawful rainwater harvesting.

(c) Compliance. All graywater uses and graywater treatment works within the City's jurisdiction must comply with the minimum requirements of this chapter, all applicable State and federal requirements for graywater systems, and all requirements imposed by Mesa County Colorado Health Department.

(1) Any graywater treatment works installed prior to the effective date of this regulation must be able to demonstrate they meet the minimum requirements of this chapter.
(2) Should the City Program be revoked or rescinded by the City, all graywater treatment works in the City's jurisdiction must within 365 calendar days:
    (i) If applicable, be regulated by Mesa County under a graywater control program by which the County assumes authority over the existing graywater treatment works; or
    (ii) Be physically removed or permanently disconnected in accordance with local or State regulations.
(3) Should a property with a lawful graywater treatment works be de-annexed from the City of Grand Junction, the legally responsible party must within 365 calendar days:
    (i) Ensure the graywater treatment works complies with the controlling jurisdiction of the property; or
    (ii) Ensure the graywater treatment works is physically removed or permanently disconnected in accordance with applicable local and State regulations.
(4) Graywater may be used only as allowed under and by the City Program. Unauthorized graywater use and discharge(s) are prohibited.
(5) All graywater treatment works installed in the City must:
    (i) Meet all requirements of Regulation No. 86 as may be amended; and
    (ii) City Building Code; and
    (iii) Any applicable federal law, State, City, and Mesa County requirements.
(6) Graywater treatment works are prohibited from being installed in properties that have new or existing on-site wastewater treatment systems. Connection of the graywater treatment works to the municipal sewer system is a requirement to own/operate a graywater treatment works.

§ 13.40.020 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agronomic rate means the rate of application of nutrients to plants that is necessary to satisfy the nutritional requirements of the plants.

Backflow contamination event means backflow into a public water system or potable water system from an uncontrolled cross connection such that the water quality no longer meets the Colorado Primary Drinking Water Regulations or presents an immediate health and/or safety risk to the public.

Backflow prevention assembly means any mechanical assembly installed at a water service line or at a plumbing fixture to prevent a backflow contamination event, provided that the mechanical assembly is appropriate for the identified contaminant at the cross connection and is an in-line field-testable assembly.

Backflow prevention method means any method and/or non-testable device installed at a water service line or at a plumbing fixture to prevent a backflow contamination event, provided that the method or non-testable device is appropriate for the identified contaminant at the cross connection.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year. This 1-percent annual chance flood is also referred to as the 100-year flood.

Base flood elevation (BFE) is the elevation shown on a FEMA flood insurance rate map for zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

City means the City of Grand Junction, a Colorado home rule municipality.

Commission means the Water Quality Control Commission 25-8-201, C.R.S.

Component means a subpart of a graywater treatment works which may include multiple devices.

Cross-connection means any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into a public water system's distribution system or any other part of the public water system through backflow.

Design means the process of selecting and documenting in writing the size, calculations, site specific data, location, equipment specification and configuration of treatment components that match site characteristics and facility use.

Design flow means the estimated volume of graywater per unit of time for which a component or graywater treatment works is designed.

Dispersed subsurface irrigation means a subsurface irrigation system including piping and emitters installed throughout an irrigation area.

Division means the Water Quality Control Division of the Colorado Department of Public Health and Environment.

ENERGY STAR (ENERGY STAR®) means the Environmental Protection Agency's designation for energy efficient appliance as authorized by 42 U.S.C. Section 6294a. (Note: Determination of

whether the appliance is designated, has an IWF, and to determine the IWF, visit the Department of Energy's Energy Star Certified Residential Clothes Washers website)

Facility means any building, structure, or installation, or any combination thereof that uses graywater subject to a graywater control program (Program), is located on one or more contiguous or adjacent properties, and is owned or operated by the same person or legal entity. Facility is synonymous with the term operation.

Floodplain (100-year) means an area adjacent to a river or other watercourse which is subject to flooding as the result of the occurrence of a 100-year flood, and is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public or environmental health and safety or to property or is designated by the Federal Emergency Management Agency (FEMA) or National Flood Insurance Program (NFIP). In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodplain elevations.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot or as designated by the Federal Emergency Management Agency or National Flood Insurance Program. In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodway elevation and location.

Graywater means that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks.

Graywater control program (Program) is this chapter and, as applicable, any rule(s), including implementation practices, regulation(s), standard(s) authorized by the City, and which follows the minimum requirements of this chapter and other applicable law(s), rule(s) and regulation(s).

Graywater treatment works means an arrangement of devices and structures used to: (1) collect graywater from within a building or a facility; and (2) treat, neutralize, or stabilize graywater within the same building or facility to the level necessary for its authorized uses.

Indirect connection means a waste pipe from a graywater treatment works that does not connect directly with the closed sewerage system, but that discharges into the closed sewerage system though an air break or air gap into a trap, fixture, receptor, or interceptor.

Integrated Water Factor (IWF) means a measure of water efficiency in gallons of water consumed per cubic foot capacity.

Irrigation area means that area of ground consisting of soil, mulch, gravel, and plant material to which water is directly applied by a graywater subsurface irrigation system.

Laundry to Landscape means a form of graywater treatment works designed to reuse water from a laundry machine for mulch basin subsurface irrigation.

Legally Responsible Party

(a) For a residential property, the legally responsible party is the property owner.

(b) For a corporation, the legally responsible party is a responsible corporate officer, either:

(1) A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision- making functions for the corporation; or

(2) The manager of operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for approval application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(c) For a general or limited partnership or sole proprietorship, the legally responsible party is the general partner, business matters partner or the proprietor, respectively.

(d) For a limited liability company, the responsible party shall be the manager or other authorized agent of the company and shall be a natural person.

(e) For a municipality, State, federal, or other public agency, the legally responsible party is a principal executive officer or ranking elected official, either:

(1) The chief executive officer of the agency; or

(2) A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrators of EPA); or

(3) When the entity is the State of Colorado, the Commission.

Modification means the alteration or replacement of any component of a graywater treatment works that can affect the quality of the finished water, the rated capacity of a graywater treatment works, the graywater use, alters the treatment process of a graywater treatment works, or compliance with this regulation and the local graywater control program. This definition does not include normal operations and maintenance of a graywater treatment works.

Mulch means organic material including but not limited to leaves, prunings, straw, pulled weeds, and wood chips.

Mulch basin means a type of subsurface irrigation or treatment field filled with mulch or other approved permeable material of sufficient depth, length, and width to prevent ponding or runoff. A mulch basin may include a basin around a tree, a trough along a row of plants, or other shapes necessary for irrigation.

Municipal sewer system means the publicly owned wastewater collection and treatment system operated by the city of grand junction.

Non-single family means any structure that is not a single family structure.

On-site wastewater treatment system (OWTS) means an absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing, or dispersing sewage generated in the vicinity, which system is not a part of or connected to a sewage treatment works.

Percolation test means a subsurface soil test at the depth of a proposed irrigation area to determine the water absorption capability of the soil, the results of which are normally expressed as the rate at which one inch of water is absorbed. The rate is expressed in minutes per inch.

Potable water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances, where such system has less than 15 service connections or regularly serves less than an average of at least 25 people daily at least 60 days per year.

Professional engineer (P.E.) means an engineer licensed in accordance with 12-25-1, C.R.S.

Public Nuisance means the unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience or damage to others, including to an individual or to the general public.

Public water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.
(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

Regulation No. 86 means Colorado Department of Public Health and Environment Water Quality Control Commission Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86.

Single family means a detached or attached structure, arranged and designed as a single family residential unit intended to be occupied by not more than one family and that has separate water and sewer services connections from other dwelling units.

Site evaluation means an analysis of soil and site conditions for a graywater subsurface irrigation or mulch basin area to achieve requirements in design criteria for subsurface irrigation systems, including mulch basins that are further defined in attachment a to the ordinance codified in this chapter, graywater design criteria.

Soil horizon means layers in the soil column differentiated by changes in texture, color, redoximorphic features, bedrock, structure, consistence, and any other characteristic that affects water movement.

Soil profile test pit means a trench or other excavation used for access to evaluate the soil horizons for properties influencing effluent movement, bedrock, evidence of seasonal high ground water, and other information to be used in locating and designing a graywater irrigation area.

Soil structure means the naturally occurring combination or arrangement of primary soil particles into secondary units or peds; secondary units are characterized because of shape, size class, and grade (degree of distinctness).

State means the State of Colorado or any of its agencies.

State waters means any and all surface and subsurface waters which are contained in or flow in or through this State, but does not include waters in sewage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed.

Subsurface irrigation means a discharge of graywater into soil a minimum of two (2”) inches and no deeper than 12 inches below the finished grade.

Suitable soil means unsaturated soil in which the movement of water, air, and the growth of roots is sustained to support healthy plant life and conserve moisture. Soil criteria for graywater subsurface irrigation are further defined in Attachment A to the ordinance codified in this chapter, Graywater Design Criteria.

WaterSense means the Environmental Protection Agency’s designation for water efficient fixtures or an analogous successor program.

§ 13.40.030 Abbreviations and acronyms.

The following meanings are associated with the acronyms used in this chapter.

ANSI	American National Standards Institute
BK	Blocky
C.R.S.	Colorado Revised Statutes
CDPS	Colorado Discharge Permit System
FEMA	Federal Emergency Management Agency
gpd	Gallons per day
GR	Granular
IWF	Integrated Water Factor
LA	Landscaped Area
LRG	Loading Rate for Graywater
MAC	Maximum Absorption Capacity
mg/L	Milligrams per liter
MPI	Minutes per inch
NFIP	National Flood Insurance Program
NSF	NSF International, formerly known as National Sanitation Foundation
O&M	Operations and maintenance
OWTS	On-site wastewater treatment system(s)
PR	Prismatic

§ 13.40.040 Materials incorporated by reference.

(a) Design criteria incorporated by reference and cited herein are included in Attachment A to the ordinance codified in this chapter and are referred to herein as the Graywater Design Criteria.

(1) The Graywater Design Criteria shall be maintained in accordance with Regulation No. 86, as amended and the most recent version of the relevant plumbing code(s) adopted by Mesa County.

(b) All materials referenced in and/or incorporated by reference in this chapter may be examined at gjcity.org or at the City Hall, Clerk's Office, 250 N 5th Street, Grand Junction, CO 81501.

§ 13.40.050 Permitting, inspection and approval.

(a) Permitting. Prior to approval for use, all graywater treatment works must be approved by the City of Grand Junction.

(b) Inspection. Prior to approval for use, all graywater treatment works must be inspected, verified, and accepted by the City of Grand Junction and/or its contractor the Mesa County Building Department.

(c) Operation and Maintenance (O&M) Manual. All graywater treatment works must have an O&M manual. The O&M manual shall fully comply with the O&M manual requirements, specifications and content all as provided in the Graywater Design Criteria.

§ 13.40.060 Enforcement and oversight.

(a) Responsible Agency. The City Manager shall be responsible for oversight and implementation of this chapter including, but not limited to, design review, inspection, enforcement, tracking, and receipt of complaints.

(b) Enforcement. The City and its contractor the Mesa County Building Department are authorized to perform inspections and take enforcement actions to ensure compliance with this chapter.

(1) Enforcement of this chapter shall be in accordance with the duty(ies) set forth in GJMC § 15.08.020.

(2) The applicant shall install and maintain any graywater treatment works within the City in accordance with the Graywater Design Criteria in Attachment A to the ordinance codified in this chapter. The City Manager is authorized to perform inspection(s) and take enforcement action(s) to ensure compliance with this chapter.

(3) The City shall provide an application for, and when an administratively complete application is made, filed and fees are paid, review the proposed graywater treatment works.

(4) The City shall review and approve, approve with conditions, or deny each application within 30 calendar days of the City determining the application to be technically complete. A technically incomplete application will be denied.

§ 13.40.070 Reporting requirements and tracking system.

(a) The legally responsible party of Category B2 and C2 graywater treatment works are required to provide an annual self-certification of the legal status of their graywater treatment works. The letter must contain the following:

(1) A statement indicating if the graywater treatment works is still in operation;

(2) A certification that the graywater treatment works is being operated in accordance with the operations and maintenance manual;

(3) A certification that no modification(s) has (have) been made to the graywater treatment works. If modification(s) has (have) been made to the graywater treatment works, the modification(s) must be described in a written statement;

(4) Written attestation that the graywater treatment works is overseen by an operator certified according to requirements of Regulation No. 100, 5 CCR 1003-2, if required.

(b) The legally responsible party or certified operator of a graywater treatment works must report the following information to the City of Grand Junction for inclusion in a tracking system of graywater treatment works. The information must be received within 30 calendar days of the treatment works becoming operational:
  (1) The legal address where the graywater treatment works is located;
  (2) The owner or legally responsible party of the graywater treatment works;
  (3) A list of graywater uses;
  (4) A description of the graywater treatment works; and
  (5) Where required, the name and contact information for the certified operator associated with the graywater treatment works.

(c) Changes to any of these items must be reported to City of Grand Junction within 60 calendar days.

§ 13.40.080 Fees.

(a) The City may impose fees for administration and oversight of the graywater control program.

(b) Plan review fees and planning clearance fees, building permit and inspection fees may be applicable as determined by the City Manager.

§ 13.40.090 Graywater use categories.

The graywater use categories allowed are defined below. A facility may have multiple graywater treatment works if all applicable use and design requirements are satisfied.

(a) Category A1: Laundry to Landscape
  (1) Category A1 graywater use must meet the following:
    (i) Allowed users: Single family.
    (ii) Allowed graywater sources: Graywater collected from laundry machines.
    (iii) Allowed uses: Outdoor, mulch basin irrigation within the confines of the legal property boundary for:
      (A) Landscapes, and
      (B) Edible crops
    (iv) Design flow: The design flow for a single family, laundry to landscape for subsurface irrigation is limited to 250 gallons per day (gpd) or less.

(b) Category B1: Single family, subsurface irrigation
  (1) Category B1 graywater use must meet the following:
    (i) Allowed users: Single family.
    (ii) Allowed graywater sources: Graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.

(iii) Allowed uses: Outdoor, subsurface irrigation within the confines of the legal property boundary for:

(A) Landscapes, and

(B) Edible crops

(iv) Design flow: The design flow for a single family graywater treatment works is limited to 400 gallons per day (gpd) or less combined flow for all approved uses.

(c) Category B2: Non-single family , subsurface irrigation, 2,000 gallons per day (gpd) or less

(1) Category B2 graywater use must meet the following:

(i) Allowed users: Non-single family users.

(ii) Allowed graywater sources: Graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.

(iii) Allowed uses: Outdoor, subsurface irrigation within the confines of the legal property boundary for:

(A) Landscapes

(iv) Design flow: The design flow for a non-single family graywater treatment works is limited to 2,000 gallons per day (gpd) or less for outdoor irrigation for the entire facility.

(d) Category C1: Single family , indoor toilet and urinal flushing

(1) Category C1 graywater use must meet the following:

(i) Allowed users: Single family.

(ii) Allowed graywater sources: Graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.

(iii) Allowed uses: Indoor toilet and urinal flushing and outdoor, subsurface irrigation within the confines of the legal property boundary. Treated graywater shall not be used for bidets.

(iv) Design flow: The design flow for a single family graywater treatment works is limited to 400 gallons per day (gpd) or less combined flow for all approved uses.

(e) Category C2: Non-single family , indoor toilet and urinal flushing

(1) Category C2 graywater use must meet the following:

(i) Allowed users: Non-single family users.

(ii) Allowed graywater sources: Graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.

(iii) Allowed uses: Indoor toilet and urinal flushing and outdoor, subsurface irrigation within the confines of the legal property boundary. Treated graywater shall not be used for bidets.

(iv) Design flow: There is no maximum design flow for a non-single family graywater treatment works for indoor toilet and urinal flushing. The design flow is limited to 2,000 gallons per day (gpd) or less for outdoor irrigation for the entire facility.

§ 13.40.100 Design criteria.

(a) Design Criteria.

(1) All graywater treatment works must meet the requirements of the Graywater Design Criteria in effect at the time of installation of the system. The Graywater Design Criteria is included in Attachment A to the ordinance codified in this chapter. Attachment A is incorporated by this reference as if fully set forth.

(b) Sizing.

(1) Graywater treatment works must be sized appropriately using the flow projection methods described in the Graywater Design Criteria.

(2) The size of irrigation areas must be determined using the sizing protocols described in the Graywater Design Criteria.

(c) System Modifications.

(1) Graywater treatment works requiring modifications must be upgraded to the requirements of the Graywater Design Criteria in effect at the time of modifications. All system modifications must be approved by the City of Grand Junction.

§ 13.40.110 Control Measures.

Control measures are operational requirements representing best management practices that graywater treatment works must follow when operating a graywater treatment works.

(a) General Control Measures. All graywater treatment works and uses must be conducted in accordance with the following control measures:

(1) Graywater must be collected in a manner that minimizes the presence or introduction of:

i. Hazardous or toxic chemicals in the graywater to the greatest extent possible;

ii. Human excreta in the graywater to the greatest extent possible;

iii. Household wastes; and

iv. Animal or vegetable matter; and

v. For laundry to landscape systems (Graywater Use Category A1), this includes control over the type of clothing in the washing machine (e.g. no reuseable diapers; not using graywater when someone in the household is sick).

(2) Use of graywater is limited to the confines of the facility from which the graywater is derived.

(3) All graywater treatment works must have an operation and maintenance (O&M) manual. The graywater treatment works must be operated and maintained in accordance with the O&M manual, including all manufacturer recommended maintenance activities. See the Graywater Design Criteria for O&M manual requirements.

(i) The O&M manual must remain with the graywater treatment works throughout the system's life and be updated based on each modification and approval made to the system.

(ii) The O&M manual must be transferred, upon change of ownership or occupancy, to the new legally responsible party or tenant.

(iii) For Category B2 and C2 graywater treatment works that have a capacity to receive greater than 2,000 gallons per day (gpd), operational and maintenance records must be maintained for a minimum of the past five years.

(4) The legally responsible party or certified operator of a graywater treatment works must minimize exposure of graywater to humans and domestic pets.

(5) Graywater use and graywater treatment works must not create a public nuisance.

(6) Graywater may not be stored for more than 24 hours unless the graywater has been treated by a graywater treatment works that meets the design requirements of the graywater design criteria. All graywater must be stored inside a tank(s) that meets the requirements of the Graywater Design Criteria.

(7) Temporary or semi-temporary connections from the potable water system or public water system to the graywater treatment works are prohibited. Permanent connections from the potable water system or public water system to the graywater treatment works must be controlled with an appropriate backflow prevention assembly or backflow prevention method and meet the design requirements of the Graywater Design Criteria.

(8) Any property that may allow for short term rentals (e.g. Airbnb, VRBO, etc.) may be prohibited from using graywater treatment works.

(b) Additional control measures required for subsurface irrigation graywater use, including mulch basins (Graywater Use Categories A1, B1, and B2). Subsurface irrigation graywater treatment works must be operated in accordance with the following additional control measures:

(1) Edible crop irrigation is prohibited for non-single family subsurface irrigation (Graywater Use Category B2).

(2) Edible crops irrigated with graywater treatment works must be washed with potable water prior to consumption.

(3) Edible crops irrigated with graywater treatment works must be for personal consumption only and not for sale.

(4) Single family units that allow for short term rentals (e.g. Airbnb, VRBO, etc.) are prohibited from using graywater for edible crop irrigation and Laundry to Landscape treatment works.

(5) Irrigation of sprouts, leafy greens and root crops is prohibited.

(6) Irrigation with graywater is prohibited when the ground is frozen, plants are dormant, during rainfall events, or the ground is saturated.

(7) Irrigation scheduling must be adjusted so that application rates are closely matched with soil and weather conditions.

(8) Graywater must be applied in a manner that does not result in ponding, runoff, or unauthorized discharge to state waters. For dispersed subsurface irrigation systems, the graywater must be applied at an agronomic rate. For mulch basin systems, the graywater must not be applied in excess of the soil adsorption rate.

(9) For mulch basin systems, mulch must be replenished and undergo periodic maintenance as needed to reshape or remove material to maintain surge capacity and to prevent ponding and runoff.

(c) Control measures that apply to indoor toilet and urinal flushing graywater use (Graywater Use Categories C1 and C2). Indoor toilet and urinal flushing graywater treatment works (Categories C1 and C2) must be operated in accordance with the following additional control measures:

(1) Graywater for toilet and urinal flushing use must be disinfected.

(i) Graywater treatment works that utilize chlorine for disinfection must have a minimum of 0.2 mg/L and a maximum of 4.0 mg/L of free chlorine residual throughout the indoor graywater plumbing system, including fixtures.

(ii) Single family graywater treatment works that utilize nonchemical methods, such as UV, for disinfection must have a chlorine puck present in each toilet or urinal tank.

(2) Graywater for toilet and urinal flushing must be dyed with either blue or green food grade vegetable dye and be visibly distinct from potable water.

§ 13.40.120 Operation by Designated Responsible Person and Certified Operator.

(a) Graywater treatment works for non-single family graywater use categories require a designated responsible person who is knowledgeable with the duties including, as appropriate, specific measures used to operate treatment, monitoring, inspection, planning, reporting and documentation requirements. The designated responsible person must:

(1) Be designated by the legally responsible party

(2) Conduct operations and maintenance in accordance with the graywater treatment works manufacturer's recommendations and the professional engineer's recommendations.

(3) Ensure compliance with the operation and maintenance manual in this regulation, and

(4) Ensure compliance with this Program, including monitoring and reporting requirements.

(b) A graywater treatment works with a design capacity greater than 2,000 gpd must be operated by qualified personnel who meet any applicable requirements of regulation no. 100, the water and wastewater facility operators certification requirements.

§ 13.40.130 Public nuisance.

(a) It shall be unlawful and constitute a nuisance for any person to erect, install, or use a graywater system upon property located within the City without first having obtained a building permit, issued pursuant to this chapter, for an approved, compliant graywater system.

(b) It shall be unlawful and constitute a nuisance for any person to collect or cause to be collected graywater from any sources except as otherwise expressly permitted under this chapter.

(c) It shall be unlawful and constitute a nuisance for any person to use graywater, or conduct any graywater activity, upon property located within the City for any purpose except as otherwise expressly permitted in this chapter.

(d) It shall be unlawful and constitute a nuisance for any person to operate a graywater system or subsurface irrigation system without implementing the control measures provided in this chapter.

§ 13.40.140 Remedies for noncompliance.

(a) Compliance Orders. Whenever the City determines that any activity is occurring which is not in compliance with a building permit and/or the requirements of this chapter, the City may issue a written compliance order to the legally responsible party containing a compliance schedule (Schedule).

(1) The Schedule shall direct specific action(s) by the legally responsible party including dates for the completion of the action(s). It shall be unlawful for any person to fail to comply with any compliance order.

(b) Suspension and Revocation of Permit. The City may suspend or revoke a building permit for violation of any provision of this chapter, violation of the permit, and/or misrepresentations by the permittee or the permittee's agents, employees, or independent contractors.

(c) Stop Work Orders. Whenever the City determines that any activity is occurring which is not in compliance with an approved permit and/or the requirements of this chapter, the City may order such activity stopped upon service of written notice upon the legally responsible party. Any and all work or other activity(ies) under, or in reliance on, a permit having issued, shall immediately stop until authorized in writing by the City to proceed.

(1) Service shall be by hand delivery or posting on the property.

(2) If the legally responsible party cannot be located, the notice to stop shall be posted in a conspicuous place upon the property where the activity is occurring.

(3) The notice shall state the nature of the violation.

(4) The notice shall not be removed until the violation has been cured or authorization to remove the notice has been issued by the City.

(5) It shall be unlawful for any person to fail to comply with a stop work order.

(d) Civil Proceedings. In case of any violation of any provision of this chapter, or any amendment thereof, the City may, at its discretion, initiate civil proceedings, including administrative citations pursuant to Chapter 1.12 GJMC, injunction, mandamus, abatement, declaratory judgment or other appropriate actions or proceedings, to prevent, enjoin, abate, remove, or otherwise correct any such unlawful condition. Civil remedies provided for under this section are not exclusive and shall not preclude prosecution for criminal violations under the provisions of this chapter.

§ 13.40.150 Severability.

The provisions of this chapter are severable. If any portion of this chapter should be declared invalid for any reason whatever, such decision shall not affect the remaining portions thereof.

ATTACHMENT A: GRAYWATER DESIGN CRITERIA

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1.0 Purpose

This Graywater Design Criteria document contains the minimum requirements for all Graywater Treatment Works installed in the City of Grand Junction. If there is a conflict between the language in the graywater design criteria and the ordinance, the ordinance controls. The graywater design criteria may be updated without an ordinance update.

2.0 Definitions and Acronyms

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agronomic rate means the rate of application of nutrients to plants that is necessary to satisfy the nutritional requirements of the plants.

Backflow contamination event means backflow into a public water system or potable water system from an uncontrolled cross connection such that the water quality no longer meets the Colorado Primary Drinking Water Regulations or presents an immediate health and/or safety risk to the public.

Backflow prevention assembly means any mechanical assembly installed at a water service line or at a plumbing fixture to prevent a backflow contamination event, provided that the mechanical assembly is appropriate for the identified contaminant at the cross connection and is an in-line field-testable assembly.

Backflow prevention method means any method and/or non-testable device installed at a water service line or at a plumbing fixture to prevent a backflow contamination event, provided that the method or non-testable device is appropriate for the identified contaminant at the cross connection.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year. This 1-percent annual chance flood is also referred to as the 100-year flood.

Base flood elevation (BFE) is the elevation shown on a FEMA flood insurance rate map for zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

City means the City of Grand Junction, a Colorado home rule municipality.

Commission means the Water Quality Control Commission 25-8-201, C.R.S.

Component means a subpart of a graywater treatment works which may include multiple devices.

Cross-connection means any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into a public water system's distribution system or any other part of the public water system through backflow.

Design means the process of selecting and documenting in writing the size, calculations, site specific data, location, equipment specification and configuration of treatment components that match site characteristics and facility use.

Design flow means the estimated volume of graywater per unit of time for which a component or graywater treatment works is designed.

Dispersed subsurface irrigation means a subsurface irrigation system including piping and emitters installed throughout an irrigation area.

Division means the Water Quality Control Division of the Colorado Department of Public Health and Environment.

ENERGY STAR (ENERGY STAR®) means the Environmental Protection Agency's designation for energy efficient appliance as authorized by 42 U.S.C. Section 6294a. (Note: Determination of whether the appliance is designated, has an IWF, and to determine the IWF, visit the Department of Energy's Energy Star Certified Residential Clothes Washers website)

Facility means any building, structure, or installation, or any combination thereof that uses graywater subject to a graywater control program (Program), is located on one or more contiguous or adjacent properties, and is owned or operated by the same person or legal entity. Facility is synonymous with the term operation.

Floodplain (100-year) means an area adjacent to a river or other watercourse which is subject to flooding as the result of the occurrence of a 100-year flood, and is so adverse to past, current or

foreseeable construction or land use as to constitute a significant hazard to public or environmental health and safety or to property or is designated by the Federal Emergency Management Agency (FEMA) or National Flood Insurance Program (NFIP). In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodplain elevations.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot or as designated by the Federal Emergency Management Agency or National Flood Insurance Program. In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodway elevation and location.

Graywater means that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks.

Graywater control program (Program) is this chapter and, as applicable, any rule(s), including implementation practices, regulation(s), standard(s) authorized by the City, and which follows the minimum requirements of this chapter and other applicable law(s), rule(s) and regulation(s).

Graywater treatment works means an arrangement of devices and structures used to: (1) collect graywater from within a building or a facility; and (2) treat, neutralize, or stabilize graywater within the same building or facility to the level necessary for its authorized uses.

Indirect connection means a waste pipe from a graywater treatment works that does not connect directly with the closed sewerage system, but that discharges into the closed sewerage system though an air break or air gap into a trap, fixture, receptor, or interceptor.

Integrated Water Factor (IWF) means a measure of water efficiency in gallons of water consumed per cubic foot capacity.

Irrigation area means that area of ground consisting of soil, mulch, gravel, and plant material to which water is directly applied by a graywater subsurface irrigation system.

Laundry to Landscape means a form of graywater treatment works designed to reuse water from a laundry machine for mulch basin subsurface irrigation.

Legally Responsible Party

(a) For a residential property, the legally responsible party is the property owner.
(b) For a corporation, the legally responsible party is a responsible corporate officer, either:

(1) A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision- making functions for the corporation; or

(2) The manager of operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for approval application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(c) For a general or limited partnership or sole proprietorship, the legally responsible party is the general partner, business matters partner or the proprietor, respectively.

(d) For a limited liability company, the responsible party shall be the manager or other authorized agent of the company and shall be a natural person.

(e) For a municipality, State, federal, or other public agency, the legally responsible party is a principal executive officer or ranking elected official, either:

(1) The chief executive officer of the agency; or

(2) A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrators of EPA); or

(3) When the entity is the State of Colorado, the Commission.

Modification means the alteration or replacement of any component of a graywater treatment works that can affect the quality of the finished water, the rated capacity of a graywater treatment works, the graywater use, alters the treatment process of a graywater treatment works, or compliance with this regulation and the local graywater control program. This definition does not include normal operations and maintenance of a graywater treatment works.

Mulch means organic material including but not limited to leaves, prunings, straw, pulled weeds, and wood chips.

Mulch basin means a type of subsurface irrigation or treatment field filled with mulch or other approved permeable material of sufficient depth, length, and width to prevent ponding or runoff. A mulch basin may include a basin around a tree, a trough along a row of plants, or other shapes necessary for irrigation.

Municipal sewer system means the publicly owned wastewater collection and treatment system operated by the city of grand junction.

Non-single family means any structure that is not a single family structure.

On-site wastewater treatment system (OWTS) means an absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing, or dispersing sewage generated in the vicinity, which system is not a part of or connected to a sewage treatment works.

Percolation test means a subsurface soil test at the depth of a proposed irrigation area to determine the water absorption capability of the soil, the results of which are normally expressed as the rate at which one inch of water is absorbed. The rate is expressed in minutes per inch.

Potable water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances, where such system has less than 15 service connections or regularly serves less than an average of at least 25 people daily at least 60 days per year.

Professional engineer (P.E.) means an engineer licensed in accordance with 12-25-1, C.R.S.

Public Nuisance means the unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience or damage to others, including to an individual or to the general public.

Public water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

Regulation No. 86 means Colorado Department of Public Health and Environment Water Quality Control Commission Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86.

Single family means a detached or attached structure, arranged and designed as a single family residential unit intended to be occupied by not more than one family and that has separate water and sewer services connections from other dwelling units.

Site evaluation means an analysis of soil and site conditions for a graywater subsurface irrigation or mulch basin area to achieve requirements in design criteria for subsurface irrigation systems, including mulch basins that are further defined in attachment a to the ordinance codified in this chapter, graywater design criteria.

Soil horizon means layers in the soil column differentiated by changes in texture, color, redoximorphic features, bedrock, structure, consistence, and any other characteristic that affects water movement.

Soil profile test pit means a trench or other excavation used for access to evaluate the soil horizons for properties influencing effluent movement, bedrock, evidence of seasonal high ground water, and other information to be used in locating and designing a graywater irrigation area.

Soil structure means the naturally occurring combination or arrangement of primary soil particles into secondary units or peds; secondary units are characterized because of shape, size class, and grade (degree of distinctness).

State means the State of Colorado or any of its agencies.

State waters means any and all surface and subsurface waters which are contained in or flow in or through this State, but does not include waters in sewage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed.

Subsurface irrigation means a discharge of graywater into soil a minimum of two (2”) inches and no deeper than 12 inches below the finished grade.

Suitable soil means unsaturated soil in which the movement of water, air, and the growth of roots is sustained to support healthy plant life and conserve moisture. Soil criteria for graywater subsurface irrigation are further defined in Attachment A to the ordinance codified in this chapter, Graywater Design Criteria.

WaterSense means the Environmental Protection Agency’s designation for water efficient fixtures or an analogous successor program.

Abbreviations and Acronyms. The following meanings are associated with the acronyms used in this chapter.

ANSI	American National Standards Institute
BK	Blocky
C.R.S.	Colorado Revised Statutes
CDPS	Colorado Discharge Permit System
FEMA	Federal Emergency Management Agency
gpd	Gallons per day
GR	Granular
IWF	Integrated Water Factor
LA	Landscaped Area
LRG	Loading Rate for Graywater

MAC	Maximum Absorption Capacity
mg/L	Milligrams per liter
MPI	Minutes per inch
NFIP	National Flood Insurance Program
NSF	NSF International, formerly known as National Sanitation Foundation
O&M	Operations and maintenance
OWTS	On-site wastewater treatment system(s)
PR	Prismatic

3.0 Design Sizing Criteria

(a) Sizing Criteria for all graywater treatment works

(1) Graywater treatment works must be sized appropriately using the following flow projection methods:

(i) Single family users: Flow to graywater treatment works must be calculated on the occupancy and the fixtures connected to the graywater treatment works. The calculated graywater flow is the number of occupants multiplied by the estimate graywater flow in terms of gpd/occupant from the attached fixtures. For Laundry to Landscape, flow is calculated based on the number and type of laundry machines connected to the system.

(A) The occupancy must be calculated based on a minimum of two (2) occupants for the first bedroom and one (1) occupant for each additional bedroom. In all cases, the maximum occupancy must be based on the maximum potential use of the property and not the current population or use.

(B) The estimated graywater flow from each fixture is based on the design flow of the fixture or if the fixture's design flow is unknown then the estimated graywater flow per occupant is based on the following gallons per day per occupant.

(1) Non-WaterSense fixtures: 25 gpd/occupant for each bathroom and laundry room sink, shower and bathtub.

(2) WaterSense fixtures: 20 gpd/occupant for each bathroom and laundry room sink, shower and bathtub.

(C) Laundry machines:

(1) For ENERGY STAR rated laundry machines with a provided integrated water factor (IWF), use the following flow projection estimate:

GPD/occupant = IWF X volume (cu. ft) x average loads per week / maximum number of days occupied per week

Where:

IWF = Integrated Water Factor (Note: Determination of whether the appliance is designated, has an IWF and to determine the IWF, visit the Department of Energy's ENERGY STAR Certified Residential Clothes Washers website)

Volume = Capacity of laundry machine

Maximum number of days occupied per week = seven (7)

(2) For ENERGY STAR rated laundry machines without a provided IWF use 8 gpd/occupant for each laundry machine.

(3) For laundry machines that are not ENERGY STAR rated use 10 gpd/occupant for each laundry machine.

(ii) Non-single family users: Graywater treatment works must be sized in accordance with the maximum occupancy and use of the facility. The occupancy must be calculated based on the total, maximum daily population served by the graywater treatment works including but not limited to employees, visitors, and customers. In all cases, the maximum daily population must be mased on the maximum potential use of the property and not the current population or use.

(A) The estimated graywater flow from each fixture is based on the design flow of the fixture or, if the fixture's design flow is unknown, then the estimated graywater flow per occupant is based on the gallons per day per occupant provided above according to the fixture type.

4.0 Design Criteria Applicable to All Graywater Treatment Works

(a) All graywater treatment works must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code.

(b) At minimum, all graywater treatment works must meet and/or comply with the following requirements:

(1) Have an operations and maintenance manual that meets the minimum criteria of Section 8.0.

(2) Be constructed such that each treatment component or combination of multiple components has a design flow greater than the calculated peak graywater production, if upstream of the storage tank or if no tank is present.

(3) Include a diversion valve that directs graywater to either the graywater treatment works or a closed sewerage system. The diversion valve must be:

(i) Easily operable;

(ii) Clearly labeled;

(iii) Constructed of material that is durable, corrosion resistant, watertight;

(iv) Designed to accommodate the inlet and outlet pipes in a secure and watertight manner; and

(v) Indirectly connect the bypass line to the closed sewerage system.

(4) Not have any piping that allows the treatment process(es) or a storage tank to be bypassed prior to graywater use.

(5) Include a tank to collect and store graywater, except for a subsurface irrigation system that discharges to a mulch basin. The storage tank must:

(i) Be constructed of durable, non-absorbent, water-tight, and corrosion resistant materials;

(ii) Be closed and have access openings for inspection and cleaning;

(iii) Be vented;

(A) For indoor tanks, be vented to the atmosphere outside of the house;

(B) For outdoor tanks, have a downturned screened vent;

(iv) Have an overflow line:

(A) With the same or larger diameter line as the influent line;

(B) Without a shut off valve;

(C) That is trapped to prevent the escape of gas vapors from the tank; and

(D) That is indirectly connected to the closed sewerage system;

(v) Have a valved drain line with the same or larger diameter line as the influent line that is indirectly connected to the closed sewerage system;

(vi) Be a minimum of 50 gallons;

(vii) Be placed on a stable foundation;

(viii) If located outdoors, not be exposed to direct sunlight; and

(ix) Have a permanent label that states “CAUTION! NON-POTABLE WATER. DO NOT DRINK.”

(6) For indoor toilet or urinal flushing systems (Categories C1 and C2) graywater treatment works must have a backup potable water system connection. For subsurface irrigation systems (Categories B1 and B2) graywater treatment works may, but are not required to, have a backup potable water system that provides potable irrigation water when graywater is not being produced or is produced in insufficient quantities. All backup potable water system connections must meet the following requirements:

(i) For non-public water systems, potable water system connections: uncontrolled cross connections between a potable water system and a graywater treatment works are prohibited. All cross connections must be protected by a reduced pressure principle backflow prevention zone assembly or an approved air gap.

(ii) For public water systems, potable water system connections: uncontrolled cross connections between a public water system and a graywater treatment works are prohibited. The graywater treatment works design must protect the public water system from cross connections by meeting the requirements of Regulation #11: Colorado Primary Drinking Water Regulations.

(7) Not be used as a factor to reduce the design, capacity or soil treatment area requirements for OWTS or domestic wastewater treatment works.

(8) Have any wastewater from graywater treatment works (e.g., filter backwash water) be properly contained and disposed into a closed sewerage system or an approved Underground Injection Control (UIC) well.

(9) Have all graywater piping clearly distinguished and must be clearly labeled, including pipe identification and flow arrows.

(10) If located in a 100-year floodplain area, meet or exceed the requirements of FEMA and the local emergency agency. The graywater treatment works must be designed to minimize or eliminate infiltration of floodwaters into the system and prevent discharge from the system into the floodwaters.

(11) Not be located in floodways.

(12) Be located within the confines of the legal property boundary and not within an easement;

5.0 Design Criteria for Indoor Toilet and Urinal Flushing Graywater Treatment Works (Graywater Use Categories C1 and C2)

(a) All toilet and urinal flushing graywater treatment works must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code.

(b) The following minimum design criteria are required for all graywater treatment works being used for single family, indoor toilet and urinal flushing graywater treatment works (Category C1).

(1) All single family, indoor toilet and urinal flushing graywater treatment works must:

(i) Be certified under “Class R” of NSF/ANSI 350 Onsite Residential and Commercial Water Reuse Treatment Systems.

(ii) If a disinfection process is not part of NSF/ANSI 350-2011 equipment, separate disinfection system equipment is required. For graywater treatment works that use sodium hypochlorite (bleach), the graywater treatment works must be capable of providing a free chlorine residual of 0.2 to 4.0 mg/L in the graywater throughout the indoor graywater plumbing system.

(iii) Include a dye injection system that is capable of providing a dye concentration that is visibly distinct from potable water.

(2) For Category C1 indoor toilet and urinal flushing graywater treatment works that are also capable of using graywater for subsurface irrigation, the system may be designed to allow graywater to be diverted to the subsurface irrigation graywater treatment works prior to the disinfection and dye process, however after the point of diversion the subsurface irrigation portion of the system must meet the requirements in section 6.0 of this document.

(c) The following minimum design criteria are required for all graywater treatment works being used for non-single family, indoor toilet and urinal flushing graywater treatment works (Category C2).

(1) All non-single family, indoor toilet and urinal flushing graywater treatment works must:

(i) Be certified under "Class R" or "Class C" of NSF/ANSI 350 Onsite Residential and Commercial Water Reuse Treatment Systems. Required classification shall be dictated by the size of the graywater treatment works and if the graywater sources are residential or commercial as defined by NSF/ANSI 350.

(ii) If a disinfection process is not part of NSF/ANSI 350-2011 equipment, a separate disinfection system equipment is required. A graywater treatment works must be capable of providing a free chlorine residual of 0.2 to 4.0 mg/L in the graywater throughout the indoor graywater plumbing system.

(iii) Include a dye injection system that is capable of providing a dye concentration that is visibly distinct from potable water.

(2) For Category C2 indoor toilet and urinal flushing graywater treatment works that are also capable of using graywater for subsurface irrigation, the system may be designed to allow graywater to be diverted to the subsurface irrigation graywater treatment works prior to the disinfection and dye process, however after the point of diversion the subsurface irrigation portion of the system must meet the requirements in Section 6.0.

(3) For graywater treatment works that have a capacity to receive greater than 2,000 gallons per day, the design must be prepared under the supervision of and submitted with the seal and signature of a professional engineer licensed to practice engineering in the State of Colorado in accordance with the requirements of the Colorado Department of Regulatory Agencies (DORA) – Division of Professions and Occupations.

6.0 Design Criteria for Subsurface Irrigation Systems, including mulch basins (applicable to Graywater Use Categories A1, B1, and B2)

(a) All subsurface irrigation systems must meet all design requirements of this regulation and meet any additional design requirements of the Colorado Plumbing Code.

(b) The following minimum design criteria are required for all graywater treatment works being used for subsurface irrigation (applicable to Graywater Use Categories A1, B1 and B2). All subsurface graywater irrigation systems must comply with the following requirements:

(1) Have the subsurface irrigation components of the graywater irrigation system installed a minimum of two inches (2") and a maximum of twelve inches (12") below the finished grade.

(2) Have the subsurface irrigation components of the graywater irrigation system installed in suitable soil, as defined in section 6.0(b)(11)(i).

(3) Have a minimum of twenty-four inches (24") of suitable soil between the subsurface irrigation components of the graywater irrigation system and any restrictive soil layer, bedrock, concrete, or the highest water table. Restrictive soil layers are soil types 4, 4A, and 5 in Table 6-2.

(4) Include controls, such as valves, switches, timers, and other controllers, as appropriate, to ensure the distribution of graywater throughout the entire irrigation zone.

(5) If utilizing emitters, the emitters be designed to resist root intrusion and be of a design recommended by the manufacturer for the intended graywater flow and use. Minimum spacing between emitters shall be sufficient to deliver graywater at an agronomic rate and to prevent surfacing or runoff.

(6) Have all irrigation supply lines be polyethylene tubing or PVC Class 200 pipe or better and Schedule 40 fittings. All joints shall be pressure tested at 40 psi (276 kPa), and shown to be drip tight for five minutes before burial. Drip feeder lines can be poly or flexible PVC tubing.

(7) Meet the following setback distances in Table 6-1.

Table 6-1: Graywater Treatment Works Setback Requirements

Minimum Horizontal Distance Required from:	Graywater Storage Tank	Irrigation Field
Buildings	5 feet	2 feet
Property line adjoining private property	10 feet	10 feet
Property line adjoining private property with supporting property line survey	1.5 feet	1.5 feet

Water supply wells	50 feet	100 feet
Streams and lakes	50 feet	50 feet
Seepage pits and cesspools	5 feet	5 feet
OWTS disposal field	5 feet	25 feet
OWTS tank	5 feet	10 feet
Domestic potable water service line	10 feet	10 feet
Public water main	10 feet	10 feet

(8) Be applied to an irrigation field located on slopes of less than thirty percent (30%) from horizontal.

(9) Comply with the following site evaluation protocols to determine the appropriate size of the subsurface irrigation area:

- (i) Site information, including:
  - (A) A site map; and
  - (B) Location of proposed graywater Irrigation Area in relation to physical features requiring setbacks in Table 6-1.
- (ii) Soil investigation to determine long-term acceptance rate of a graywater Irrigation Area as a design basis. This soil investigation must be completed by either:
  - (A) A visual and tactile evaluation of soil profile test pit, or
  - (B) A percolation test.

(10) Irrigation rates shall not exceed maximum allowable soil loading rates in Table 6-2 for Laundry to Landscape systems (Graywater Use Category A1), and Table 6-3 for dispersed subsurface irrigation systems (Graywater Use Categories B1 and B2), based on the finest textured soil in the twenty-four inches (24”) of suitable soil beneath the subsurface irrigation components.

Table 6-2: Soil Type Description and Maximum Hydraulic Loading Rate

Soil Type	USDA Soil Texture	USDA Structure Shape	USDA Soil Structure Grade	Percolation Rate (MPI)	Loading Rate for Graywater (LRG) (gal./sq.ft./day)
0	Soil Type 1 with more than 35% Rock (>2mm); Soil Types 2-5 with more than 50% Rock (>2mm)	--	0 (Single Grain)	Less than 5	Not suitable without augmentation 1.0 with augmentation
1	Sand, Loamy Sand	--	0	5-15	Not suitable without augmentation 1.0 with augmentation
2	Sandy Loam, Loam, Silt Loam	PR BK GR	2 (Moderate) 3 (Strong)	16-25	0.8
2A	Sandy Loam, Loam, Silt Loam	PR, BK, GR 0 (none)	1 (Weak) Massive	26-40	0.6
3	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR	2, 3	41-60	0.4
3A	Sandy Clay Loam, Clay Loam, Silty Clay Loam	PR, BK, GR 0	1 Massive	61-75	0.2
4	Sandy Clay, Clay, Silty Clay	PR, BK, GR	2, 3	76-90	Not suitable
4A	Sandy Clay, Clay, Silty Clay	PR, BK, GR 0	1 Massive	91-120	Not suitable
5	Soil Types 2-4A	Platy	1, 2, 3	121+	Not suitable

Table 6-3: Soil Type and Maximum Absorption Capacity

2024 Uniform Plumbing Code Soil Type	2024 Uniform Plumbing Code Maximum adsorption capacity in gallons per square foot of irrigation area per day
Course sand or gravel	5.0
Fine sand	4.0
Sandy loam	2.5
Sandy clay	1.7
Clay with considerable sand or gravel	1.1
Clay with small amounts of sand or gravel	0.8

(11) Be applied only to soils that comply with the following standards for soil suitability.

(i) Suitable soil may consist of original, undisturbed soil or original soil that is augmented. Not suitable soil may be augmented as needed to ensure suitable soil is used.

(ii) If the original soil is augmented, the mixture used for augmentation must meet the following criteria to ensure that suitable soil is achieved:

(A) The mixture must have an organic content that is at least five percent (5%) and no greater than ten percent (10%);

(B) The mixture must be a well blended mix of mineral aggregate (soil) and compost where the soil ratio depends on the requirements for the plant species; and

(C) The mineral aggregate must have the following gradation:

Table 6-4: Mineral Aggregate Gradation

Sieve Size	Percent Passing
3/8	100
No. 4	95 – 100
No. 10	75 – 90
No. 40	25 – 40
No. 100	4 – 10
No. 200	2 -5

(iii) If the original soil is augmented, the additional soil must be tilled into the native soil a minimum of six inches (6”) below irrigation application zone.

(iv) Soil types 0 and 1 must be augmented before use. Soil type 4, 4A, and 5 are not suitable for subsurface irrigation.

(12) For graywater treatment works using dispersed irrigation systems for subsurface irrigation, comply with the following minimum filter design criteria (applicable to Graywater Use Categories B1 and B2):

(i) Include a cartridge filter, which must meet the following requirements:

(ii) A minimum of 60 mesh;

(iii) Located between the storage tank and the irrigation system;

(iv) If a pump is being used to pressurize the graywater distribution system, the filter must be located after the pump.

(13) Comply with the following protocols for determining the size of the subsurface irrigation area for single family and non-single family, dispersed subsurface irrigation systems (applicable to Graywater Use Categories B1 and B2):

(i) For graywater treatment works using subsurface irrigation areas not including mulch basins, use the following irrigation area equation protocols must be used to determine the appropriate size of the irrigation area:

$$LA = gpd/MAC \text{ in } gal/ft^2$$

Where:

LA = Landscaped Area In ft^2

Gpd = gallons per day per household or non-single family combined (actual graywater flow is derived in Section 3.0 Design Sizing Criteria for both single family and non-single family)

MAC = maximum absorption capacity in gallons per square foot (refer to Table 6-3)

(14) For graywater treatment works using mulch basin systems for subsurface irrigation, comply with the following additional minimum design criteria (applicable to Graywater Use Category A1):

(i) System includes only laundry machine discharge water to a mulch basin that is pressurized solely through the laundry machine discharge hose and is not treated, filtered, or stored.

(ii) Mulch shall be permeable enough to allow rapid infiltration of graywater.

(iii) Piping to mulch basins must discharge a minimum of two inches (2”) below grade into a container for dispersal of graywater into the mulch basin. The container must be designed to have two inches (2”) of freefall between the invert of the discharge pipe and the mulch basin. The container must have an access lid for observation of flow and to check mulch levels.

(iv) The mulch basin must have a minimum depth of twelve inches (12”) below grade and not more than twenty-four (24”) below grade.

(v) A filter is not required.

(15) For graywater treatment works using mulch basin systems for subsurface irrigation, the following irrigation area equation protocols must be used to determine the appropriate size of the irrigation area:

(i) Equation if actual graywater flow is unknown:

LA = maximum gpd allowed/LRG

Where:

The maximum gpd allowed is 250 gallons; and LRG is the loading rate for graywater from Table 6-2.

(ii) Equation if actual graywater flow is known:

LA = estimated actual graywater flow per day/LRG

Where:

The estimated actual graywater flow is derived in Section 3.0 Design Sizing Criteria and LRG is the loading rate for graywater from Table 6-2.

7.0 Signage Requirements.

(a) All required notifications shall include posting of signs of sufficient size to be clearly read with the language below in the dominant language(s) expected to be spoken at the site.

(b) Signage for non-single family graywater treatment works shall comply with the following (applicable to Graywater Use Categories B2 and C2):

(1) A permanent warning sign must be visible at all fixtures from which graywater is collected. The signs must state that, “WATER FROM THIS FIXTURE IS REUSED. CHEMICALS, EXCRETA, PETROLEUM OILS AND HAZARDOUS MATERIALS MUST NOT BE DISPOSED DOWN THE DRAIN”;

(2) Each room that contains graywater treatment works components must have a sign that says “CAUTION GRAYWATER TREATMENT WORKS, DO NOT DRINK, DO NOT CONNECT TO THE POTABLE DRINKING WATER SYSTEM. NOTICE: CONTACT BUILDING MANAGEMENT BEFORE PERFORMING ANY WORK ON THIS WATER SYSTEM.”; and

(c) Signage for non-single family, subsurface irrigation non-single family graywater treatment works shall comply with the following (applicable to Graywater Use Categories B2 and C2):

(1) Each irrigation area must have a sign that says “CAUTION GRAYWATER BEING USED FOR IRRIGATION. DO NOT DRINK, DO NOT CONNECT TO THE POTABLE DRINKING WATER SYSTEM.”

(d) Signage for non-single family, indoor toilet or urinal flushing, non-single family graywater treatment works shall comply with the following (applicable to Graywater Use Category C2):

(1) Each toilet and urinal must have a sign that says: “TO CONSERVE WATER, THIS BUILDING USES TREATED NON-POTABLE GRAYWATER TO FLUSH TOILETS AND URINALS.”

8.0 Operations and Maintenance Manual.

(a) The Operations and Maintenance Manual shall be referred to as the O&M manual.

(b) The O&M manual must:

(1) Remain with the graywater treatment works throughout the life of the system;

(2) Be updated at the time the system is modified; and

(3) Upon change of ownership or occupancy of the property where the graywater treatment works is located, transfer the O&M manual to the new owner or tenant.

(c) The O&M manual must include the following items:

(1) A graywater treatment works description including:

(i) Equipment list

(ii) Design basis data including but not limited to:

(A) design volumes;

(B) design flow rates of each component and service area;

(C) system as-built drawing; and

(D) process description.

(2) Maintenance information for the graywater treatment works including but not limited to:

(i) component maintenance schedule;

(ii) instructions for component repair, replacement, or cleaning;

(iii) replacement component source list;

(iv) testing and frequency for potable containment device; and

(v) instructions for periodic removal of residuals.

(3) Operational ranges for parameters including but not limited to (except for Category A1 Laundry to Landscape systems):

(i) disinfectant concentration levels;

(ii) filter replacement parameters;

(iii) pressure ranges;

(iv) tank level; and

(v) valve status under normal operation.

(4) Step-by-step instructions for starting and shutting down the graywater treatment works including but not limited to:

(i) valve operation;

(ii) any electrical connections;
(iii) cleaning procedures;
(iv) visual inspection; and
(v) filter installation.

(5) A guide for visually evaluating the graywater treatment works and narrowing any problem scope based on alarm activations, effluent characteristics, system operation, and history.

(6) A list of graywater control measures in which the graywater treatment works must be operated (except for Category A1 Laundry to Landscape systems).

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) REGARDING A GRAYWATER CONTROL PROGRAM IN THE CITY OF GRAND JUNCTION

Recitals:

On September 23, 2022, Ordinance 5094 amended Title 13 of the Grand Junction Municipal Code to add Chapter 13.40 establishing a Graywater Control Program (Program) in the City of Grand Junction. Guidelines and standards for the design, construction, installation, repair, modification, maintenance, and use of graywater and graywater treatment works in the City are prescribed in the Program.

The State of Colorado originally promulgated Regulation 86 – Graywater Control Regulation (5 CCR 1002-86) on May 11, 2015. Regulation 86 establishes the minimum ordinance or resolution requirements for a Program, and amendments became effective on January 14, 2024. Corresponding revisions to the Program are necessary to maintain consistency and compliance with the updated state regulation.

Updates to the Graywater Control Program include addition of a specific Laundry to Landscape graywater use category and updates to methodologies used to estimate graywater flow and determine the required size of an irrigated area. Provisions to further protect public health were also included that limit graywater treatment works at short term rentals and specify graywater uses for irrigating crops. This amendment also includes a reorganization of ordinance sections to align with consistent structure across Title 13 by starting with statements of Purpose rather than Definitions.

The City's amended Graywater Control Program continues to serve the interests of Title 13 of the GJMC that include establishing standards for water supply and water conservation within the City. The Regional Water Efficiency Plan (adopted in 2023) recognizes graywater systems as one regulatory measure that encourages water conservation by allowing graywater to be used for landscape irrigation. Finally, the City's One Grand Junction Comprehensive Plan ("Comprehensive Plan", adopted in 2020) includes specific goals for efficient and reliable management of water resources.

As directed by Title 13 of the GJMC, the Regional Water Efficiency Plan, and the Comprehensive Plan, and in the interest of advancing the public health, safety, and the welfare of the community, the City Council does hereby amend Chapter 13.40 in Title 13 of the GJMC regarding a Graywater Control Program in the City of Grand Junction.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of an adoption of the foregoing Recitals that Chapter 13.40 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in ~~strikethrough~~:

Chapter 13.40 Graywater Control Program

§ 13.40.010 ~~Definitions~~ **PURPOSE, APPLICABILITY, AND COMPLIANCE.**

(a) Purpose. The purpose of this chapter is to:

(1) Establish a graywater control program (Program) within the City of Grand Junction, Colorado.

(2) Reduce per capita water consumption in service of the City's goals for water and wastewater management.

(3) Establish standards including requirements, prohibitions, and recommendations, for the use of graywater; and for the location, design, construction, operation, installation, and modification of graywater treatment works.

(4) Establish allowed users and uses of graywater within the City of Grand Junction.

(5) Assist the City in its effort to protect public health and water quality.

(b) Applicability. This chapter applies to:

(1) Properties within the legal boundaries of the City as the same now exist or as the boundary may change over time.

(2) This chapter does not apply to:

(i) Discharges pursuant to a Colorado Discharge Permit System (CDPS) or National Pollutant Discharge Elimination System (NPDES) permit;

(ii) Wastewater that has been lawfully treated and released to State waters prior to subsequent use;

(iii) Wastewater that has been lawfully treated and used at a domestic wastewater treatment works for landscape irrigation or process uses;

(iv) On-site wastewater treatment works authorized under and operating in accordance with Regulation No. 43 (5 CCR 1002-43);

(v) Reclaimed wastewater authorized under and operating in accordance with Regulation No. 84 (5 CCR 1002-84);

(vi) Water used in an industrial process that is internally recycled in accordance with applicable law;

(vii) Graywater research activities exempted from graywater control regulations under C.R.S. 25-8-205.3; and

(viii) Lawful rainwater harvesting.

(c) Compliance. All graywater uses and graywater treatment works within the City's jurisdiction must comply with the minimum requirements of this chapter, all applicable State and federal requirements for graywater systems, and all requirements imposed by Mesa County Colorado Health Department.

(1) Any graywater treatment works installed prior to the effective date of this regulation must be able to demonstrate they meet the minimum requirements of this chapter.

(2) Should the City Program be revoked or rescinded by the City, all graywater treatment works in the City's jurisdiction must within 365 **CALENDAR** days:

(i) If applicable, be regulated by Mesa County under a graywater control program by which the County assumes authority over the existing graywater treatment works; or

(ii) Be physically removed or permanently disconnected in accordance with local or State regulations.

(3) Should a property with a lawful graywater treatment works be de-annexed from the City of Grand Junction, the legally responsible party must within 365 **CALENDAR** days:

(i) Ensure the graywater treatment works complies with the controlling jurisdiction of the property; or

(ii) Ensure the graywater treatment works is physically removed or permanently disconnected in accordance with applicable local and State regulations.

(4) Graywater may be used only as allowed under and by the City Program. Unauthorized graywater use and discharge(s) are prohibited.

(5) All graywater treatment works installed in the City must:

(i) Meet all requirements of Regulation No. 86 as may be amended; and

(ii) City Building Code; and

(iii) Any applicable federal law, State, City, and Mesa County requirements.

(6) Graywater treatment works are prohibited from being installed in properties that have new or existing on-site wastewater treatment systems. Connection of the graywater treatment works to the ~~Persigo Wastewater Treatment Plant~~ **MUNICIPAL SEWER SYSTEM** is a requirement to own/operate a graywater treatment works.

§ 13.40.020 ~~Abbreviations and acronyms~~ **DEFINITIONS**

THE FOLLOWING WORDS, TERMS AND PHRASES, WHEN USED IN THIS CHAPTER, SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THIS SECTION, EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING:

~~*Agricultural irrigation* means irrigation of crops produced for direct human consumption, crops where lactating dairy animals forage, and trees that produce nuts or fruit intended for human consumption. This definition includes household gardens, fruit trees, and industrial hemp as defined by C.R.S. 35-61- 101.~~

Agronomic rate means the rate of application of nutrients to plants that is necessary to satisfy the nutritional requirements of the plants.

BACKFLOW CONTAMINATION EVENT MEANS BACKFLOW INTO A PUBLIC WATER SYSTEM OR POTABLE WATER SYSTEM FROM AN UNCONTROLLED CROSS CONNECTION SUCH THAT THE WATER QUALITY NO LONGER MEETS THE COLORADO PRIMARY DRINKING WATER REGULATIONS OR PRESENTS AN IMMEDIATE HEALTH AND/OR SAFETY RISK TO THE PUBLIC.

BACKFLOW PREVENTION ASSEMBLY MEANS ANY MECHANICAL ASSEMBLY INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW CONTAMINATION EVENT, PROVIDED THAT THE MECHANICAL ASSEMBLY IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION AND IS AN IN-LINE FIELD-TESTABLE ASSEMBLY.

BACKFLOW PREVENTION METHOD MEANS ANY METHOD AND/OR NON-TESTABLE DEVICE INSTALLED AT A WATER SERVICE LINE OR AT A PLUMBING FIXTURE TO PREVENT A BACKFLOW CONTAMINATION EVENT, PROVIDED THAT THE METHOD OR NON-TESTABLE DEVICE IS APPROPRIATE FOR THE IDENTIFIED CONTAMINANT AT THE CROSS CONNECTION.

BASE FLOOD MEANS THE FLOOD HAVING A ONE PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THIS 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE 100-YEAR FLOOD.

BASE FLOOD ELEVATION (BFE) IS THE ELEVATION SHOWN ON A FEMA FLOOD INSURANCE RATE MAP FOR ZONES AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO THAT INDICATES THE WATER SURFACE ELEVATION RESULTING FROM A FLOOD THAT HAS A ONE PERCENT CHANCE OF EQUALING OR EXCEEDING THAT LEVEL IN ANY GIVEN YEAR.

City means the City of Grand Junction, a Colorado home rule municipality.

~~*Closed sewerage system* means either a permitted domestic wastewater treatment works, which includes a permitted and properly functioning on-site wastewater treatment system (OWTS) with a design capacity more than 2,000 gpd, or a properly functioning and approved or permitted OWTS with a design capacity of 2,000 gpd or less.~~

Commission means the Water Quality Control Commission 25-8-201, C.R.S.

Component means a subpart of a graywater treatment works which may include multiple devices.

Cross-connection means any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into a public water system's distribution system or any other part of the public water system through backflow.

Design means the process of selecting and documenting in writing the size, calculations, site specific data, location, equipment specification and configuration of treatment components that match site characteristics and facility use.

Design flow means the estimated volume of graywater per unit of time for which a component or graywater treatment works is designed.

Dispersed subsurface irrigation means a subsurface irrigation system including piping and emitters installed throughout an irrigation area.

Division means the Water Quality Control Division of the Colorado Department of Public Health and Environment.

ENERGY STAR (ENERGY STAR ®) MEANS THE ENVIRONMENTAL PROTECTION AGENCY'S DESIGNATION FOR ENERGY EFFICIENT APPLIANCE AS AUTHORIZED BY 42 U.S.C. SECTION 6294A. (NOTE: DETERMINATION OF WHETHER THE APPLIANCE IS DESIGNATED, HAS AN IWF, AND TO DETERMINE THE IWF, VISIT THE DEPARTMENT OF ENERGY'S ENERGY STAR CERTIFIED RESIDENTIAL CLOTHES WASHERS WEBSITE)

Facility means any building, structure, or installation, or any combination thereof that uses graywater subject to a graywater control program (program), is located on one or more contiguous or adjacent properties, and is owned or operated by the same person or legal entity. Facility is synonymous with the term operation.

Floodplain (100-year) means an area adjacent to a river or other watercourse which is subject to flooding as the result of the occurrence of a 100-year flood, and is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public or environmental health and safety or to property or is designated by the Federal Emergency Management Agency (FEMA) or National Flood Insurance Program (NFIP). In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodplain elevations.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved IN ORDER to discharge the base flood without cumulatively increasing the water surface elevation more than one foot or as designated by the Federal Emergency Management

Agency or National Flood Insurance Program. In the absence of FEMA/NFIP maps, a professional engineer shall certify the floodway elevation and location.

Graywater means that portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks. ~~C.R.S. 25-8-103(8.3)(a)~~

Graywater control program (Program) is this chapter and, as applicable, any rule(s), including implementation practices, regulation(s), standard(s) authorized by the City, and which follows the minimum requirements of this chapter and other applicable law(s), rule(s) and regulation(s).

Graywater treatment works means an arrangement of devices and structures used to: (1) collect graywater from within a building or a facility; and (2) treat, neutralize, or stabilize graywater within the same building or facility to the level necessary for its authorized uses. ~~C.R.S. 25-8-103(8.4)~~

Indirect connection means a waste pipe from a graywater treatment works that does not connect directly with the closed sewerage system, but that discharges into the closed sewerage system though an air break or air gap into a trap, fixture, receptor, or interceptor.

INTEGRATED WATER FACTOR (IWF) MEANS A MEASURE OF WATER EFFICIENCY IN GALLONS OF WATER CONSUMED PER CUBIC FOOT CAPACITY.

Irrigation area means that area of ground consisting of soil, mulch, gravel, and plant material to which water is directly applied by a graywater subsurface irrigation system.

LAUNDRY TO LANDSCAPE MEANS A FORM OF GRAYWATER TREATMENT WORKS DESIGNED TO REUSE WATER FROM A LAUNDRY MACHINE FOR MULCH BASIN SUBSURFACE IRRIGATION.

Legally Responsible Party

(a) For a residential property, the legally responsible party is the property owner.

(b) For a corporation, the legally responsible party is a responsible corporate officer, either:

(1) A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision- making functions for the corporation; or

(2) The manager of operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and

regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for approval application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(c) For a general or limited partnership or sole proprietorship, the legally responsible party is the general partner, business matters partner or the proprietor, respectively.

(d) For a limited liability company, the responsible party shall be the manager or other authorized agent of the company and shall be a natural person.

(e) For a municipality, State, federal, or other public agency, the legally responsible party is a principal executive officer or ranking elected official, either:

(1) The chief executive officer of the agency; or

(2) A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrators of EPA); or

(3) When the entity is the State of Colorado, the Commission.

~~*Local Public Health Agency* means the Mesa County Colorado Health Department.~~

Modification means the alteration or replacement of any component of a graywater treatment works that can affect the quality of the finished water, the rated capacity of a graywater treatment works, the graywater use, alters the treatment process of a graywater treatment works, or compliance with this regulation and the local graywater control program. This definition does not include normal operations and maintenance of a graywater treatment works.

Mulch means organic material including but not limited to leaves, prunings, straw, pulled weeds, and wood chips.

Mulch basin means a type of **SUBSURFACE** irrigation or treatment field filled with mulch or other approved permeable material of sufficient depth, length, and width to prevent ponding or runoff. A mulch basin may include a basin around a tree, a trough along a row of plants, or other shapes necessary for irrigation.

MUNICIPAL SEWER SYSTEM **MEANS THE PUBLICLY OWNED WASTEWATER COLLECTION AND TREATMENT SYSTEM OPERATED BY THE CITY OF GRAND JUNCTION.**

Non-single family means any structure that is not a single family structure.

On-site wastewater treatment system (OWTS) means an absorption system of any size or flow or a system or facility for treating, neutralizing, stabilizing, or dispersing sewage generated in the vicinity, which system is not a part of or connected to a sewage treatment works. ~~C.R.S. 25-10-103(12)~~

Percolation test means a subsurface soil test at the depth of a proposed irrigation area to determine the water absorption capability of the soil, the results of which are normally expressed as the rate at which one inch of water is absorbed. The rate is expressed in minutes per inch.

Potable water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances, where such system has less than 15 service connections or regularly serves less than an average of at least 25 people daily at least 60 days per year.

Professional engineer (P.E.) means an engineer licensed in accordance with 12-25-1, C.R.S.

***PUBLIC** Nuisance* means the unreasonable, unwarranted and/or unlawful use of property, which causes inconvenience or damage to others, including to an individual or to the general public.

Public water system means a system for the provision of water to the public for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

Regulation No. 86 means Colorado Department of Public Health and Environment Water Quality Control Commission Regulation No. 86 – Graywater Control Regulation, 5 CCR 1002-86.

Single family means a detached or attached structure, arranged and designed as a single family residential unit intended to be occupied by not more than one family and that has separate water and sewer services connections from other dwelling units.

Site evaluation means ~~a comprehensive analysis of soil and site conditions for a graywater irrigation area.~~ **AN ANALYSIS OF SOIL AND SITE CONDITIONS FOR A GRAYWATER SUBSURFACE IRRIGATION OR MULCH BASIN AREA TO ACHIEVE REQUIREMENTS IN DESIGN CRITERIA FOR SUBSURFACE IRRIGATION SYSTEMS, INCLUDING MULCH BASINS THAT ARE FURTHER DEFINED IN ATTACHMENT A TO THE ORDINANCE CODIFIED IN THIS CHAPTER, GRAYWATER DESIGN CRITERIA.**

Soil horizon means layers in the soil column differentiated by changes in texture, color, redoximorphic features, bedrock, structure, consistence, and any other characteristic that affects water movement.

Soil profile test pit means a trench or other excavation used for access to evaluate the soil horizons for properties influencing effluent movement, bedrock, evidence of seasonal high ground water, and other information to be used in locating and designing a graywater irrigation area.

Soil structure means the naturally occurring combination or arrangement of primary soil particles into secondary units or peds; secondary units are characterized because of shape, size class, and grade (degree of distinctness).

State means the State of Colorado or any of its agencies.

State waters means any and all surface and subsurface waters which are contained in or flow in or through this State, but does not include waters in sewage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed.

Subsurface irrigation means a discharge of graywater into soil a minimum of ~~four~~ **TWO (2")** inches and no deeper than 12 inches below the finished grade.

Suitable soil means unsaturated soil in which the movement of water, air, and the growth of roots is sustained to support healthy plant life and conserve moisture. Soil criteria for graywater subsurface irrigation are further defined in Attachment A to the ordinance codified in this chapter, Graywater Design Criteria.

WATERSENSE **MEANS THE ENVIRONMENTAL PROTECTION AGENCY'S DESIGNATION FOR WATER EFFICIENT FIXTURES OR AN ANALOGOUS SUCCESSOR PROGRAM.**

§ 13.40.030 ~~Purpose, applicability, and compliance~~ **ABBREVIATIONS AND ACRONYMS.**

The following meanings are associated with the acronyms used in this chapter.

ANSI	American National Standards Institute
BK	Blocky
C.R.S.	Colorado Revised Statutes
CDPS	Colorado Discharge Permit System
FEMA	Federal Emergency Management Agency
gpd	Gallons per day
GR	Granular
IWF	**Integrated Water Factor**
LA	**LANDSCAPED AREA**
LRG	**LOADING RATE FOR GRAYWATER**
MAC	**MAXIMUM ABSORPTION CAPACITY**
mg/L	Milligrams per liter
MPI	Minutes per inch

NFIP	National Flood Insurance Program
NSF	NSF International, formerly known as National Sanitation Foundation
O&M	Operations and maintenance
OWTS	On-site wastewater treatment system(s)
PR	Prismatic

§ 13.40.040 Materials incorporated by reference.

(a) Design criteria incorporated by reference and cited herein are included in Attachment A to the ordinance codified in this chapter and are referred to herein as the Graywater Design Criteria.

(1) The Graywater Design Criteria shall be maintained in accordance with Regulation No. 86, as amended and the most recent version of the ~~International Plumbing Code~~ **RELEVANT PLUMBING CODE(S)** adopted by Mesa County.

(b) All materials referenced in and/or incorporated by reference in this chapter may be examined at gjcity.org or at the City Hall, Clerk's Office, 250 N 5th Street, Grand Junction, CO 81501.

§ 13.40.050 Permitting, inspection and approval.

(a) Permitting. Prior to approval for use, all graywater treatment works must be approved by the City of Grand Junction.

(b) Inspection. Prior to approval for use, all graywater treatment works must be inspected, verified, and accepted by the City of Grand Junction **AND/OR ITS CONTRACTOR THE MESA COUNTY BUILDING DEPARTMENT.**

(c) Operation and Maintenance (O&M) Manual. All graywater treatment works must have an O&M manual. The O&M manual shall fully comply with the O&M manual requirements, specifications and content all as provided in the Graywater Design Criteria.

§ 13.40.060 Enforcement and oversight.

(a) Responsible Agency. The City Manager shall be responsible for oversight and implementation of this chapter including, but not limited to, **DESIGN** review, inspection, enforcement, tracking, and receipt of complaints.

(b) Enforcement. The City and its contractor the Mesa County Building Department ~~(Building Department)~~ are authorized to perform inspections and take enforcement actions to ensure compliance with this chapter.

(1) Enforcement of this chapter shall be in accordance with the duty(ies) set forth in GJMC § 15.08.020.

(2) The applicant shall install and maintain any graywater treatment works within the City in accordance with the Graywater Design Criteria in Attachment A to the ordinance codified in this chapter. The City Manager is authorized to perform inspection(s) and take enforcement action(s) to ensure compliance with this chapter.

(3) The City shall provide an application for, and when ~~a~~ **AN ADMINISTRATIVELY** complete application is made, filed and fees are paid, review the proposed graywater treatment works.

(4) The City shall review and approve, approve with conditions, or deny each application within 30 **CALENDAR** days of the City determining the application to be **TECHNICALLY** complete. ~~An~~ **A TECHNICALLY** incomplete application will be denied.

§ 13.40.070 Reporting requirements and tracking system.

(a) ~~Owners (or their legally responsible party)~~ **THE LEGALLY RESPONSIBLE PARTY** of ~~Category B and D~~ **CATEGORY B2 AND C2** graywater treatment works are required to provide an annual self-certification of the legal status of their graywater treatment works. The letter must contain the following:

(1) A statement indicating if the graywater treatment works is still in operation;

(2) A certification that the graywater treatment works is being operated in accordance with the operations and maintenance manual;

(3) A certification that no modification(s) has (have) been made to the graywater treatment works. If modification(s) has (have) been made to the graywater treatment works, the modification(s) must be described in a written statement;

(4) Written attestation that the graywater treatment works is overseen by an operator certified according to requirements of Regulation No. 100, 5 CCR 1003-2, if required.

(b) The **LEGALLY RESPONSIBLE PARTY** ~~owner (or their legally responsible party)~~ or **CERTIFIED** operator of a graywater treatment works must report the following information to the City of Grand Junction for inclusion in a tracking system of graywater treatment works. The information must be received within 30 **CALENDAR** days of the treatment works becoming operational:

(1) The legal address where the graywater treatment works is located;

(2) The owner or legally responsible party of the graywater treatment works;

(3) A list of graywater uses;

(4) A description of the graywater treatment works; and

(5) Where required, the name and contact information for the certified operator associated with the graywater treatment works.

(c) ~~The owner or operator of a graywater treatment works must report~~ Changes to any of these items **MUST BE REPORTED** to City of Grand Junction within 60 **CALENDAR** days. ~~of the changes.~~

§ 13.40.080 Fees.

(a) The City may impose fees for administration and oversight of the graywater control program.

(b) Plan review fees and planning clearance fees, building permit and inspection fees may be applicable as determined by the City Manager.

§ 13.40.090 Graywater use categories.

The graywater use categories allowed are defined below. A facility may have multiple graywater treatment works if all applicable use and design requirements are satisfied.

~~(a) Category A: Single-Family , Subsurface Irrigation.~~

~~(1) Category A graywater use must meet the following:~~

~~(i) Allowed users: single-family.~~

~~(ii) Allowed graywater sources: graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.~~

~~(iii) Allowed uses: outdoor, subsurface irrigation within the confines of the legal property boundary.~~

~~(iv) Design flow: The design flow for a single-family graywater treatment works shall not exceed 400 gallons per day (gpd).~~

~~(b) Category B: Non-Single-Family , Subsurface Irrigation, 2,000 Gallons per Day (GPD) or Less.~~

~~(1) Category B graywater use must meet the following:~~

~~(i) Allowed users: non-single-family users.~~

~~(ii) Allowed graywater sources: graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.~~

~~(iii) Allowed uses: outdoor, subsurface irrigation within the confines of the legal property boundary.~~

~~(iv) Design flow: The design flow for a non-single-family graywater treatment works shall not exceed 2,000 gallons per day (gpd) for outdoor irrigation for the facility.~~

~~(c) Category C: Single-Family , Indoor Toilet and Urinal Flushing, Subsurface Irrigation.~~

~~(1) Category C graywater use must meet the following:~~

~~(2) Allowed users: single-family.~~

~~(i) Allowed graywater sources: graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.~~

~~(ii) Allowed uses: indoor toilet and urinal flushing and outdoor, subsurface irrigation within the confines of the legal property boundary.~~

~~(iii) Design flow: The design flow for a single-family graywater treatment works shall not exceed 400 gallons per day (gpd) for all approved uses.~~

~~(d) Category D: Non-Single-Family , Indoor Toilet and Urinal Flushing, Subsurface Irrigation.~~

~~(1) Category D graywater use must meet the following:~~

~~(i) Allowed users: non-single-family users.~~

~~(ii) Allowed graywater sources: graywater collected from bathroom and laundry room sinks, bathtubs, showers, and laundry machines.~~

~~(iii) Allowed uses: indoor toilet and urinal flushing and outdoor, subsurface irrigation within the confines of the legal property boundary.~~

~~(iv) Design flow: There is no maximum design flow for a non-single-family graywater treatment works for indoor toilet and urinal flushing. There is no maximum design flow for wastewater from the facility that can go to a closed sewerage system. The design flow is limited to 2,000 gallons per day (gpd) or less for outdoor irrigation for the facility.~~

(a) CATEGORY A1: LAUNDRY TO LANDSCAPE

(1) CATEGORY A1 GRAYWATER USE MUST MEET THE FOLLOWING:

(i) ALLOWED USERS: SINGLE FAMILY.

(ii) ALLOWED GRAYWATER SOURCES: GRAYWATER COLLECTED FROM LAUNDRY MACHINES.

(iii) ALLOWED USES: OUTDOOR, MULCH BASIN IRRIGATION WITHIN THE CONFINES OF THE LEGAL PROPERTY BOUNDARY FOR:

(A) LANDSCAPES, AND

(B) EDIBLE CROPS

(iv) DESIGN FLOW: THE DESIGN FLOW FOR A SINGLE FAMILY, LAUNDRY TO LANDSCAPE FOR SUBSURFACE IRRIGATION IS LIMITED TO 250 GALLONS PER DAY (GPD) OR LESS.

(b) CATEGORY B1: SINGLE FAMILY, SUBSURFACE IRRIGATION

(1) CATEGORY B1 GRAYWATER USE MUST MEET THE FOLLOWING:

(i) ALLOWED USERS: SINGLE FAMILY.

(ii) ALLOWED GRAYWATER SOURCES: GRAYWATER COLLECTED FROM BATHROOM AND LAUNDRY ROOM SINKS, BATHTUBS, SHOWERS, AND LAUNDRY MACHINES.

(iii) ALLOWED USES: OUTDOOR, SUBSURFACE IRRIGATION WITHIN THE CONFINES OF THE LEGAL PROPERTY BOUNDARY FOR:

(A) LANDSCAPES, AND

(B) EDIBLE CROPS

(iv) DESIGN FLOW: THE DESIGN FLOW FOR A SINGLE FAMILY GRAYWATER TREATMENT WORKS IS LIMITED TO 400 GALLONS PER DAY (GPD) OR LESS COMBINED FLOW FOR ALL APPROVED USES.

(c) CATEGORY B2: NON-SINGLE FAMILY , SUBSURFACE IRRIGATION, 2,000 GALLONS PER DAY (GPD) OR LESS

(1) CATEGORY B2 GRAYWATER USE MUST MEET THE FOLLOWING:

(i) ALLOWED USERS: NON-SINGLE FAMILY USERS.

(ii) ALLOWED GRAYWATER SOURCES: GRAYWATER COLLECTED FROM BATHROOM AND LAUNDRY ROOM SINKS, BATHTUBS, SHOWERS, AND LAUNDRY MACHINES.

(iii) ALLOWED USES: OUTDOOR, SUBSURFACE IRRIGATION WITHIN THE CONFINES OF THE LEGAL PROPERTY BOUNDARY FOR:

(A) LANDSCAPES

(iv) DESIGN FLOW: THE DESIGN FLOW FOR A NON-SINGLE FAMILY GRAYWATER TREATMENT WORKS IS LIMITED TO 2,000 GALLONS PER DAY (GPD) OR LESS FOR OUTDOOR IRRIGATION FOR THE ENTIRE FACILITY.

(d) CATEGORY C1: SINGLE FAMILY , INDOOR TOILET AND URINAL FLUSHING

(1) CATEGORY C1 GRAYWATER USE MUST MEET THE FOLLOWING:

(i) ALLOWED USERS: SINGLE FAMILY.

(ii) ALLOWED GRAYWATER SOURCES: GRAYWATER COLLECTED FROM BATHROOM AND LAUNDRY ROOM SINKS, BATHTUBS, SHOWERS, AND LAUNDRY MACHINES.

(iii) ALLOWED USES: INDOOR TOILET AND URINAL FLUSHING AND OUTDOOR, SUBSURFACE IRRIGATION WITHIN THE CONFINES OF THE LEGAL PROPERTY BOUNDARY. TREATED GRAYWATER SHALL NOT BE USED FOR BIDETS.

(iv) DESIGN FLOW: THE DESIGN FLOW FOR A SINGLE FAMILY GRAYWATER TREATMENT WORKS IS LIMITED TO 400 GALLONS PER DAY (GPD) OR LESS COMBINED FLOW FOR ALL APPROVED USES.

(e) CATEGORY C2: NON-SINGLE FAMILY , INDOOR TOILET AND URINAL FLUSHING

(1) CATEGORY C2 GRAYWATER USE MUST MEET THE FOLLOWING:

(i) ALLOWED USERS: NON-SINGLE FAMILY USERS.

(ii) ALLOWED GRAYWATER SOURCES: GRAYWATER COLLECTED FROM BATHROOM AND LAUNDRY ROOM SINKS, BATHTUBS, SHOWERS, AND LAUNDRY MACHINES.

(iii) ALLOWED USES: INDOOR TOILET AND URINAL FLUSHING AND OUTDOOR, SUBSURFACE IRRIGATION WITHIN THE CONFINES OF THE LEGAL PROPERTY BOUNDARY. TREATED GRAYWATER SHALL NOT BE USED FOR BIDETS.

(iv) DESIGN FLOW: THERE IS NO MAXIMUM DESIGN FLOW FOR A NON-SINGLE FAMILY GRAYWATER TREATMENT WORKS FOR INDOOR TOILET AND URINAL FLUSHING. THE DESIGN FLOW IS LIMITED TO 2,000 GALLONS PER DAY (GPD) OR LESS FOR OUTDOOR IRRIGATION FOR THE ENTIRE FACILITY.

§ 13.40.100 Design criteria.

(a) Design Criteria.

(1) All graywater treatment works must meet the requirements of the Graywater Design Criteria in effect at the time of installation of the system. The Graywater Design Criteria is included in Attachment A to the ordinance codified in this chapter. Attachment A is incorporated by this reference as if fully set forth.

(b) Sizing.

(1) Graywater treatment works must be sized appropriately using the flow projection methods described in the Graywater Design Criteria.

(2) The size of irrigation areas must be determined using the sizing protocols described in the Graywater Design Criteria.

(c) System Modifications.

(1) Graywater treatment works requiring modifications must be upgraded to the requirements of the Graywater Design Criteria in effect at the time of modifications. All system modifications must be approved by the City of Grand Junction.

§ 13.40.110 Control Measures.

CONTROL MEASURES ARE OPERATIONAL REQUIREMENTS REPRESENTING BEST MANAGEMENT PRACTICES THAT GRAYWATER TREATMENT WORKS MUST FOLLOW WHEN OPERATING A GRAYWATER TREATMENT WORKS.

(a) General Control Measures. All graywater treatment works and uses must be conducted in accordance with the following control measures:

(1) Graywater must be collected in a manner that minimizes the presence or introduction of:

i. Hazardous or toxic chemicals in the graywater to the greatest extent possible;

ii. Human excreta in the graywater to the greatest extent possible;

iii. Household wastes; and

iv. Animal or vegetable matter.; **AND**

v. FOR LAUNDRY TO LANDSCAPE SYSTEMS (GRAYWATER USE CATEGORY A1), THIS INCLUDES CONTROL OVER THE TYPE OF CLOTHING IN THE WASHING MACHINE (E.G. NO REUSEABLE DIAPERS; NOT USING GRAYWATER WHEN SOMEONE IN THE HOUSEHOLD IS SICK).

(2) Use of graywater is limited to the confines of the facility from which the graywater is derived.

(3) All graywater treatment works must have an operation and maintenance (O&M) manual. The graywater treatment works must be operated and maintained in accordance with the O&M manual, including all manufacturer recommended maintenance activities. See the Graywater Design Criteria for O&M manual requirements.

(i) The O&M manual must remain with the graywater treatment works throughout the system's life and be updated based on each modification and approval made to the system.

(ii) The O&M manual must be transferred, upon change of ownership or occupancy, to the new ~~owner~~ **LEGALLY RESPONSIBLE PARTY** or tenant.

(iii) For Category ~~D~~ **B2 AND C2** graywater treatment works that have a capacity to receive greater than 2,000 gallons per day (gpd), operational and maintenance records must be maintained for a minimum of the past five years.

(4) The ~~owner~~ **LEGALLY RESPONSIBLE PARTY** or **CERTIFIED** operator of a graywater treatment works must minimize exposure of graywater to humans and domestic pets.

(5) Graywater use and graywater treatment works must not create a **PUBLIC** nuisance.

(6) Graywater may not be stored for more than 24 hours unless the graywater has been treated by a graywater treatment works **THAT MEETS THE DESIGN REQUIREMENTS OF THE GRAYWATER DESIGN CRITERIA.** All graywater must be stored inside a tank(s) that meets the ~~design~~ requirements of the Graywater Design Criteria.

(7) Temporary or semi-temporary connections from the potable water system or public water system to the graywater treatment works are prohibited. Permanent connections from the potable water system or public water system to the graywater treatment works must **BE CONTROLLED WITH AN APPROPRIATE BACKFLOW PREVENTION ASSEMBLY OR BACKFLOW PREVENTION METHOD AND** meet the design requirements of the Graywater Design Criteria.

(8) **ANY PROPERTY THAT MAY ALLOW FOR SHORT TERM RENTALS (E.G. AIRBNB, VRBO, ETC.) MAY BE PROHIBITED FROM USING GRAYWATER TREATMENT WORKS.**

(b) ~~Subsurface Irrigation System Control Measures. All subsurface irrigation systems must be operated in accordance with the additional following control measures:~~ ADDITIONAL CONTROL MEASURES REQUIRED FOR SUBSURFACE IRRIGATION GRAYWATER USE, INCLUDING MULCH BASINS (GRAYWATER USE CATEGORIES A1, B1, AND B2). SUBSURFACE IRRIGATION GRAYWATER TREATMENT WORKS MUST BE OPERATED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL CONTROL MEASURES:

~~(1) Agricultural irrigation with graywater is prohibited by Regulation No. 86 and this chapter.~~

(1) EDIBLE CROP IRRIGATION IS PROHIBITED FOR NON-SINGLE FAMILY SUBSURFACE IRRIGATION (GRAYWATER USE CATEGORY B2).

(2) EDIBLE CROPS IRRIGATED WITH GRAYWATER TREATMENT WORKS MUST BE WASHED WITH POTABLE WATER PRIOR TO CONSUMPTION.

(3) EDIBLE CROPS IRRIGATED WITH GRAYWATER TREATMENT WORKS MUST BE FOR PERSONAL CONSUMPTION ONLY AND NOT FOR SALE.

(4) SINGLE FAMILY UNITS THAT ALLOW FOR SHORT TERM RENTALS (E.G. AIRBNB, VRBO, ETC.) ARE PROHIBITED FROM USING GRAYWATER FOR EDIBLE CROP IRRIGATION AND LAUNDRY TO LANDSCAPE TREATMENT WORKS.

(5) IRRIGATION OF SPROUTS, LEAFY GREENS AND ROOT CROPS IS PROHIBITED.

(6) Irrigation with graywater is prohibited when the ground is frozen, plants are dormant, during rainfall events, or the ground is saturated.

(7) Irrigation scheduling must be adjusted so that application rates are closely matched with soil and weather conditions.

(8) Graywater must be applied in a manner that does not result in ponding, runoff, or unauthorized discharge to state waters. For dispersed subsurface irrigation systems, the graywater must be applied at an agronomic rate. For mulch basin systems, the graywater must not be applied in excess of the soil adsorption rate.

(9) For mulch basin systems, mulch must be replenished and undergo periodic maintenance as needed to reshape or remove material to maintain surge capacity and to prevent ponding and runoff.

(c) Control measures that apply to indoor toilet and urinal flushing graywater use ~~indoor toilet and urinal flushing graywater treatment works (Categories C and D) must be operated in accordance with the following additional control measures:~~ (GRAYWATER USE CATEGORIES C1 AND C2). INDOOR TOILET AND URINAL FLUSHING GRAYWATER TREATMENT WORKS (CATEGORIES C1 AND C2) MUST BE OPERATED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL CONTROL MEASURES:

(1) Graywater for toilet and urinal flushing use must be disinfected.

(i) Graywater treatment works that utilize chlorine for disinfection must have a minimum of 0.2 mg/L and a maximum of 4.0 mg/L of free chlorine

residual throughout the indoor graywater plumbing system, including fixtures.

(ii) Single family graywater treatment works that utilize nonchemical methods, such as UV, for disinfection must have a chlorine puck present in each toilet or urinal tank.

(2) Graywater for toilet and urinal flushing must be dyed with either blue or green food grade vegetable dye and be visibly distinct from potable water.

§ 13.40.120 ~~Certified operator of Category D systems.~~ **OPERATION BY DESIGNATED RESPONSIBLE PERSON AND CERTIFIED OPERATOR.**

~~Category D non-single-family systems of over 2,000 gallons per day must be operated by qualified personnel who meet any applicable requirements of Regulation No. 100, the water and wastewater facility operators certification requirements (5 CCR 1003-2).~~

(a) GRAYWATER TREATMENT WORKS FOR NON-SINGLE FAMILY GRAYWATER USE CATEGORIES REQUIRE A DESIGNATED RESPONSIBLE PERSON WHO IS KNOWLEDGEABLE WITH THE DUTIES INCLUDING, AS APPROPRIATE, SPECIFIC MEASURES USED TO OPERATE TREATMENT, MONITORING, INSPECTION, PLANNING, REPORTING AND DOCUMENTATION REQUIREMENTS. THE DESIGNATED RESPONSIBLE PERSON MUST:

(1) BE DESIGNATED BY THE LEGALLY RESPONSIBLE PARTY

(2) CONDUCT OPERATIONS AND MAINTENANCE IN ACCORDANCE WITH THE GRAYWATER TREATMENT WORKS MANUFACTURER'S RECOMMENDATIONS AND THE PROFESSIONAL ENGINEER'S RECOMMENDATIONS.

(3) ENSURE COMPLIANCE WITH THE OPERATION AND MAINTENANCE MANUAL IN THIS REGULATION, AND

(4) ENSURE COMPLIANCE WITH THIS PROGRAM, INCLUDING MONITORING AND REPORTING REQUIREMENTS.

(b) A GRAYWATER TREATMENT WORKS WITH A DESIGN CAPACITY GREATER THAN 2,000 GPD MUST BE OPERATED BY QUALIFIED PERSONNEL WHO MEET ANY APPLICABLE REQUIREMENTS OF REGULATION NO. 100, THE WATER AND WASTEWATER FACILITY OPERATORS CERTIFICATION REQUIREMENTS.

§ 13.40.130 **PUBLIC** Nuisance.

(a) It shall be unlawful and constitute a nuisance for any person to erect, install, or use a graywater system upon property located within the City without first having obtained a

building permit, issued pursuant to this chapter, for an approved, compliant graywater system.

(b) It shall be unlawful and constitute a nuisance for any person to collect or cause to be collected graywater from any sources except as otherwise expressly permitted under this chapter.

(c) It shall be unlawful and constitute a nuisance for any person to use graywater, or conduct any graywater activity, upon property located within the City for any purpose except as otherwise expressly permitted in this chapter.

(d) It shall be unlawful and constitute a nuisance for any person to operate a graywater system or subsurface irrigation system without implementing the control measures provided in this chapter.

§ 13.40.140 Remedies for noncompliance.

(a) Compliance Orders. Whenever the City determines that any activity is occurring which is not in compliance with a building permit and/or the requirements of this chapter, the City may issue a written compliance order to the legally responsible party containing a compliance schedule (Schedule).

(1) The Schedule shall direct specific action(s) by the legally responsible party including dates for the completion of the action(s). It shall be unlawful for any person to fail to comply with any compliance order.

(b) Suspension and Revocation of Permit. The City may suspend or revoke a building permit for violation of any provision of this chapter, violation of the permit, and/or misrepresentations by the permittee or the permittee's agents, employees, or independent contractors.

(c) Stop Work Orders. Whenever the City determines that any activity is occurring which is not in compliance with an approved permit and/or the requirements of this chapter, the City may order such activity stopped upon service of written notice upon the legally responsible party. Any and all work or other activity(ies) under, or in reliance on, a permit having issued, shall immediately stop until authorized in writing by the City to proceed.

(1) Service shall be by hand delivery or posting on the property.

(2) If the legally responsible party cannot be located, the notice to stop shall be posted in a conspicuous place upon the property where the activity is occurring.

(3) The notice shall state the nature of the violation.

(4) The notice shall not be removed until the violation has been cured or authorization to remove the notice has been issued by the City.

(5) It shall be unlawful for any person to fail to comply with a stop work order.

(d) Civil Proceedings. In case of any violation of any provision of this chapter, or any amendment thereof, the City may, at its discretion, initiate civil proceedings, including

administrative citations pursuant to Chapter 1.12 GJMC, injunction, mandamus, abatement, declaratory judgment or other appropriate actions or proceedings, to prevent, enjoin, abate, remove, or otherwise correct any such unlawful condition. Civil remedies provided for under this section are not exclusive and shall not preclude prosecution for criminal violations under the provisions of this chapter.

§ 13.40.150 Severability.

The provisions of this chapter are severable. If any portion of this chapter should be declared invalid for any reason whatever, such decision shall not affect the remaining portions thereof.

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: March 18, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta Stine, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for April 1, 2026

RECOMMENDATION:

The Planning Commission heard this request at a public hearing at its January 13, 2026, meeting. Following discussion, the Commission considered multiple motions related to the proposed amendments, including one motion to approve the staff-prepared alternative recommendations as presented, and another motion to approve the staff-prepared alternative with the long-term bicycle parking removed. All motions failed (3–2 and 3–2), and one motion did not receive a second. As a result, the Planning Commission does not forward a recommendation of approval or denial to the City Council.

At the February 4, 2026 City Council meeting, the council tabled this item to put it through the new process created for HACTF recommendations. This item was discussed at the Housing Affordability Code Task Force (HACTF) meeting held on March 5, 2026, and the HACTF requested that this item be rescheduled for City Council consideration as currently written without going through the new process. Proceeding in this manner leaves the original analysis that was provided prior to the new process for HACTF recommendations in this packet, and therefore does not include the HACTF analysis at the time. HACTF representatives will present their recommendation and analysis during the Council hearing.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force (HACTF) initially provided a recommendation to staff under a previous process where it showed the HACTF recommendation did not meet the criteria and staff's alternative met the criteria. This

process, as mentioned earlier, has changed with the HACTF and at the March 5, 2026 HACTF meeting, the HACTF requested this item be rescheduled for City Council consideration as originally submitted. Therefore, two separate recommendations are brought forward for City Council consideration.

The Planning Commission heard this request at a public hearing at its January 13, 2026, meeting. Following discussion, the Commission considered multiple motions related to the proposed amendments. All motions failed (3–2 and 3–2), and one motion did not receive a second. As a result, the Planning Commission does not forward a recommendation of approval or denial to the City Council. At the February 4, 2026 City Council meeting, the council tabled this item.

The HACTF recommends amendments to §21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposal would substantially reduce bicycle parking requirements and remove several location and design standards.

The HACTF recommendation would revise Table 21.08-5 to eliminate all long-term bicycle parking requirements and remove minimum bicycle parking requirements for multi-unit dwelling, industrial, and “all other nonresidential” uses. Short-term bicycle parking requirements would remain only for nonresidential categories, including food and beverage, recreation and entertainment, retail, and office uses. The proposal also removes multiple prescriptive bicycle parking standards, including requirements related to proximity to building entrances, access from the street, motor-vehicle protection, weather coverage, enclosure and security for long-term bicycle parking, cargo bicycle accommodations, aisle widths, rack anchoring, and rack design specifications. Overall, the HACTF recommendation retains limited short-term bicycle parking requirements for certain higher activity uses while eliminating long-term bicycle parking requirements and significantly reducing bicycle parking standards for other development types.

Staff supports the goal of reducing unnecessary regulatory burden and agrees that certain bicycle parking requirements can be disproportionate for low-demand uses or constrained sites. However, staff finds that the HACTF recommendation, as proposed, would remove bicycle parking standards more broadly than necessary and eliminate baseline multimodal access expectations for residential and customer-facing development. As an alternative to the HACTF recommendation, staff proposes targeted amendments to Bicycle Parking and Storage that retain bicycle parking as a development standard while simplifying requirements and improving flexibility.

The staff-prepared amendment revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden

with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.
During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff's intended approach and would result in a higher long-term bicycle parking requirement than anticipated. Staff's intent with the staff alternative was not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes. To verify the appropriate correction, staff conducted a case study (see Exhibit 4) using three recent multi-family developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio incorrectly included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio in the staff-alternative (.15 parking spaces per unit) would generate higher parking counts than the existing Code, which was not the intent. A ratio (.08 spaces per unit) produces results that are more consistent with current requirements. Accordingly, staff is presenting this ratio as a correction to the Staff-Alternative for City Council consideration.

BACKGROUND OR DETAILED INFORMATION:

HACTF RECOMMENDATION

The HACTF recommended amendments to §21.08.020 as part of a broader effort to reduce regulatory barriers that may indirectly increase housing costs. The Task Force's recommendations are grounded in the Grand Junction Housing Strategy's definition of affordability, which includes reducing procedural and regulatory requirements that increase overall development costs borne by residents and businesses.

The HACTF proposal is described as focusing on reducing bicycle parking requirements and associated standards for uses that are not oriented toward the general public or where bicycle demand is expected to be low; however, the proposed code changes apply more broadly across multiple use categories. The Task Force identified industrial, commercial, and employment-oriented uses as areas where bicycle parking requirements and design standards may reduce usable building area, constrain site circulation, and limit operational efficiency without providing commensurate public benefit.

As proposed, the HACTF recommendation would revise Table 21.08-5 (Minimum Bicycle Parking Spaces Required) to eliminate all long-term bicycle parking requirements across all listed use categories. The proposal would also remove

minimum bicycle parking requirements entirely for multi-unit dwelling, industrial, and “all other nonresidential” uses. Under the recommendation, short-term bicycle parking requirements would remain only for select nonresidential uses, including food and beverage service, recreation and entertainment, retail, and office uses.

In addition to modifying minimum bicycle parking quantities, the HACTF proposal would remove or substantially revise several bicycle parking location and design standards currently contained in §21.08.020. Specifically, the recommendation would eliminate the following requirements:

Location standards for short-term bicycle parking, including:

- The requirement that short-term bicycle parking spaces be located within 50 feet of the main entrance of the principal building; and
- The requirement that short-term bicycle racks be easily accessed from the street and protected from motor vehicle traffic, while retaining general visibility and non-interference provisions.

Weather protection requirements, including removal of the requirement that bicycle parking be covered to the maximum extent practicable where users are expected to leave bicycles for longer periods of time.

Long-term bicycle parking standards, including removal of:

- The requirement that long-term bicycle parking be enclosed and secured; and
- The illustrative list of acceptable enclosure types, such as secure fenced areas, secure rooms within buildings, enclosures within parking structures, or bicycle lockers.

Cargo bicycle and bicycle trailer accommodation requirements, including deletion of:

- The provision requiring a minimum percentage of bicycle parking spaces to be designed to accommodate cargo bicycles or bicycles with trailers when more than ten spaces are required; and
- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces.

Design and circulation standards, including removal of:

- Minimum aisle width requirements between rows of bicycle parking spaces or between bicycle parking and obstructions; and

- Clearance requirements between bicycle racks and adjacent curbs, pavement, or walls.

Bicycle rack construction and installation standards, including removal of requirements that:

- Bicycle racks be located on improved, non-permeable surfaces and anchored to the ground; and
- Bicycle racks provide two points of contact with the bicycle frame and prohibit specific rack types, such as wave, schoolyard, wheel well, bollard, and spiral racks.

Collectively, these proposed changes would remove multiple bicycle parking location, design, and construction standards currently required by §21.08.020.

STAFF-PREPARED ALTERNATIVE

In response to the HACTF recommendation, staff prepared an alternative set of amendments to §21.08.020 that would retain bicycle parking as a development standard while modifying minimum requirements and preserving key safety and security provisions.

The staff-prepared alternative would retain existing bicycle parking requirements for residential and nonresidential development and revise Table 21.08-5 to modify minimum bicycle parking ratios as a measured adjustment between existing code requirements and the reductions proposed by the HACTF.

Under the staff-prepared alternative, minimum bicycle parking requirements would continue to apply by use category, including:

Multi-unit dwelling uses, with bicycle parking requirements based on unit counts, rather than bedroom counts:

- Short-term bicycle parking at a rate of 0.025 spaces per dwelling unit; and
- Long-term bicycle parking at a rate of 0.15 spaces per dwelling unit.

Nonresidential uses, with bicycle parking requirements scaled by gross floor area:

- Food and beverage service, recreation and entertainment, and retail uses, with short-term bicycle parking required at a rate of one space per 5,000 square feet of gross floor area;

Office uses, with:

- Short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area; and
- Long-term bicycle parking required at a rate of one space per 10,000 square feet of gross floor area; and

All other non-residential uses, with short-term bicycle parking required at a rate of one space per 20,000 square feet of gross floor area.

Under the staff-prepared alternative, §21.08.020(b) *Location* would be revised to retain a limited set of bicycle parking location and installation requirements, while removing several prescriptive standards contained in the original code. Specifically, the staff-prepared alternative would retain the following location and installation requirements:

Bicycle parking areas must be designated for bicycle parking only;
Short-term bicycle racks must be:

- Easily accessed from the street;
- Clearly visible to passers-by for natural surveillance; and
- Protected from motor vehicle traffic;

Bicycle racks must be:

- Located on improved, non-permeable surfaces and anchored to the ground; and
- Designed to provide two points of contact with the bicycle frame, with wave, schoolyard, wheel well, bollard, and spiral rack types prohibited; and

Reductions: The quantity of required short-term bicycle parking spaces may be administratively reduced when existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

Under the staff-prepared alternative, the following location and design standards from the original code would be removed:

- The requirement that short-term bicycle parking be located within 50 feet of the main entrance of the principal building;
- The requirement that bicycle parking be covered to the maximum extent practicable;
- The requirement that long-term bicycle parking be enclosed and secured, including the illustrative list of acceptable enclosure types;
- The requirement that a minimum percentage of bicycle parking spaces be designed to accommodate cargo bicycles or bicycles with trailers;

- Minimum dimensional standards for cargo bicycle and bicycle trailer parking spaces;
- Minimum aisle width and clearance requirements between bicycle parking spaces and adjacent obstructions;
- Limitations on vertical bicycle parking configurations;
- Requirements that bicycle parking not reduce minimum sidewalk widths; and
- Requirements related to rack material quality, tamper resistance, and accommodation of varied bicycle styles.

In addition to modifying specific standards, the staff-prepared alternative would also reorganize §21.08.020 to simplify its structure and improve readability. The revisions consolidate remaining bicycle parking requirements into fewer subsections and remove cross-references to provisions that would no longer apply. Prescriptive design standards previously dispersed across multiple subsections are either removed or integrated into streamlined location and installation requirements, reducing redundancy and internal complexity.

The staff-prepared alternative would eliminate the standalone “Alternative Bicycle Parking” subsection and instead relocate the remaining reduction provision directly into the short-term bicycle parking standards as subsection (b)(1)(d). This relocation reflects how the provision has functionally operated under the existing code. While previously housed in a separate “Alternative Bicycle Parking” section, the reduction criteria applied in practice to short-term bicycle parking, as long-term bicycle parking is not typically located within the public right-of-way or proximate to building entrances. Integrating the provision into the short-term bicycle parking subsection clarifies its intended application, removes redundancy, and aligns the code’s structure with how the standard is implemented.

Collectively, these revisions would substantially reduce the number of prescriptive location and design standards, clarify the application of remaining reduction provisions, and improve the overall organization and usability of §21.08.020.

Clarification on Long-Term Parking Ratio
During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff’s intended approach and would result in a higher long-term bicycle parking requirement than anticipated.
Staff’s intent with the staff alternative is not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes.

To verify the appropriate correction, staff conducted a case study using three recent multi-unit developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio inadvertently included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio would generate substantially higher parking counts than the existing Code, while the corrected ratio of 0.08 per unit produces results that are more consistent with current requirements. Accordingly, staff is presenting this correction to City Council for consideration to ensure the ordinance reflects the intended standard and avoids an unintended increase in long-term bicycle parking obligations

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation Analysis
The following analysis evaluates the HACTF recommendation against the approval criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. The Comprehensive Plan defines affordability broadly, including the reduction of indirect costs associated with development and the efficient use of land and infrastructure.

At the same time, the Comprehensive Plan's Efficient and Connected Transportation policies recognize that managing growth-related transportation impacts is critical to maintaining quality of life, economic competitiveness, and long-term fiscal sustainability. Chapter 6 notes that while most residents continue to rely on automobiles for daily trips, Grand Junction's roadway network is increasingly experiencing capacity constraints, with traffic congestion, safety concerns, and infrastructure maintenance demands becoming more pronounced as growth continues. In response, the City has invested in roadway maintenance, targeted capacity improvements, expanded bicycle and pedestrian infrastructure, and transit partnerships to provide alternatives to driving and manage overall system demand.

The Comprehensive Plan further emphasizes that providing mobility choices, including bicycling, walking, and transit, is an essential strategy for maintaining short travel times

and limiting the need for continual roadway expansion. Funding for transportation infrastructure is limited, and the Plan explicitly recognizes that available resources will not be sufficient to address all future needs, requiring careful prioritization and investment in strategies that make more efficient use of existing infrastructure. The HACTF recommendation would eliminate most bicycle parking requirements and associated standards across multiple use categories, including residential, employment, and customer-facing development. Removing these requirements reduces the City's ability to support non-motorized travel as part of new development and redevelopment, which the Comprehensive Plan identifies as necessary to help manage rising traffic levels and limit long-term pressure on roadway capacity and maintenance. Over time, increased reliance on single-occupant vehicle travel places greater demand on the roadway network and shifts long-term infrastructure costs to taxpayers and businesses through congestion, maintenance, and capacity expansion.

The Comprehensive Plan also directly links mobility choices to housing affordability, recognizing that transportation costs represent a significant portion of household expenses. Development patterns that require residents to rely primarily on automobiles increase the total cost of living through vehicle ownership, fuel, insurance, maintenance, and parking expenses. By contrast, incorporating basic bicycle infrastructure into new development supports travel options that can reduce household transportation costs while maintaining access to employment, services, and daily needs. Eliminating bicycle parking requirements shifts transportation costs from the development phase to households and the public sector over time.

Chapter 6 further identifies mobility as an increasing concern for older residents and others who may reduce or eliminate driving but still require reliable access to services and employment. Maintaining baseline bicycle parking standards in new development supports long-term accessibility and reduces the need for future public investment or retrofits as travel needs evolve.

The Comprehensive Plan includes policies directing the City to plan for and implement parking options for both motorized and non-motorized travel modes and to continue requiring bicycle parking and related facilities as part of new development to encourage bicycling as a transportation option. The HACTF recommendation, as proposed, would remove bicycle parking integration as a standard component of development and is therefore inconsistent with these policies.

For these reasons, it does not align with the Comprehensive Plan's transportation policies related to efficient infrastructure use, mobility choice, long-term fiscal responsibility, and coordinated land use and transportation planning.

Staff finds this criterion has not been met.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code establishes a coordinated framework for

transportation, access, and parking that is intended to function as an integrated multi-modal system. Bicycle parking requirements in §21.08.020 are not standalone provisions; they work in concert with other Code sections governing street design, bicycle access, circulation, and off-street parking to ensure that development supports multiple modes of travel in a safe, efficient, and cost-effective manner.

Title 21 requires new development to design and construct streets, sidewalks, trails, and Active Transportation Corridors in accordance with the City's Transportation Engineering Design Standards (TEDS) and the Grand Junction Circulation Plan. These provisions are premised on the assumption that bicycle and pedestrian infrastructure will be supported by complementary on-site facilities, including bicycle parking. Similarly, §21.05.020(e)(7) requires new development to provide reasonably direct bicycle connections to Active Transportation Corridors and directs that bicycle circulation be given equal consideration to motor vehicle traffic. Eliminating bicycle parking standards while retaining these access and circulation requirements creates an internal disconnect within the Code by requiring bicycle access to and through a site without providing standards for bicycle accommodation at the destination.

The HACTF recommendation would remove minimum bicycle parking requirements for multiple use categories and eliminate most remaining location and design standards without replacing them with alternative performance-based criteria. As proposed, this would weaken the functional relationship between bicycle access, circulation, and parking provisions and reduce the Code's ability to implement its multi-modal transportation requirements in a consistent and predictable manner.

In addition, the purpose statement for off-street parking in §21.08.010 explicitly directs the City to ensure parking areas are designed for vehicles, bicycles, and pedestrians, to provide sufficient parking without overburdening development with unnecessary cost, and to encourage parking reduction mechanisms and alternative parking approaches. Bicycle parking spaces are significantly less costly to construct and maintain than vehicular parking spaces and play an important role in reducing demand for automobile parking. Removing bicycle parking requirements increases reliance on vehicular travel and parking, which can result in higher development costs and greater land consumption devoted to vehicle parking, outcomes that are inconsistent with the stated purposes of the parking regulations.

Finally, the removal of long-term bicycle parking standards and most design criteria would leave §21.08.020 internally fragmented by retaining references to bicycle parking in some contexts while eliminating the standards necessary to implement them in others. This reduces clarity, predictability, and enforceability, shifting implementation toward discretionary interpretation rather than codified standards.

For these reasons, the HACTF recommendation does not maintain consistency with the structure, purpose, or integrated multi-modal framework of the Zoning and Development Code.

Staff finds this criterion has not been met.

(C) Specific Reasons
The proposed Code Text Amendment shall meet at least one of the following specific reasons:

The proposed revisions to the Zoning and Development Code (ZDC) do not meet any of the specific reasons identified in this criterion for review.

a. To address trends in development or regulatory practices;

Contemporary professional guidance from nationally recognized planning and transportation organizations consistently supports integrating bicycle parking into new development and redevelopment as a standard regulatory practice within multimodal transportation systems.

Organizations including the American Planning Association (APA), National Association of City Transportation Officials (NACTO), and the American Association of State Highway and Transportation Officials (AASHTO) all identify bicycle parking as a core, baseline component of land use and transportation coordination. Their guidance emphasizes that bicycle parking should be required, conveniently located, and scaled to development intensity to ensure that investments in active transportation infrastructure are functional and effective.

- APA guidance emphasizes that development regulations should reduce auto dependence and support mobility choice by incorporating bicycle parking as a low-cost, high-impact requirement in residential, employment, and mixed-use development.
- NACTO identifies destination bicycle parking as essential to the success of bicycle networks, noting that bikeways without adequate end-of-trip facilities limit real-world usability.
- AASHTO guidance treats bicycle parking at trip destinations as a fundamental element of bicycle accommodation and system connectivity.

In contrast, the HACTF recommendation reflected in the proposed redline revisions primarily reduces or eliminates minimum bicycle parking requirements across multiple nonresidential use categories, relaxes location and design standards, and removes several provisions intended to ensure visibility, usability, and security. These changes do not reflect an emerging regulatory trend; rather, they represent a departure from established national best practices, which increasingly treat bicycle parking as standard infrastructure rather than an optional or discretionary amenity.

Accordingly, while the proposed changes reduce regulatory obligations, they do not satisfy the criterion of addressing trends in development or regulatory practices, as they move in the opposite direction of contemporary professional guidance that supports

stronger, clearer, and more consistent bicycle parking requirements in local development codes.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The HACTF identifies a development issue related to the functional efficiency of certain non-public-facing commercial and industrial uses, noting that prescriptive bicycle parking standards may constrain site circulation, reduce usable building area, and affect business operations in low-traffic settings. The recommendation further suggests that these constraints may indirectly influence employment growth and, overtime, housing affordability.

While this concern is articulated, the proposed code amendments do not demonstrate a direct or proportionate relationship between the identified development issue and the breadth of the changes proposed. The recommendation removes or weakens bicycle parking standards across multiple use categories, including residential, office, and customer-facing development – which are categorized as generating high-traffic usage – rather than narrowly targeting the specific use types and site conditions identified as problematic – namely low-traffic settings like industrial uses.

In addition, bicycle parking requirements generally represent a relatively small component of overall development cost when compared to other factors affecting development feasibility and housing affordability, including land costs, construction costs – including vehicle parking, financing conditions, and market absorption rates. The recommendation does not establish that bicycle parking standards materially contribute to housing cost outcomes — particularly as it relates to the removal of long-term parking for non-residential uses, nor that their removal would result in measurable improvements to housing production or affordability.

As a result, the proposed amendments do not function as a targeted modification to address a clearly defined development issue but instead apply broadly to standards whose relationship to the stated issue is indirect and uncertain.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has not been met.

Staff-Prepared Alternative Analysis
The following analysis evaluates the staff-prepared alternative against the approval

criteria set forth in Section 21.02.050(d) of the Zoning and Development Code. Pursuant to this section, the City may approve a text amendment to the Code if the applicant demonstrates, through substantial evidence, that each of the following criteria is satisfied:

(A) Consistency with Comprehensive Plan

The staff-prepared alternative is consistent with the Comprehensive Plan's goals related to housing affordability, efficient infrastructure investment, and the development of a connected and reliable transportation system.

Chapter 6 of the Comprehensive Plan recognizes that Grand Junction's transportation system is experiencing increasing pressure from growth, with rising traffic levels, safety concerns, and infrastructure maintenance demands as roadway capacities are reached. The Plan identifies the provision of mobility choices, including bicycling, walking, and transit, as an essential strategy for maintaining short travel times, managing congestion, and reducing the need for continual roadway expansion in an environment of limited transportation funding. The staff-prepared alternative responds to these objectives by retaining bicycle parking as a baseline development standard, ensuring that new residential, employment, and customer-oriented development continues to support non-motorized travel. At the same time, the alternative reduces minimum bicycle parking ratios and removes several prescriptive standards, representing a compromise approach that responds to concerns raised by the HACTF regarding site functionality and development efficiency for certain non-public-facing uses.

While this approach does not advance bicycle parking standards in line with emerging professional best practices or peer community trends, it maintains a minimum level of multimodal accommodation necessary to support the Comprehensive Plan's transportation objectives.

The Comprehensive Plan also recognizes that transportation costs are a significant component of household expenses and that providing alternatives to exclusive automobile reliance supports housing affordability. Retaining bicycle parking requirements supports lower-cost travel options for residents and employees while balancing near-term development concerns with longer-term system efficiency.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards
The staff-prepared alternative is consistent with the structure, purpose, and implementation framework of the Zoning and Development Code.

Title 21 regulates development through integrated standards addressing access, circulation, parking, and site design. Bicycle parking requirements in §21.08.020 function as one component of this broader framework and are coordinated with provisions requiring multimodal street design, bicycle access, and off-street parking that

balances functionality with cost efficiency.

The staff-prepared alternative retains bicycle parking as a development standard, maintaining consistency with Code provisions that require bicycle circulation to be given equal consideration to motor vehicle traffic and that direct development to support both motorized and non-motorized travel modes. At the same time, the alternative modifies minimum bicycle parking ratios and removes selected prescriptive design standards, reflecting a restrained adjustment to how the standard is applied rather than a removal of the standard itself.

Importantly, the staff-prepared alternative preserves the internal logic of §21.08.020 by maintaining minimum requirements, clarifying applicability, and reorganizing the section to better reflect how bicycle parking standards are implemented in practice. The relocation of the bicycle parking reduction provision into the short-term parking subsection clarifies its intended application and improves administrative consistency without introducing new discretionary authority.

The purpose statement for off-street parking in §21.08.010 directs the City to provide parking for vehicles, bicycles, and pedestrians while avoiding unnecessary cost burdens on development and encouraging flexible parking approaches. By retaining bicycle parking requirements at reduced levels, the staff-prepared alternative supports this purpose by enabling lower-cost travel options and helping to manage vehicle parking demand without imposing excessive or inflexible standards.

Staff finds this criterion has been met.

(C) Specific Reasons
The proposed Code Text Amendment shall meet at least one of the following specific reasons:

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The staff-prepared alternative does not advance bicycle parking standards in response to emerging professional best practices or regulatory trends. Instead, the proposal represents a measured adjustment to existing standards in response to locally identified development concerns.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies existing bicycle parking requirements by reducing minimum ratios, removing selected prescriptive design standards, and clarifying how the

remaining standards apply, while retaining bicycle parking as a development requirement for high traffic-generating uses. These changes directly respond to concerns regarding site functionality, circulation, and efficient use of space for certain non-public-facing uses, while maintaining baseline multimodal accommodation consistent with the Code's broader framework.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Staff finds this criterion has been met.

Corrections to Staff-Prepared Alternative. The staff-prepared alternative revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.
During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff's intended approach and would result in a higher long-term bicycle parking requirement than anticipated. Staff's intent with the staff alternative was not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes. To verify the appropriate correction, staff conducted a case study (see attached) using three recent multi-family developments to compare the number of long-term bicycle parking spaces required under:

- the existing Code requirement,
- the ratio incorrectly included in the draft, and
- the corrected staff alternative ratio.

This review confirmed that the draft ratio in the staff-alternative (.15 parking spaces per unit) would generate higher parking counts than the existing Code, which was not the intent. A ratio (.08 spaces per unit) produces results that are more consistent with

current requirements. Accordingly, staff is presenting this ratio as a correction to the Staff-Alternative for City Council consideration.

FINDING OF FACT AND RECOMMENDATION
After reviewing the proposed amendments, the following finding of fact has been made:

HACTF Recommendation
In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the Housing Affordability Committee Task Force recommendation to amend bicycle parking requirements is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code standards, and does not meet at least one of the specific reasons required for approval of a Code Text Amendment.

Therefore, staff recommends denial.

Staff-Prepared Alternative
In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the staff-prepared alternative amendments to Title 21 are consistent with the Comprehensive Plan, are consistent with the Zoning and Development Code standards, and meet at least one of the specific reasons outlined for approval of a Code Text Amendment.

Therefore, staff recommends approval with the correction of the long-term bicycle parking ratio from .15 per unit to .08 per unit.

FISCAL IMPACT:

There is no direct fiscal impact from this request.

SUGGESTED MOTION:

I move to introduce an Ordinance amending Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking requirements, authorize publication in pamphlet form, (HACTF Recommendation/Staff Alternative with Correction) and setting a public hearing for April 1, 2026

Attachments

1. Exhibit 1. HACTF Recommendation No. 5 Bicycle Storage
2. Exhibit 2. Staff Proposed Alternative Ordinance
3. Exhibit 4. Long Term Bicycle Parking Case Studies
4. Exhibit 3. HACTF Ordinance

Connecting Commercial and Industrial Code Amendments to Housing Affordability

1. The Broader Definition of 'Affordability' in Grand Junction

The Grand Junction Housing Strategy (Resolution 74-24) defines affordability broadly—not just as reducing direct housing costs, but also as removing regulatory and procedural barriers, and fiscal cost shift that increase total development costs that are ultimately borne by home buyers and renters.

The strategy specifically encourages changes that reduce fiscal cost burden, improve land-use efficiency, streamline development approvals, and reduce indirect costs that affect the overall cost of housing. Therefore, even amendments to commercial or industrial codes can play a meaningful role in achieving housing affordability goals.

2. How Each Proposed Code Amendment Supports Housing Affordability

Drive-Through Standards (§21.04.040(E)(2))

In Grand Junction, sales and use taxes from retail development are the largest source of the City's operating revenues. Sales and use taxes are the primary source of the City's General Fund which supports the core city functions and capital improvement projects that underpin the development of housing.

Returning primary function to retail drive-through will maintain the sales tax revenue that is necessary to support public infrastructure and services that are necessary for cost effective housing. Allowing drive-through retail development to continue also underpins mixed-use projects that include both retail commercial and residential components where commercial components carry a greater proportionate share of the cost of the land and infrastructure that are necessary to support housing.

Talking point: "The City of Grand Junction is discouraging small retail development through overly burdensome drive through design criteria and by doing so more infrastructure and service cost burden will be shifted to housing. Amending the zoning code to allow retail drive-through development will contribute substantially to the financial feasibility of housing development in general and attainable housing in particular."

Required Pedestrian Access and Bicycle Parking in Industrial Zones (§21.08.020(A–C)

While it is important to consider safety for multimodal access and circulation in high traffic settings frequented by the general public it is also important to bike and ped requirements for property uses that are not oriented toward the general public where low traffic living and work functions require design forms that don't necessitate exclusive pedestrian and bicycle design criteria that negate other primary uses by reducing valuable indoor area and interrupting on site circulation. The proposed code changes are intended to recognize bike and pedestrian use without comprising other uses. Those that are using property should be

able to design them to serve the function of residential and non-residential tenants alike to derive the highest and best property use at the lowest possible cost.

The imposition of exclusive pedestrian access and specific indoor bike storage requirements on non-retail commercial and industrial zoned properties limits their functional efficiency and the resultant lack of usable space and hindered site circulation from these requirements ultimately reduces business expansion and the resultant wage growth that is a primary component of housing affordability.

In addition to maintaining employment growth, it is important to understand that residential builders and contractors, and their suppliers are primary users of commercial and industrial spaces and maintaining the design functionality of the spaces that builders and building material suppliers utilize ultimately reduces the construction costs that ripple into the housing market through higher material and labor prices.

Thus, it is important to recognize that the proposed zoning amendments support housing affordability both by increasing employment and maintaining the operating efficiency of housing providers.

Talking point: "Right-sizing exclusive pedestrian access and bike-parking requirements increases business expansion and wage growth to increase consumer funding for housing while improving builder and supplier operating efficiencies to reduce housing costs."

Non-Structural Change of Use (§21.02.040(C)(2)(i) B)

Amend §21.02.040(C)(2)(i)(B) to exempt non-structural change-of-use projects from Administrative Review when there are no exterior site or utility changes and the change-of-use is in the same General Use Category (Residential, Public, Commercial, Industrial) as the proceeding/historical use.

Currently a Change of Use Permit process is required whenever a property changes from a nonresidential use to a residential one, or between certain use categories—even if there are no structural modifications, site layout changes, or utility adjustments. This requirement adds time and cost to zoning compliant business expansions that could otherwise proceed under standard zoning guidelines. Just as importantly this process uses up staff resources that could be better utilized to process residential subdivision and site plan applications.

Talking point: "Reducing staff time spent reviewing zoning compliant change of uses in existing buildings will increase the pace and predictability of business expansion and resultant employment growth while allocating more staff time to expedite residential site plan subdivision applications. Expediting job and wage growth will improve consumer funds available for housing and allocating more staff time to residentials projects will reduce entitlement delays to increase the rate of housing production."

3. Affordability Through Efficiency

The Task Force's mission is to identify and remove regulatory barriers that make housing more expensive. Commercial and industrial efficiencies directly support that mission by

21 08a 020 8 (a) (b) (c) – BIKE PARK STORE

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.**

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required		
Use or Use Category	**Short-Term Spaces**	**Long-Term Spaces**
Multi-unit dwelling	~~2 plus .05 per bedroom~~ N/A	~~2 plus .05 per bedroom~~ N/A
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per ~~5~~20,000 square feet of gross floor area	~~2 plus 1 per 12,000 square feet of gross floor area~~ N/A
Office uses	2 plus 1 per 20,000 square feet of gross floor area	~~2 plus 1 per 10,000 square feet gross floor area~~ N/A
Industrial uses*	~~2~~N/A	~~2 plus 1 per 15,000 square feet internal gross floor area~~N/A
All other nonresidential uses	~~2 plus 1 per 20,000 square feet of gross floor area~~ N/A	~~2 plus 1 per 12,000 square feet internal gross floor area~~ N/A
*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.		

~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) **Location.**

(1) **Short-Term Bicycle Spaces.**

~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

~~(ii)~~(i) Short-term bicycle racks shall be located so that they:

(A) Are easily accessed ~~from the street and protected from motor vehicles~~;

(B) Are visible to passers-by to promote usage and enhance security;

(C) Do not impede or interfere with pedestrian traffic or routine maintenance activities;

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(D) Do not block access to buildings, bus boarding or freight loading;

(E) Allow reasonable clearance for opening of passenger-side doors of parked cars; and

~~(F) Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

(2) ~~**Long-Term Bicycle Parking.**~~

~~**Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.**~~

(c) **Design Standards.**

(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.

(2) ~~Accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable overlays.~~

(3) ~~Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~

(4) ~~A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~

(5) ~~Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~

~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~

~~(7)~~(6) ~~Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~

~~(8)~~(7) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be dissembled or tampered with.

~~(9)~~(8) Areas designated for bicycle parking shall be clearly marked and reserved for

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bicycle parking only.

(d) **Alternative Bicycle Parking.**

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or

(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

(Ord. 5267, 7/16/2025; Ord. 5263, 6/18/2025; Ord. 5190, 12/20/2023)

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING BICYCLE STORAGE AND PARKING

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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 proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

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21.08.20 BICYCLE PARKING AND STORAGE

...

(B) **Amount Required.**

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required		
Use or Use Category	**Short-Term Spaces**	**Long-Term Spaces**
Multi-unit dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per 5,000 square feet of gross floor area	2 plus 1 per 12,000 sf of gross floor area
Office uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 10,000 square feet gross floor area
Industrial uses*	2	2 plus 1 per 15,000 square feet internal gross area
All other nonresidential uses	1 per 20,000 square feet of gross floor area	

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only

(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.

(C) *Location.*

(1) *Short-Term Bicycle Spaces*

(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.

(ii) Short-term bicycle racks shall be located so that they:

A. Are easily accessed from the street and protected from motor vehicles;

B. Are visible to passer-by to promote usage and enhance security;

C. Do not impede or interfere with pedestrian traffic or routine maintenance activities;

D. Do not block access to buildings, bus boarding, or freight loading;

E. Allow reasonable clearance for opening of passenger-side doors of parked cars; and

F. Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.

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(2) *Long-Term Bicycle Parking.* Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.

(D) *Design Standards*

(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.

(2) Accounting for the length or width of a standards bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable.

(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.

(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.

(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.

(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.

(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.

(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be dissembled or tampered with.

(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.

(E) *Alternative Bicycle Parking.* The Director may waive or reduce the requirements of this section pursuant to the following criteria:

(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or

(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

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(a) **Amount Required.** Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required

Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multi-unit dwelling	2 Plus .025 per Unit	.15 per Unit
Food and beverage service, recreation and entertainment, and retail uses	1 per 5,000 square feet of gross floor area	
Office uses	1 per 20,000 square feet of gross floor area	1 per 10,000 square feet gross floor area
All other nonresidential uses	1 per 20,000 square feet of gross floor area	

(b) **Location. All bicycle parking areas shall be designated for bicycle parking only.**

(1) Short-term bicycle racks shall be located so that they are:

a. Short-term bicycle racks shall be located so that they: are easily accessed from the street, clearly visible to passers-by for natural surveillance, and protected from motor vehicle traffic.

b. Bicycle racks shall be installed with no less than three-feet of distance between any building wall, edge of curb, edge of pavement or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.

c. Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.

d. Bicycle racks shall provide two points of contact with the bicycle frame, such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.

e. The quantity of required short spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces is provided on site.

(2) Long-term bicycle parking shall be enclosed and secured. Enclosed bicycle parking

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includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.

DRAFT

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

_____

Cody Kennedy
President of the City Council

_____

Selestina Sandoval
City Clerk

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

_____

Cody Kennedy
President of the City Council

_____

Selestina Sandoval
City Clerk

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Long Term Bicycle Parking Case Studies

Required Ratio	**Struthers Residences** 48 Units	**The Junction** 256 Units	**Slate on 25** 168 Units
Existing Code 2 plus .05 per bedroom	5	18	15
Staff-Alternative .15 per unit	8	39	25
Corrected Staff-Alternative .08 per unit	4	20	14

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING BICYCLE STORAGE AND PARKING

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The Housing Affordability Code Task Force has identified items within the Zoning and Development Code that inadvertently conflict with standard practice, create challenges with implementation, require correction, or could use additional clarification, including provisions requiring exclusive pedestrian access and specific indoor bicycle storage in industrial zones that may reduce valuable indoor area, interrupt on-site circulation, and limit the functional efficiency of non-retail commercial and industrial properties.

The Housing Affordability Code Task Force further finds that the imposition of such requirements can hinder business expansion and wage growth, which are primary components of housing affordability, and that maintaining the design functionality of commercial and industrial spaces used by residential builders, contractors, and suppliers can reduce construction costs that ripple into the housing market through higher material and labor prices.

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 proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, support housing affordability by right-sizing pedestrian access and bicycle parking requirements, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

21.08.20 BICYCLE PARKING AND STORAGE

...

(a) **Amount Required.**

(1) Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in Table 21.04-1: Principal Use Table:

Table 21.08-5: Minimum Bicycle Parking Spaces Required

Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multi-unit dwelling	~~2 plus .05 per bedroom~~ N/A	~~2 plus .05 per bedroom~~ N/A
Food and beverage service, recreation and entertainment, and retail uses	2 plus 1 per ~~5~~20,000 square feet of gross floor area	~~2 plus 1 per 12,000 sf of gross floor area~~ N/A
Office uses	2 plus 1 per 20,000 square feet of gross floor area	~~2 plus 1 per 10,000 square feet gross floor area~~ N/A
Industrial uses*	~~2~~ N/A	~~2 plus 1 per 15,000 square feet internal gross area~~ N/A
All other nonresidential uses	~~1 per 20,000 square feet of gross floor area~~ N/A	~~2 plus 1 per 12,000 square feet internal gross floor area~~ N/A

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only

~~(2) If more than 10 bicycle parking spaces are required, a minimum of 10% of the required bicycle parking spaces shall be designed to accommodate cargo bicycles or bicycles with trailers.~~

(b) *Location.*

(1) *Short-Term Bicycle Spaces*

~~(i) Short-term bicycle spaces shall be located within 50 feet from the main entrance of the principal building.~~

(ii) Short-term bicycle racks shall be located so that they:

A. Are easily accessed ~~from the street and protected from motor vehicles;~~

B. Are visible to passer-by to promote usage and enhance security;

C. Do not impede or interfere with pedestrian traffic or routine maintenance activities;

D. Do not block access to buildings, bus boarding, or freight loading;

E. Allow reasonable clearance for opening of passenger-side doors of parked cars; and

~~F. Are covered, to the maximum extent practicable, where users will leave their bikes for a longer amount of time.~~

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~~(2) *Long-Term Bicycle Parking.* Long-term bicycle parking shall be enclosed and secured to the maximum extent practicable. Enclosed bicycle parking includes but is not limited to: an area enclosed by a secure fence with a lockable entrance, a secure and accessible room in a building, a secure and accessible enclosure within a parking structure, or a cluster of bicycle lockers.~~

(c) *Design Standards*

(1) No more than 50% of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.

~~(2) Accounting for the length or width of a standards bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this Code and any applicable.~~

~~(3) Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.~~

~~(4) A three-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of three feet from the edge of curb or pavement along a roadway.~~

~~(5) Bicycle racks shall be located on improved non-permeable surfaces and shall be anchored to the ground.~~

~~(6) Bicycle racks shall provide two points of contact with the bicycle frame such as an inverted "U" or a post and ring. Wave, schoolyard, wheel well, bollard and spiral racks are prohibited.~~

~~(7) Bicycle racks shall accommodate varied bicycle and styles, including electric bicycles and cargo bicycles, with greater clearance from obstructions, walkways, and other bicycle parking spaces to the maximum extent practicable.~~

(8) Bicycle racks shall be constructed of rust-resistant, sturdy, and high-quality materials and designed so that they cannot be dissembled or tampered with.

(9) Areas designated for bicycle parking shall be clearly marked and reserved for bicycle parking only.

(d) *Alternative Bicycle Parking.*

The Director may waive or reduce the requirements of this section pursuant to the following criteria:

(1) The location and design standards may be waived or reduced if the applicant can demonstrate that unique or unusual characteristics exist on a development site; or

(2) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on site.

DRAFT

INTRODUCED on first reading this 21st day of January 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of February 2026 and ordered published in pamphlet form.

ATTEST:

_____

Cody Kennedy
President of the City Council

_____

Selestina Sandoval
City Clerk

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Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: March 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

Introduction of an Ordinance for Downtown Development Authority ("DDA") Supplemental Appropriation and Setting Public Hearing for April 1, 2026

RECOMMENDATION:

Staff recommends setting a hearing on a proposed ordinance making supplemental appropriations to amend the 2026 DDA Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects or significant operating programs that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures. The DDA Board authorizes the district budget through resolution and the City Council authorizes spending through ordinance.

This supplemental appropriation is to authorize the carryforward of the fourth payment to Conjunction Junction, LLC ("Developer") and the carryforward of grant funding for the Terminal project, as well as new spending of a grant awarded to the DDA on behalf of the GJ Union Depot, and funding for the acquisition of a parking lot in support of the Terminal project.

BACKGROUND OR DETAILED INFORMATION:

Supplemental Appropriation Required for the DDA Capital Improvements Fund (Fund 203) $4,223,875

- The City and the DDA were awarded two grants totaling $4.8 million from the State of Colorado for the first phase of the Terminal project. Those grants and project spending began in 2024 and continued in 2025. The supplemental required for the carryforward of the Terminal project funded by grants is $3,823,875.

- The DDA Board authorized the acquisition of a parking lot at 6th and Colorado in support of the Terminal Project parking requirements. A supplemental appropriation is required for $400,000. This will be funded from the DDA Tax Increment Funds.

Supplemental Appropriation Required for the DDA Tax Increment Fund ("TIF") (Fund 611) $2,956,750

- The DDA is legally required to incur debt to use TIF funds. Therefore loan proceeds are drawn and used for disbursement and then the TIF funds are used to pay back the loan short term. This results in needing to appropriate the spending authority for both the disbursement as well as repayment of the loan.

- In 2022, the City and the Downtown Development Authority entered into a development agreement with the Developer, which included the commitment from the DDA of a total of 8 payments for $3.5 million. The first 3 payments were subject to milestones of the project and the remaining 5 payments are made annually. The amount of the 4th payment to Developer is $700,000 and was originally budgeted in 2025 but not disbursed; therefore, the total supplemental appropriation required for the carryforward of the fourth payment is $1,400,000.

- The DDA Board authorized $250,000 in matching funds (from TIF) for a $250,000 State Historical Society grant that the DDA applied for on behalf of GJ Union Depot. This grant was awarded in January, and as the applicant, the DDA will manage, report, and account for the full grant. The total supplemental appropriation required is $750,000 for the $500,000 to be disbursed to GJ Union Depot as well as the repayment of the $250,000 in loan proceeds.

- The DDA Board authorized $400,000 for the purchase of a parking lot at 619 Colorado Avenue in support of the Terminal project parking requirements. The acquisition will be made out of the DDA's Capital Fund. Spending authority is

needed for the transfer to the DDA Capital Fund and the repayment of the loan, therefore, the total supplemental appropriation authority required is $800,000.

- Debt service fees for the loan draws as well as a minimal amount for short term interest is estimated at an additional $6,750 and therefore added to the required supplemental appropriation.

The DDA Board authorized the corresponding amendments to the 2026 Adopted Budget on February 26th, 2026 through adoption of the attached resolution.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray tne necessary expenses of the Downtown Development Authority. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and is supported by supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce an ordinance making supplemental appropriations to the 2026 Budget of the Downtown Development Authority for the year beginning January 1, 2026, and ending December 31, 2026, to set a public hearing for April 1, 2026, and order publication in pamphlet form

Attachments

1. DDA Supplemental Appropriation List March 18 and April 1, 2026
2. Downtown Development Authority (DDA) - Resolution No. 2026-04 Budget Amendment
3. 2026 DDA Supplemental Appropriation Ordinance First Reading, March 18, 2026

DDA Supplemental Appropriation List By Fund
March 18, 2026 and April 1, 2026

Fund	Description	Amount
DDA Capital Improvement Fund 203		
Carryforward	Termial Project State Community Revitalization Grant	$ 2,198,875
Carryforward	Termial Project State Strong Communities Grant	1,625,000
New Spending	6th & Colorado Parking Lot Acquisition Funded by TIF	400,000
	DDA Capital Improvement Fund Supplemental Appropriation	**$ 4,223,875**
DDA Tax Increment Fund 611		
Carryforward	4th Payment to Conjunction Junction, LLC (Richmark) (including loan repayment)	$ 1,400,000
New Spending	Grant Match and Disbursement of State Historical Society Grant to GJ Union Depot (including loan repayment)	750,000
New Spending	6th & Colorado Parking Lot Acquisition Transfer to Fund 203 (including loan repayment)	800,000
New Spending	Additional Debt Service Fees and Interest for New Loan Spending	6,750
	DDA Tax Increment Fund Supplemental Appropriation	**$ 2,956,750**

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

DDA RESOLUTION 2026-04

A RESOLUTION APPROVING A 2026 BUDGET AMENDMENT

RECITALS:

The Grand Junction Downtown Development Authority ("DDA") is authorized pursuant to Colorado Revised Statutes §31-25-801 et seq. to adopt and amend its annual budget in furtherance of its approved Plan of Development and programmatic obligations.

The DDA adopted a 2026 Budget which contemplates the use of tax increment and other available funds to support catalytic development projects and grant-funded initiatives within Downtown Grand Junction.

Since adoption of the 2026 Budget, additional clarification and timing of expenditures necessitate a budget amendment to accurately reflect approved project payments and remaining grant resources.

The proposed 2026 Budget Amendment includes: (i) a fourth payment to Richmark for the Junction Project in the amount of Seven Hundred Thousand Dollars ($700,000); (ii) funding in the amount of Two Hundred Fifty Thousand Dollars ($250,000) for the Train Depot Project; (iii) the purchase of the real property commonly known as 619 Colorado Avenue, Grand Junction, Colorado, for parking in support of the Terminal Project in the amount of Four Hundred Thousand Dollars ($400,000); and (iv) the inclusion of remaining Terminal Project grant funds totaling Three Million Eight Hundred Twenty-Three Thousand Eight Hundred Seventy-Five Dollars and Thirty Cents ($3,823,875.30).

The remaining Terminal Project grant funds consist of the following components: (a) Colorado Creative Industries Community Revitalization Grant ("CRG") remaining balance of Two Million One Hundred Ninety-Eight Thousand Eight Hundred Seventy-Five Dollars and Thirty Cents ($2,198,875.30); and (b) Strong Communities Grant funding in the amount of One Million Six Hundred Twenty-Five Thousand Dollars ($1,625,000.00).

The DDA Board has reviewed the proposed 2026 Budget Amendment and finds that the amendment is fiscally responsible, consistent with prior Board actions, and necessary to accurately reflect authorized expenditures and grant revenues.

BE IT RESOLVED BY THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY THAT:

1. Approval of Budget Amendment. In consideration of the Recitals, which are incorporated herein by this reference as if fully set forth, the Board hereby approves an amendment to the 2026 Budget to include the following expenditures and revenues: (a) a fourth payment to Richmark for the Junction Project in the amount of $700,000; (b) funding in the amount of $250,000 for the Train Depot Project; (c) the acquisition of the property commonly known as 619 Colorado Avenue, Grand

Junction, Colorado, for parking associated with the Terminal Project in the amount of $400,000; and (d) remaining Terminal Project grant funds totaling $3,823,875.30.

2. Grant Funding Detail. The Terminal Project grant funds incorporated through this budget amendment include a remaining balance of $2,198,875.30 from the Colorado Creative Industries Community Revitalization Grant and $1,625,000.00 from the Strong Communities Grant program.

3. Administrative Authorization. The Executive Director and staff are authorized and directed to make all necessary accounting entries, budget adjustments, and disbursements consistent with this Resolution and the approved 2026 Budget Amendment.

4. Ratification. All actions heretofore taken by the officers, employees, and agents of the DDA consistent with the intent of this Resolution are hereby ratified, approved, and confirmed.

5. Effective Date. This Resolution shall take effect immediately upon adoption.

Read and approved this 26 day of February, 2026.

Libby Olson

Libby Olson, Chair

Grand Junction Downtown Development Authority

ATTEST:

Vonda Bauer

Vonda Bauer, Administrative Specialist

Grand Junction Downtown Development Authority

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2026, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
DDA Capital Improvements Fund	203	$ 4,223,875
DDA TIF Debt Service Fund	611	$ 2,596,750

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of March 2026.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of March, 2026

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: March 18, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed On A Total Of 25.36 Acres Located In Sections 17 and 20, Township 1 South, Range 1 West Of The Ute Meridian, City of Grand Junction, County of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded At Reception Number 3148907, Portions Of The District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As Recorded At Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 Over A 17-Year Timeframe And Setting A Public Hearing for April 1, 2026

RECOMMENDATION:

The Planning Commission heard this item at its March 10, 2026 meeting and voted (6-1) to recommend approval of the request.

EXECUTIVE SUMMARY:

Camelback Gardens, LLC and Upland Homes, Inc., and the City of Grand Junction (the Applicants) propose the Camelback Gardens Development (Development), a planned development of 25.36 acres with a residential project on approximately 10.29 acres located at 381 and 409 High Desert Road.

The Applicants are requesting approval of a PD ODP for the proposed Development. Approval of the ODP would rezone all properties from PD to PD with a new

development framework. The Development is anticipated to be constructed in phases over an approximately 17-year timeframe.

The subject property is currently vacant. On February 4, 2026, City Council adopted Resolution 13-26, authorizing the inclusion of 15.07 acres of City-owned Open Space within the Camelback Gardens PD and ODP boundaries for planning and organizational purposes. This action facilitates cluster development consistent with the Residential Low-density range. Under the clustering provisions as a part of the development, the conserved open space may be included in the density calculation. Based on this methodology, the proposed Development has a resulting density of 3.6 dwelling units per acre (du/ac), which is within the permitted range of 2.0 to 5.5 du/ac for the Residential Low land use designation in the 2020 Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND OR DETAILED INFORMATION:
The properties in question were originally annexed into the City as part of the Ridges Majority Annexation in 1992 and were included within the Ridges Metropolitan District, which had been established in Mesa County prior to annexation. As part of the annexation, the lands were zoned Planned Residential (PR) and RSF-4, and the City accepted development approvals previously granted by Mesa County within the Ridges Metropolitan District, including all applicable standards and conditions.

The subject properties were originally included within the Ridges PD, which was governed by an Amended Final Plan approved by the Planning Commission and City Council in the mid-1990s. While portions of the Ridges PD were developed and platted, substantial areas within the PD boundary, including the subject properties, remained undeveloped and or exercised development approvals.

Pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code, the Ridges PD has lapsed and is no longer in effect due to the passage of time, extended non-use of development approvals, and the absence of subsequent implementing actions necessary to vest development rights under the approved plan. Accordingly, the subject properties are no longer governed by an active Planned Development framework.

Approval of the proposed Camelback Gardens PD ODP is therefore necessary to reestablish a legally valid zoning and development framework for the site.

The Camelback Gardens PD application was originally submitted in 2023 and is therefore reviewed under the Zoning and Development Code in effect at the time of submittal (2010 Code). Although the City adopted a new Zoning and Development Code in 2024, the application remained active during the review process and is appropriately evaluated under the 2010 Code, with consideration of current infrastructure conditions and consistency with the 2020 Comprehensive Plan.

Location and Surrounding Land Use

The subject properties are located south of State Highway 340 (Broadway) within the Redlands area of the City. The developable portion of the site consists of approximately 10.29 acres of vacant, undeveloped land characterized by native vegetation, rolling terrain, and natural drainage features. No structural or site improvements currently exist on the properties.

The surrounding development is predominantly residential in character. To the north and east, the subject properties abut developed single-family residential neighborhoods within The Ridges subdivision. To the south, the site is bordered by established single-family residential neighborhoods such as Redlands Mesa subdivision. To the west, the properties are adjacent to larger areas of undeveloped land and publicly accessible open space, as well as privately-owned golf courses, which provide a transition between developed neighborhoods and surrounding natural areas.

The site contains areas of rock outcroppings and slopes exceeding 30 percent, which limit the extent of feasible development. While a limited number of steep slope areas occur within the site itself, the majority of slopes exceeding 30 percent and associated rock outcroppings are located immediately adjacent to and abutting the site, influencing the overall development pattern and site layout. These areas do not constitute ridgelines and are therefore not subject to the City's Ridgeline Development Restrictions. However, development on the site would be subject to applicable Hillside Development standards. The proposed development responds to these constraints by concentrating development on less steep areas and preserving steeper terrain and sensitive areas as open space.

The subject properties and much of the surrounding area are zoned PD, reflecting legacy development approvals associated with The Ridges PD, portions of which have since lapsed. Surrounding residential subdivisions to the east and south have been developed under approved planned development frameworks, while adjacent open space areas remain undeveloped.

The subject properties are designated Residential Low in the 2020 Comprehensive Plan. This designation supports low-density residential development, generally ranging from approximately 2.0 to 5.5 dwelling units per acre, and encourages the preservation of open space and natural features through clustered development patterns.

Site Access and Transportation System
Vehicular access to the subject properties is provided by existing local streets. Primary access to the site is from the north via Rana Road and from the south via High Desert Road. Both Rana Road and High Desert Road function as local residential streets and connect the site to the surrounding neighborhood street network.

The subject properties are located within an established residential area of the Redlands, where the transportation system is designed to serve local traffic associated with residential development. The proposed access configuration utilizes existing public streets and does not require new arterial or collector roadway connections. Traffic

generated by the proposed development is anticipated to be accommodated by the existing local street network, subject to compliance with applicable City access and transportation standards at the time of subdivision review and development.

Availability of Utilities
All utilities are available and adjacent to the Development site. Water service to the subject properties is provided by the Ute Water District. Sanitary sewer service is provided by the City of Grand Junction. Irrigation water is provided by Redlands Water and Power. Electric and natural gas service to the site are provided by Xcel Energy.

The subject properties are located within Tier 1 (Urban Infill) of the City's Growth Plan. Tier 1 areas are characterized by the presence of existing urban services and infrastructure within City limits, where development is intended to occur through infill and redevelopment of vacant or underutilized parcels. Development within Tier 1 is generally directed to areas where public facilities and services are already available, limiting the need for infrastructure extensions while allowing for residential growth. The subject properties' location within the Redlands area represents a Tier 1 infill opportunity consistent with the City's growth management policies.

Proposed Use and Zoning Overview
The Camelback Gardens PD establishes a residential zoning framework that permits a mix of single-family detached, single-family attached, and multifamily housing within the Redlands area of the City. The PD approach is intended to allow flexibility in site design and housing types while maintaining overall density and compatibility with surrounding residential development.

Rather than relying on a conventional straight-zone subdivision model based on individual lots and minimum lot dimensions, the proposed PD utilizes a footprint-based development pattern with shared open space. This model allows buildings to be clustered while preserving the surrounding natural landscape as common open space, which functions in place of individual private yards.

By concentrating development and minimizing disturbance to the site, the proposed PD supports a low-maintenance and water-wise residential environment, preserves native vegetation, and responds to site constraints such as topography and natural features. This approach is consistent with the intent of the PD zoning district and the Residential Low land use designation by allowing design flexibility while achieving orderly development and long-term land use compatibility.

Public Benefit Overview
The proposed Camelback Gardens PD provides public benefits consistent with the intent of the PD zoning district and the applicable criteria set forth in Section 21.02.150 of the 2010 Code.

(a) More Efficient Infrastructure

The subject properties are located within the City's Tier 1 Urban Infill area, where urban services and infrastructure are already available. The proposed PD directs residential development to vacant parcels within an established neighborhood, utilizing existing water, sewer, electric, and transportation systems and limiting the need for new infrastructure extensions. In addition, the associated land exchange results in more rational property boundaries, which improves the efficiency of site layout, utility connectivity, and long-term infrastructure planning.

(b) Reduced Traffic Demands

The subject properties are located within an established residential area that is directly connected to an extensive multi-modal trail network that functions as part of the City's active transportation system. The proposed PD improves direct, low-stress pedestrian and bicycle connections between the site and regional trail facilities, including trailheads that serve outdoor recreation destinations.

These connections support the goals of the Council's adopted 2023 Pedestrian and Bicycle Plan by increasing the number of direct and low-stress connections to key destinations, thereby reducing reliance on vehicle trips for recreational access and short local trips. By integrating trail access into the site layout and providing ride-in/ride-out connectivity, the development can be considered an implementation of the Plan's connectivity metrics related to access to parks, open space, and trailheads.

(c) Greater Quality and Quantity of Public and/or Private Open Space

The proposed PD includes a coordinated land exchange that results in a net improvement to the quality, usability, and maintenance of open space. Through this exchange, approximately 12,782 square feet of unimproved and irregularly shaped City-owned Ridges Open Space was conveyed to the applicant, with a portion later dedicated back to the City as High Desert Road right-of-way. In return, the City received newly created and improved open space and trail corridor easements within the Camelback Gardens development totaling approximately 15,079 square feet, including 9,482 square feet of developed public park land and two constructed trail corridor easements totaling 5,597 square feet. The public park area is dedicated to and owned by the City and is fully open to the public, with ongoing maintenance responsibilities assigned to the homeowners' association (HOA).

The ODP map also illustrates off-site trail improvements proposed by the applicant as part of the land exchange, with segments outlined in green indicating proposed new trail construction and segments outlined in blue indicating proposed trail maintenance. In addition to the public park dedication, the ODP includes a community garden that will be privately owned, maintained, and used by the HOA and its residents. Collectively, these improvements convert fragmented and unimproved areas into functional, maintained open space, establish clearer boundaries between public and private lands, and improve long-term stewardship without increasing City maintenance obligations. This coordinated exchange was integral to the PD framework and enabled the

clustering approach consistent with the Residential Low density range, while delivering measurable public benefits through improved open space configuration, new trail connections, and a publicly accessible pocket park.

(d) Other Recreational Amenities

The land exchange and associated PD enhance recreational amenities by formalizing and expanding trail connectivity within The Ridges Open Space. New trail connections and spurs would be constructed to increase access points into The Ridges trail system and provide more intuitive and continuous routes for pedestrians and cyclists, including connections to established destinations such as the Water Tower Loop. The project also proposes coordination with the City of Grand Junction Parks and Recreation Department to improve existing trails and replace informal or braided routes with more sustainable alignments, protecting native vegetation and soils while improving the overall user experience.

At the neighborhood scale, the development includes a public park that was dedicated to and is now owned by the City and fully open to the public, with maintenance responsibilities assumed by the HOA. In addition, the Outline Development Plan identifies a community garden that will be privately owned, maintained, and used by the HOA and its residents. Together, these amenities provide recreational and social opportunities at both the neighborhood and community scale while clearly delineating public and private responsibilities.

(e) Needed Housing Types and/or Mix

The PD permits a range of housing types, including single-family detached, single-family attached, and multifamily units within a single coordinated development. This mix supports smaller household sizes and provides housing options that are underrepresented in conventional large-lot subdivisions, contributing to a more diverse housing supply consistent with the Residential Low land use designation.

(f) Innovative Designs

The proposed PD utilizes an alternative development model that departs from conventional lot-based subdivision design. Buildings are arranged within defined footprints, with shared open space serving in place of individual private yards. This model allows flexibility from minimum lot size, setback, and buffering standards where appropriate, while supporting a low-maintenance, water-wise development pattern that preserves native vegetation and responds to site constraints.

(g) Protection and/or Preservation of Natural Resources, Habitat Areas, and Natural Features

Development is concentrated in lower portions of the site with low to moderate slopes, while steeper terrain, rock outcroppings, and adjacent open space areas remain

undisturbed. Natural topography and existing vegetation are incorporated as screening and buffering elements, reducing the need for constructed barriers and supporting preservation of scenic and natural resources.

(h) Public Art

Public art is not proposed as part of the PD and is not identified as a public benefit under this application.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed PD and ODP was held in person on March 28, 2022, in accordance with §21.02.080(e) of the Zoning and Development Code. At the neighborhood meeting, participants raised questions regarding stormwater management, potential impacts on surrounding properties, parking and vehicle limitations, project phasing and build-out timeline, trail alignment and connectivity, homeowners' association governance, existing zoning, proposed density, and the overall scale of the development.

Notice was completed consistent with the provisions in §21.02.080 (g) of the 2010 Code. The subject property was posted with application signs on March 1, 2023. Mailed notice of the public hearings before the Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet of the project boundaries on January 2, 2026, and notice of the Planning Commission public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

Outline Development Plan Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the criteria set forth in that section.

a. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The proposed Camelback Gardens PD is consistent with the goals, policies, and principles of the 2020 Comprehensive Plan, the Grand Junction Circulation Plan, and other applicable adopted plans. The project supports Plan Principle 3.1.b (Intensification and Tiered Growth) by directing residential development to a Tier 1 Urban Infill location within existing City limits, where public facilities and services are already available and capable of maintaining adopted level-of-service targets. Development in this location promotes efficient use of existing infrastructure and aligns with the City's growth management strategy.

The proposal advances Plan Principle 3.6.e (Context-Sensitive Development) by establishing a PD framework that allows flexibility in building placement, massing, and

site design to respond to surrounding development patterns, topography, and natural features. This approach supports development that contributes positively to neighborhood character while preserving open space and natural resources.

Consistent with Plan Principle 5 (Strong Neighborhoods and Housing Choices) and Plan Principle 5.1.c (Neighborhood Amenities), the proposed PD establishes a zoning framework that permits a range of housing types, including single-family detached dwellings, duplexes, townhomes, and multifamily buildings, within a coordinated development that incorporates shared open space and neighborhood-scale amenities. The PD model allows for smaller building footprints and reduced private yard areas, resulting in a low-maintenance housing option that may better serve households seeking to downsize while remaining in the community. According to the 2019 Grand Valley Housing Needs Assessment, the average household size is 2.12 persons, indicating that many households occupy housing larger than their current needs. By allowing smaller-footprint homes supported by shared amenities, the proposed PD expands housing choice, helps address over-housing, and supports increased residential density while maintaining neighborhood character, consistent with Comprehensive Plan direction.

The project further supports Plan Principles 5.1.c and 5.3.d (Neighborhood Amenities) and 5.4.a (Neighborhood Connections) by providing publicly accessible park space, community-scale amenities, and enhanced pedestrian and trail connectivity that link the development with surrounding neighborhoods and open space areas. These elements strengthen daily usability and support both active and passive recreation.

The proposal aligns with Plan Principle 7.1.a (New Parks) through the dedication and construction of new public park land, and with Plan Principle 7.1.c (Open Space, Greenways, and Trails Network) by improving trail connectivity within The Ridges Open Space. The associated land exchange and preservation of steeper terrain and natural features further support Plan Principle 7.2.e (Land Conservation) by achieving both recreational access and natural resource protection.

The proposed Development includes a new local street connection between High Desert Road and Rana Road, which are currently not connected for vehicular access. This connection is consistent with the Grand Junction Circulation Plan, which classifies both roadways as local streets, and supports Plan Principle 5.4.a (Neighborhood Connections) by improving connectivity between existing neighborhoods and providing additional routes for local travel. The introduction of this connection increases transportation system redundancy by providing multiple points of access and circulation within the neighborhood, reducing reliance on a single roadway and improving overall network reliability during routine conditions, construction activities, or temporary closures. In addition, enhanced emergency access allows police, fire, and medical services to reach the area more efficiently by offering alternative response routes, improving response times, and supporting safer evacuation options if needed, while maintaining compatibility with the surrounding street network.

Based on the above analysis, staff finds that this criterion is met.

b. The rezoning criteria provided in GJMC 21.02.140;

This criterion is discussed in greater detail in the “Rezoning Analysis” section of this staff report, and staff finds that it is met.

c. The planned development requirements of Chapter 21.05 GJMC;

This criterion is discussed in greater detail in the “Planned Development Requirements Analysis” section of this staff report and staff finds that it is met.

d. The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The subject properties are not located within any corridor guidelines or overlay districts. Accordingly, staff finds this criterion to be met.

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

The subject properties are located within an established urban area where public services and facilities are already available and capable of serving additional development. Domestic water, sanitary sewer, and irrigation infrastructure are present within the surrounding street network and in close proximity to the site. These systems can be extended into the development to serve the proposed project in accordance with City standards and applicable service provider requirements, without the need for off-site extensions to major public infrastructure systems.

The local street network surrounding the site is developed and maintained in good condition, with access provided via High Desert Road and Rana Road, which connect to Ridges Boulevard and State Highway 340 (Broadway). While portions of the surrounding street network include non-standard sections typical of the area, the proposed development includes construction of a new local street connection between High Desert Road and Rana Road built to current City standards. This connection improves circulation, enhances emergency access, and increases transportation system redundancy, supporting the ability of public services to respond efficiently.

Emergency services are provided by the City of Grand Junction. The site is located within Fire Area “F,” with service provided by Fire Station No. 5, located approximately 3.5 miles from the site. Police services are provided by the Grand Junction Police Department. The location of the site within City limits, combined with existing and proposed roadway connectivity, supports reasonable emergency response times. Final development will be required to comply with applicable Fire Department and Police Department access, water supply, and safety standards.

Therefore, staff finds this criterion to be met.

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

The proposed PD provides adequate circulation and access to serve all development pods and areas identified in the ODP. Primary access to the site is provided from High Desert Road and Rana Road, both of which function as local streets within the surrounding neighborhood network. The internal circulation system is designed to extend from these existing roadways and provide vehicular, pedestrian, and emergency access to each development pod.

A key component of the circulation system is the proposed new local street connection between High Desert Road and Rana Road. This connection establishes a continuous internal roadway network that improves access to individual pods, reduces reliance on a single point of ingress and egress, and increases overall system redundancy. The internal street layout is intended to be constructed to applicable City standards and will accommodate service vehicles, emergency access, and on-street parking where appropriate. Any proposed shared driveways and private accessways within the development will be owned and maintained by the homeowners' association.

In addition to vehicular circulation, the development incorporates pedestrian and trail connections that link internal streets, open spaces, and adjacent neighborhoods with the surrounding trail system. These connections support safe and convenient movement throughout the site and provide access to both on-site amenities and nearby recreational destinations.

Therefore, staff finds this criterion to be met.

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

The proposed PD incorporates a combination of natural features, site design, and built elements to provide appropriate screening and buffering between development pods and adjacent properties. Except for Pod C, the majority of the development pods are naturally buffered from surrounding residential neighborhoods and open space areas by existing slopes, rock outcroppings, and changes in grade, which provide effective visual separation and reduce the need for extensive structural buffering.

Development is generally concentrated within the lower portions of the valley on low to moderate slopes, allowing the surrounding topography to function as a natural buffer along the perimeter of the site. Building footprints and internal circulation are aligned to respond to these natural features, further minimizing visual and physical impacts on adjacent properties.

Where the Development directly abuts previously developed residential parcels, perimeter buffering will be provided through a combination of fencing and landscaping,

subject to the Subdivision Perimeter Enclosure requirements of Section 21.07.090. The specific design and location of these buffering elements will be reviewed and finalized at the time of subdivision and Final Development Plan review. Collectively, the use of existing topography, thoughtful site layout, and code-compliant perimeter enclosure measures ensures that the proposed development provides appropriate screening and buffering while maintaining compatibility with surrounding residential uses and adjacent open space.

Therefore, staff finds this criterion to be met.

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

The proposed PD establishes an appropriate range of residential density for the overall property and for the development pods identified in the ODP. The ODP proposes a maximum of 90 dwelling units across approximately 25 acres, inclusive of both developable land and associated open space areas. Pursuant to GJMC 21.02.150(b), common open space may be incorporated into density calculations when such open space is permanently preserved and functionally integrated into the development. The Camelback Gardens PD is structured as a cluster development consistent with GJMC 21.03.060, which expressly encourages preservation of open space while allowing development within the density range supported by the Comprehensive Plan. Section 21.03.060(d)–(g) further requires that open space be permanently conveyed, linked to existing public lands, and improved with trails and connections as appropriate.

In this case, City Council adopted Resolution No. 13-26 on February 4, 2026, formally approving inclusion of approximately 15.07 acres of adjacent City-owned open space within the Camelback Gardens PD boundary for planning and organizational purposes, consistent with the clustering provisions of the 2010 Code. The open space remains City-owned and preserved in perpetuity, satisfies the intent of Section 21.03.060, and is functionally integrated through required trail connections and improvements reflected in the PD ordinance. Accordingly, inclusion of this open space in the overall density framework is consistent with both 21.02.150(b) and 21.03.060. In this case, the proposed open space areas are contiguous with and serve the residential pods and are therefore appropriately included in the overall density calculation.

When calculated across the full PD area, including qualifying open space, the resulting overall density is approximately 3.6 dwelling units per acre (du/ac). This density falls within the Residential Low land use category identified in the 2020 Comprehensive Plan, which contemplates densities ranging from 2.0 to 5.5 du/ac. As such, the overall density of the PD is consistent with Comprehensive Plan guidance for this area.

Therefore, staff finds this criterion met.

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

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the underlying default zone district and retains its fundamental scale, height, and density characteristics. The ODP requests targeted deviations from certain RL-5 bulk standards to support a clustered, footprint-based development model that preserves open space and natural features while remaining consistent with the Residential Low land use designation.

Standards Preserved from RL-5

The ODP preserves several core RL-5 standards to maintain compatibility with surrounding development and the Comprehensive Plan:

- A maximum building height of 40 feet is retained across all pods.
- Overall site density remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space.
- Side setbacks adjacent to another residential parcel remain consistent with RL-5 at 5 feet.
- The development remains residential in character, with no expansion of permitted uses beyond those consistent with RL-5 and the PD framework.

Targeted Deviations from RL-5 Bulk Standards

The ODP proposes the following deviations from RL-5 standards to enable clustering and efficient site design:

Minimum Lot Size:The minimum lot size is reduced from 4,000 square feet (RL-5) across all development pods to allow for a building-footprint platting model. Minimum lot sizes are proposed at 2,400 square feet in Pods A and B and 1,200 square feet in Pods C through G, as shown on the ODP. This deviation is fundamental to the clustering approach, allowing residential units to be concentrated on lower-grade portions of the site while preserving larger contiguous areas of open space and natural terrain under common ownership.

- Front Setbacks: The minimum front setback for principal structures is reduced from 20 feet (RL-5) to 15 feet across all pods. Where a garage faces the street, the front setback for the garage portion is increased back to 20 feet, while the principal structure may remain at 15 feet. For side-loaded garages, a 15-foot front setback applies. This approach supports pedestrian-oriented design and avoids the visual dominance of street-facing garages.
- Side Setbacks: Where a pod abuts another residential parcel, the 5-foot side setback required by RL-5 is maintained. Where a pod abuts open space, the side setback is reduced to 0 feet, allowing buildings to orient toward preserved natural areas and further concentrate development away from sensitive features.
- Rear Setbacks: The RL-5 rear setback of 15 feet is reduced to 10 feet where a lot abuts another residential parcel and to 0 feet where it abuts open space.

This deviation supports compact building placement while maintaining appropriate separation between residential uses.

- Maximum Lot Coverage: The maximum lot coverage is increased from 60 percent (RL-5) to 100 percent to accommodate the footprint-based platting approach, under which all land outside the building envelope is owned and maintained by the homeowners' association.
- Lot Width: Minimum lot width is reduced from 40 feet (RL-5) to 30 feet in Pods C, D, E, F, and G only, while Pods A and B retain the 40-foot width. This selective reduction aligns with the clustered development approach and reflects variations in pod layout and adjacency to open space.

The reduction in minimum lot size is a deliberate and necessary component of the PD's building-footprint platting model, under which only the building envelope is platted and all land outside the footprint is owned and maintained by the homeowners' association. This approach allows residential units to be clustered on the most developable portions of the site, rather than spread uniformly across the property as would occur under standard RL-5 lot requirements.

By reducing minimum lot sizes from 4,000 square feet to the pod-specific areas shown on the ODP, the development can concentrate building footprints while permanently preserving surrounding slopes, rock outcroppings, and native vegetation as common open space. This clustering achieves natural feature preservation without increasing overall site density beyond the Residential Low range and while retaining RL-5 height limits and parcel-to-parcel setbacks that ensure compatibility with surrounding neighborhoods.

Therefore, staff finds this criterion to be met.

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

The applicant has provided a detailed and structured Development Phasing Schedule for the Camelback Gardens PD that establishes clear timelines for buildout while allowing flexibility to respond to site conditions and market demand. The project is proposed to be developed in three phases, with individual development pods assigned to each phase based on factors such as site topography, housing type, and anticipated price point. Within each phase, pods may be developed in any order.

The phasing schedule includes specific deadline requirements for each phase, requiring that at least one pod within a phase obtain a first planning clearance or record a first plat by the identified expiration date. These benchmarks extend from Phase 1 beginning in 2028 through Phase 3 concluding in 2043, providing a predictable development horizon while ensuring that approvals do not remain vested indefinitely without activity. The schedule further requires that once development of a pod has commenced, it is completed in accordance with the approved phasing plan, reinforcing orderly and incremental development.

Importantly, the phasing schedule is tied to lapse and reversion provisions, such that failure to meet the established deadlines for a given phase would result in the PD and ODP approvals lapsing for that phase, with zoning reverting to the default RL-5 standards. This mechanism ensures accountability, aligns with the City's planned development regulations, and provides the City with a clear remedy should Development not proceed as approved. Any request to modify or extend the phasing schedule would be subject to review under the code provisions in effect at the time of the request.

The PD ordinance establishes clear timing, phasing, and security requirements for the park and trail improvements. Prior to commencement of Phase 2, the applicant is required to submit a conceptual design plan for City review and acceptance. In addition, a Maintenance and Operations Agreement must be executed prior to issuance of the first planning clearance or recordation of the first plat within Phase 2. Construction of the park and trail improvements is required to occur in coordination with the development of the associated pods and must be completed concurrent with the City's Initial Acceptance of those public improvements. Per the PD ordinance the improvements shall be incorporated into the applicable Development Improvements Agreements and shall be securitized in the same manner as other required public infrastructure, ensuring they are implemented as part of the development process.

Therefore, staff has found this criterion to be met.

Rezoning Analysis
Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.02.140;

a. Subsequent events have invalidated the original premises and findings; and/or

The subject properties were previously zoned as part of The Ridges PD, which has since lapsed for the undeveloped portions of the site pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code due to failure to develop in accordance with the approved development schedule. As a result, the original premises and findings supporting The Ridges PD are no longer operative for the subject properties, necessitating a new zoning framework to govern future development.

Since the original zoning approvals, the surrounding area has undergone substantial residential development, largely under planned development frameworks that respond to topographic constraints, infrastructure availability, and site-specific conditions. The subject properties are now surrounded by established residential neighborhoods and conserved open space, creating a context materially different from that contemplated at the time of the original PD approval.

In addition, the City adopted the 2020 Comprehensive Plan, which designates the site

as Residential Low within a Tier 1 Urban Infill area. This designation reflects updated policy direction emphasizing infill development, housing choice, preservation of natural features, and efficient use of existing infrastructure. The original Ridges PD assumptions regarding land use patterns and density predate this policy framework and are no longer aligned with current Comprehensive Plan guidance.

Therefore, staff finds this criterion to be met.

b. The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and condition of the area surrounding the subject properties at 381 and 409 High Desert Road have changed since the original zoning approvals in ways that support the proposed amendment and are consistent with the 2020 Comprehensive Plan. The site is now located within a largely built-out residential context in the Redlands area, characterized by established neighborhoods, conserved open space, and an interconnected street and trail network. This context differs materially from the conditions that existed at the time of the original Ridges PD approval, when much of the surrounding area remained undeveloped.

Over time, residential development in the vicinity has occurred primarily under planned development frameworks, reflecting the area's topographic constraints and the need for flexibility in site design. As a result, the prevailing development pattern in the area is one of clustered residential neighborhoods integrated with open space and trail systems, rather than conventional straight-zone subdivisions. This evolution in development character supports the use of a PD zoning approach to address site-specific conditions while remaining consistent with the Residential Low land use designation.

In addition, the surrounding area has benefitted from incremental improvements to public infrastructure and recreational amenities, including expanded trail connectivity and enhanced access to existing transportation facilities. These changes have reinforced the area's role as a residential neighborhood oriented around access to open space and recreation, consistent with Comprehensive Plan policies encouraging infill development that leverages existing infrastructure and amenities.

The 2020 Comprehensive Plan designates the subject properties as Residential Low within Tier 1 (Urban Infill), reflecting current policy direction that did not exist at the time of the original zoning decision. The proposed rezoning to a new PD aligns the regulatory framework with the present-day character of the area and the Plan's emphasis on context-sensitive residential development, housing choice, and preservation of natural features.

Therefore, staff finds this criterion to be met.

c. Public and community facilities are adequate to serve the type and scope of land use

proposed; and/or

The subject properties are located within the City of Grand Junction and are served by existing public and community facilities appropriate for residential development. Domestic water, sanitary sewer, irrigation, electric, and gas services are currently available in close proximity to the site and can be extended into the development without the need for major off-site infrastructure expansion. The proposed rezoning does not introduce a land use or intensity that would exceed the capacity of existing utility systems serving the surrounding residential area.

Public safety services are also adequate to serve the proposed development. The site is within the service area of the City's police department and is served by Fire Station No. 5, which provides fire and emergency medical response to the Redlands area. The proposed street connection between Rana Road and High Desert Road improves local circulation and emergency access, providing additional route options and system redundancy for emergency response and utility maintenance.

The proposal includes the creation of new public park space and formalized trail corridors that enhance recreational access while minimizing long-term City maintenance obligations. Open space areas, internal streets, shared driveways, and certain recreational amenities will be owned and maintained by the HOA, ensuring that maintenance responsibilities are addressed without increasing demand on City resources.

d. 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 applicant asserts that the proposed development represents a unique housing concept and would add diversity to the City's housing stock. While staff acknowledges that the project introduces a specific development model and design approach, this criterion focuses on the availability of appropriately designated land citywide, not the uniqueness of a particular proposal or developer vision.

The housing types and densities contemplated by the proposal— including single-family attached, townhomes, and multifamily development—are already permitted within existing residential zoning districts elsewhere in the city, including districts that allow medium-density residential development. There is no evidence in the record demonstrating that an insufficient supply of land exists within those zoning districts to accommodate the proposed land uses.

Further, the applicant has not provided data or analysis showing a shortage of suitably zoned land for residential development at similar densities, nor has the City made a finding that such a shortage exists. The desire to develop a specific site under a PD framework does not, by itself, establish that other adequately zoned properties are unavailable.

Accordingly, staff finds that this criterion has not been demonstrated to be met.

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

The proposed rezoning provides community and area-wide benefits that align with multiple goals and policies of the 2020 Comprehensive Plan, particularly those related to responsible growth, housing choice, neighborhood connectivity, and access to amenities. The subject properties are located within a Tier 1 (Urban Infill) area, where the Plan prioritizes development that makes efficient use of existing infrastructure and services while accommodating changing housing needs. By enabling infill development on vacant land within an established residential area, the amendment supports managed growth patterns and reduces pressure to develop outlying or rural areas.

The amendment facilitates a range of housing types and a development model that responds to documented community needs for smaller, lower-maintenance housing options and shared amenities. The Comprehensive Plan recognizes that much of the City's vacant residential land is designated for conventional single-family housing and encourages diversification of the housing stock to better serve households of varying sizes, ages, and lifestyles. The PD framework allows for clustering, shared open space, and reduced individual lot maintenance, providing alternatives that are less expensive to serve and better aligned with evolving demographic trends.

The community also derives benefit from improved neighborhood connections and access to recreational amenities. The proposed street connection between High Desert Road and Rana Road improves local circulation, emergency access, and network redundancy, enhancing overall neighborhood functionality. In addition, the project formalizes and improves trail connections that integrate the site into the broader Redlands trail network, advancing Comprehensive Plan goals related to walkability, active transportation, and access to parks and open space.

Finally, the amendment promotes context-sensitive development by allowing building placement and site design to respond to existing neighborhoods, topography, and natural features. This approach reinforces the character of the surrounding area while providing shared gathering spaces such as parks, trails, and community amenities that contribute to strong neighborhood identity and social interaction. Therefore, staff finds this criterion to be met.

Planned Development Requirement Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.05;

a. 21.05.020 Default standards. The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards

shall be referred to as default standards or default zone. 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 zoning/rezoning 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.

Section 21.05.020 of the GJMC requires that each PD identify an underlying default zone district from which use, bulk, and development standards are derived, and that any deviations from those standards be explicitly stated and approved through the PD zoning ordinance. For the Camelback Gardens PD, the applicant has identified RL-5 as the default zone district.

Staff finds that the overall character of the proposed PD is consistent with the RL-5 default zone. The project retains the fundamental residential scale, intensity, and form anticipated by RL-5, including a maximum building height of 40 feet, residential-only uses, and an overall density that remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space. Side setbacks adjacent to other residential parcels are preserved at 5 feet, maintaining compatibility with surrounding development patterns.

Importantly, clustering is permitted by right within the RL-5 zone district, reflecting the City’s intent to allow flexibility in lot design to preserve open space and natural features while maintaining overall density limits. The proposed PD builds upon this existing clustering allowance by establishing a more detailed and site-specific regulatory framework appropriate for the property’s topography, environmental constraints, and long-term management model.

The ODP proposes a limited number of project-specific deviations from RL-5 bulk standards, which are clearly identified and quantified in the ODP materials. These deviations relate primarily to minimum lot size, lot width in select pods, front, side, and rear setbacks in specific conditions, and maximum lot coverage. Staff finds that these deviations are targeted, intentional, and directly tied to the PD's clustered, building-footprint platting model, rather than representing a shift away from the underlying default zone.

In particular, the reduction in minimum lot size and increase in lot coverage enable a footprint-based development approach in which only the building envelope is platted, and all remaining land is held in common ownership by a homeowners’ association. This approach allows residential units to be concentrated on the most developable portions of the site while preserving slopes, rock outcroppings, and native vegetation as common open space—an outcome consistent with the purpose of clustering provisions already allowed in RL-5.

While some bulk standards reflect elements found in higher-density residential districts, staff finds that these deviations do not alter the overall residential low character of the development. The PD retains RL-5 height limits, maintains separation between residential parcels, and does not increase overall site density beyond what is permitted under the Comprehensive Plan. All deviations are explicitly identified and proposed to be approved through the PD zoning ordinance, as required by Section 21.05.020.

Therefore, staff finds this criterion to be met.

b. 21.05.030 Establishment of uses. (a) Uses Allowed. At the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning. (b) Adoption and Modification of Authorized Uses. The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

The Camelback Gardens PD identifies RL-5 as the default zoning district and limits allowed uses to residential and accessory uses that are consistent in type, intensity, and density with the Residential Low land use designation. At the time of rezoning, the PD establishes a defined list of authorized uses, all of which are subject to applicable permit and approval processes.

Allowed uses within the PD are limited to single-family detached, single-family attached, duplex, and multifamily residential, along with community gardens and open space amenities. These uses are either permitted by right within the RL-5 zone district. No commercial, office, or institutional uses are proposed, and the PD does not introduce use types that would otherwise require a higher-intensity zoning designation.

The distribution of housing types within the PD is intentionally structured to respond to the existing character of surrounding neighborhoods and to provide a contextual transition in scale and intensity across the site. The southern portion of the development (381 High Desert Road) is adjacent to the Redlands Mesa subdivision, where residential lot sizes generally range from approximately 0.3 to 0.8 acres. In recognition of this context, the PD limits housing types in this area primarily to single-family detached and single-family attached units, maintaining compatibility with the established development pattern to the south.

The northern portion of the site (409 High Desert Road) abuts the Cobblestone Ridges, Sand Cliff Court, and Rockwood on the Ridges subdivisions, where lot sizes typically range from approximately 0.09 to 0.2 acres. Given this existing neighborhood pattern, the PD allows a broader range of residential housing types in this area, including duplexes, townhomes, and multifamily units, while still maintaining an overall low-density residential character. This graduated approach allows the development to step

intensity appropriately across the site rather than applying a uniform housing model.

c. Generally. Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied. Planned development shall comply with GJMC 21.02.150.

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the default zone district and generally complies with the applicable development standards of that district, as required by GJMC 21.05.020 and 21.02.150. Where deviations from RL-5 standards are proposed, they are limited in scope, explicitly identified in the ODP, and requested to support a clustered, footprint-based development model that preserves open space and natural features while maintaining Residential Low density.

All proposed deviations are subject to review and approval by the City Council and are expressly established through the PD zoning ordinance. Therefore, staff finds the criterion to be met.

d. Residential Density. Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone.

Dwelling unit density within the Camelback Gardens PD complies with the minimum and maximum density standards of the Residential Low land use designation and the RL-5 default zone. When calculated across the entire PD area, inclusive of qualifying open space, the proposed maximum of 90 dwelling units results in an overall density of approximately 3.6 dwelling units per acre, which falls within the permitted 2.0 to 5.5 du/ac range. Staff finds this criterion met.

e. Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD.

The subject properties collectively encompass approximately 10.29 acres, exceeding the minimum recommended size of five acres for a PD. The site size is sufficient to support a coordinated development pattern, internal circulation, open space preservation, and phased implementation. Staff finds this criterion met.

f. Development Standards. Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

The Camelback Gardens PD identifies RL-5 as the default zone district and generally meets the development standards of that district. Where the ODP proposes standards that differ from RL-5, those deviations are clearly identified, limited in scope, and requested in accordance with the PD provisions of the Code. All proposed exceptions are subject to City Council approval and would be expressly established through the PD

zoning ordinance. Staff finds this criterion met.

g. Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that: (i)Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes; (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space; (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The Camelback Gardens PD proposes reduced setbacks from the RL-5 default standards in limited and specific circumstances. Staff finds that the requested reductions meet the criteria for approval as outlined in this section.

First, buildings within the PD can be safely designed and are compatible with reduced setbacks. All development remains subject to the International Fire Code and other applicable life, health, and safety codes at the time of subdivision and building permit review, ensuring adequate fire separation, access, and emergency response.

Second, where setbacks are reduced, the design is offset by increased buffering and access to common open space. Reduced setbacks frequently occur where structures abut preserved open space rather than another residential parcel, providing functional separation and mitigating potential impacts. In addition, shared open space, trails, and recreational amenities serve as buffers and enhance the overall site design.

Finally, reduced setbacks support the protection of steep slopes, rock outcroppings, and other environmentally sensitive features by allowing development to be clustered on more suitable portions of the site. This approach minimizes grading and disturbance of natural features while maintaining the overall low residential density. Therefore, staff finds this criterion met.

h. Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The Camelback Gardens PD is required to provide a minimum of twenty percent open space pursuant to the RL-5 default zone standards. The total PD area consists of approximately 25.30 acres, which includes 10.29 acres of developable land and approximately 15.01 acres of preserved open space.

Based on the total site area, the minimum open space required would be approximately 5.06 acres. The proposal provides approximately 15.01 acres of open space, exceeding the minimum requirement by approximately 9.95 acres.

In other words, the PD dedicates approximately 59 percent of the total site area as open space, which substantially exceeds the required twenty percent minimum. This

does not include the additional 15,079 square feet (approximately 0.35 acres) of newly dedicated public park and trail corridor land.

The open space is permanently preserved through a combination of common ownership, easements, and public dedication, and is integrated into the site design to support natural feature preservation, buffering, and recreational access. Staff finds this criterion met.

i. Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Where the development abuts previously developed residential properties, fencing and landscape buffering will be installed in compliance with GJMC 21.04.040(i). No deviations from fencing or screening standards are requested in these locations.

Where the development abuts open space, fencing is not required by the Code and none is proposed. In these areas, separation and buffering are provided through preserved open space, topography, and landscaping. Staff finds that the proposed fencing approach complies with applicable Code requirements and that this criterion is met.

j. Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

The Camelback Gardens PD proposes landscaping that complies with GJMC 21.06.040. The applicant is not requesting any deviations from the City's landscaping standards, and all required landscaping will be provided in accordance with the Code.

For residential subdivisions, landscaping is required within commonly held ownership tracts and along perimeter streets, as applicable. Internal streets are not subject to perimeter street landscaping requirements. High Desert Road is not considered a perimeter street for purposes of this development; therefore, perimeter street landscaping is not required along that frontage. Landscaping within common areas and open space tracts will be installed and maintained by the homeowners' association.

The proposed public park will be landscaped in compliance with the City's landscaping standards, including permitted plant materials, and the final design will be coordinated with the City of Grand Junction Parks and Recreation Department. Based on these factors, staff finds that the proposed development meets the landscaping requirements of GJMC 21.06.040 and that this criterion is satisfied.

k. Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The Camelback Gardens PD will provide off-street parking in compliance with GJMC 21.06.050. The applicant is not requesting any deviations from the City's parking standards. Because the ODP establishes zoning and development parameters rather than final lot configurations or building types, specific parking quantities and layouts

cannot be finalized at this stage. Parking compliance will therefore be reviewed at the time of subdivision review, when final housing types, unit counts, and site layouts are established.

Staff finds that this criterion is met.

l. Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The Camelback Gardens PD will comply with applicable street, alley, and easement standards as set forth in Title 29 of the GJMC (Transportation Engineering Design Standards) and GJMC 21.06.060. The applicant is not requesting any deviations from these standards. Because the ODP establishes zoning and general development parameters rather than final engineering design, detailed street sections, alignments, and easement configurations will be reviewed for compliance at the time of subdivision and engineering review.

Staff finds that this criterion is met.

m. Deviation from Development Default Standards. 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 multi-modal 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.

The Camelback Gardens PD proposes limited deviations from the RL-5 default development standards. Pursuant to this criterion, such deviations may be recommended by the Planning Commission and approved by the City Council when the PD provides community amenities in excess of what would otherwise be required by the Code. Staff finds that the proposed development satisfies this requirement through the provision of qualifying amenities under items (1), (2), and (5).

Transportation Amenities

The project provides transportation-related amenities that exceed minimum code requirements through the construction, improvement, and formalization of trail

connections beyond those required by the City's adopted multi-modal plan. These include new trail segments, improved trail alignments, and maintenance or reconstruction of existing trails to enhance safety, durability, and connectivity within The Ridges open space system. These trail-related improvements represent amenities above and beyond standard development requirements.

Open Space Dedication
The Planned Development provides open space well in excess of the minimum required by the default zone. The project preserves approximately 15.01 acres of open space, representing approximately 59 percent of the overall site area, which substantially exceeds the required twenty percent minimum. This level of open space dedication is directly enabled by the clustered development approach and constitutes a significant community benefit supporting the requested deviations.

Other Community Amenities
Additional amenities provided by the project exceed minimum code requirements and further justify the proposed deviations. These include the dedication of a publicly accessible park, the establishment of permanent trail corridor easements in areas previously used informally by the public, and the long-term maintenance of open space, trails, and recreational amenities through a homeowners' association. These features enhance public access, improve long-term stewardship, and reduce ongoing City maintenance responsibilities.

Therefore, staff finds this criterion met.

FINDINGS OF FACT AND RECOMMENDATION
After reviewing PLD-2023-121, a request to consider a Planned Development (PD) and Outline Development Plan (OCP) for the proposed Camelback Gardens development that will rezone the property from PD to PD and establish an overall PD ODP for the entire property, staff makes the following findings of fact.

- The Camelback Gardens PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the rezone of the property and the PD ODP.
- The Camelback Gardens PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.
- Long-term community benefit will be derived from development of the project.
- The Applicants have taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and have taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.
- The default zone districts shall be defined as follows: Low Density Residential – RL-5 (Residential Low 5 du/ac)

- The project meets criteria to allow approval of deviations to the proposed default zone.

Therefore, the Planning Commission recommended approval of the PD ODP for the Camelback Gardens development with an expiration date of December 31, 2043, with the ODP being subject to and conditioned on the Applicants, or its successor(s) in interest if any.

FISCAL IMPACT:

There is no direct fiscal impact from this request.

SUGGESTED MOTION:

I move to Introduce an ordinance approving a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed On A Total Of 25.36 Acres Located In Sections 17 and 20, Township 1 South, Range 1 West Of The Ute Meridian, City of Grand Junction, County of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded At Reception Number 3148907, Portions Of The District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As Recorded At Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 over A 17-Year Timeframe, on first reading, authorize publication in pamphlet form, and setting a public hearing for April 1, 2026.

Attachments

1. Development Application
2. Project Narrative
3. Neighborhod Meeting Documentation
4. Outline Development Plan Map
5. Public Comment Packet
6. Planning Commission Minutes - 2026 - Mar 10 - DRAFT
7. Public Comments Received March 10, 2026
8. ORD - Camelback Gardens PD

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

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: Residential

Existing Zoning: PD

Proposed Land Use Designation: Residential

Proposed Zoning: ODP/PD

Property Information

Site Location: 381 High Desert Road

Site Acreage: 2.95

Site Tax No(s): 2945-174-53-001

Site Zoning: PD

Project Description: Outline development plan for up to 90 town home units on Lots 1 & 2

Property Owner Information

Name: Upland Homes, Inc.

Street Address: 35168 Hillhouse Ln

City/State/Zip: Windsor, CO. 80550

Business Phone #: 970-396-0986

E-Mail: scott@uplandhomesco.com

Fax #:

Contact Person: Scott Preisendorf

Contact Phone #: 970-396-0986

Applicant Information

Name: Upland Homes, Inc.

Street Address: 35168 Hillhouse Ln

City/State/Zip: Windsor, CO. 80550

Business Phone #: 970-396-0986

E-Mail: scott@uplandhomesco.com

Fax #:

Contact Person: Scott Preisendorf

Contact Phone #: 970-396-0986

Representative Information

Name: Colorado Land Advisor

Street Address: 300 Main St. Suite 302

City/State/Zip: Grand Jct/CO/81501

Business Phone #: 970-812-3288

E-Mail: landadvisor@coloradolandadv

Fax #:

Contact Person: Jeffery Fleming

Contact Phone #: 970-812-3288

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: [signature] for Colorado Land Advisor Date: 1-9-23

Signature of Legal Property Owner: [signature] Date: 1-10-23

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

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: Residential

Existing Zoning: PD

Proposed Land Use Designation: Residential

Proposed Zoning: ODP/PD

Property Information

Site Location: 381High Desert Road

Site Acreage: 7.40

Site Tax No(s): 2945-174-53-001

Site Zoning: PD

Project Description: Outline development plan for up to 90 town home units

Property Owner Information

Name: Robert M. Stubbs

Street Address: 205 Little Park Road

City/State/Zip: Grand Jct/CO/81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #:

Contact Person: Robert M. Stubbs

Contact Phone #: 970-257-0532

Applicant Information

Name: Robert M. Stubbs

Street Address: 205 Little Park Road

City/State/Zip: Grand Jct/CO/81507

Business Phone #: 970-257-0532

E-Mail: rmstubbs@icloud.com

Fax #:

Contact Person: Robert M. Stubbs

Contact Phone #: 970-257-0532

Representative Information

Name: Colorado Land Advisor

Street Address: 300 Main St. Suite 302

City/State/Zip: Grand Jct/CO/81501

Business Phone #: 970-812-3288

E-Mail: landadvisor@coloradolandadv

Fax #:

Contact Person: Jeffery Fleming

Contact Phone #: 970-812-3288

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: - CLA

Date: 12-8-22

Signature of Legal Property Owner:

Date: 12/8/22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Upland Homes, Inc. ("Entity") is the owner of the following property:

(b) Lot 1 of Camelback Gardens Subdivision

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) Owner / 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) Outline Development Plan

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: [signature]

Printed name of person signing: Scott Preisendorf

State of Colorado)

County of Weld) ss.

CHRISTINA MARIE HARRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154036583
MY COMMISSION EXPIRES SEPTEMBER 17, 2023

Subscribed and sworn to before me on this 16 day of February, 2023

by Scott Preisendorf

Witness my hand and seal.

My Notary Commission expires on 9/17/23

[signature]
Notary Public Signature

RECEPTION#: 3052342, at 12/23/2022 9:52:58 AM, 1 of 1
Recording: $13.00, Doc Fee $82.50 Tina Peters, Mesa County, CO. CLERK AND RECORDER

Land Title

State Documentary Fee
Date: December 22, 2022
$82.50

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$825,000.00**) ***Eight Hundred Twenty Five Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **UPLAND HOMES, INC., A COLORADO CORPORATION**, whose street address is **35168 HILLHOUSE LANE, Windsor, CO 80550**, City or Town of **Windsor**, County of **Weld** and State of **Colorado**, the following real property in the County of **Mesa** and State of Colorado, to wit:

LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **December 22, 2022**.

ROBERT M. STUBBS

State of **Colorado**)
)ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me on this day of **December 22nd, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: 2/5/26

Notary Public

JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002418
My Commission Expires February 5, 2026

County of Mesa

When recorded return to: **UPLAND HOMES, INC., A COLORADO CORPORATION**
35168 HILLHOUSE LANE, Windsor, CO 80550

Form 1090 closing/deeds/statutory/swd_statutory.html 65053354
(100315543)

WARRANTY DEED

ROBERT M. STUBS, an individual whose legal address is 205 Little Park Road, Grand Junction, CO 81507, as **Grantor,**

hereby grants, sells and conveys for Ten Dollars and no cents ($10.00) and other Consideration to:

Camelback Gardens Homeowners Association Inc, a Colorado nonprofit corporation, whose legal address is 300 Main St Ste 302, Grand Junction, CO. 81501 as **Grantee,**

the real property which lies within the city of Grand Junction, county of Mesa, state of Colorado legally described as:

Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract K, Tract L, Tract M, Tract N, Tract O, Tract P, Tract Q, Tract R, Tract S, Tract T, Tract U, Tract V, Tract W, Tract X, Tract W, Tract Z, Tract AA, Tract BB, Tract CC, Tract DD, Tract EE, Tract FF, Tract GG, Tract HH, Tract II, Tract JJ, Tract KK, Tract LL, Tract MM, Tract NN, and Tract OO Camelback Gardens along with all Drainage Easements shown on the Plat

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2023.

Dated this _____Day of _____, 2023.

_____
Robert M. Stubbs – Owner

State of COLORADO)
) ss.
County of MESA)

Subscribed and sworn before me this _____day of _____ 2023, by Robert M. Stubbs.

Witness my hand and official seal.

My commission expires

_____
Notary Public

When recorded return to:
Colorado Land Advisor, Ltd.
300 Main Street Suite 302
G.J., CO. 81501
ColoradoLandAdvisor.com

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103157 | Parcel 294520253001

Acres 0.000

Assessed To | UPLAND HOMES INC
35168 HILLHOUSE LN
WINDSOR, CO 80550

Legal Description

LOT 1 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 2.95AC

Situs Address

381 HIGH DESERT RD

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2022	$3,965.64	$0.00	$0.00	$0.00	$0.00	$3,965.64
Total Tax Charge						$3,965.64
Grand Total Due as of 02/08/2023						**$3,965.64**

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$28.33
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$7.75
CITY OF GRAND JUNCTION	8.0000000	$452.40
GRAND RIVER MOSQUITO CTRL	1.3210000	$74.70
LIBRARY DISTRICT	3.0140000	$170.44
COUNTY - DEVELOP DISABLED	0.2570000	$14.53
COUNTY GENERAL FUND	9.9960000	$565.28
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$7.75
SOCIAL SERVICES	1.6860000	$95.34
SCHOOL DIST# 51 GENERAL	26.4220000*	$1,494.17
SCHOOL DIST# 51 BOND	11.0280000	$623.64
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	$148.78
SCHOOL DIST# 51 2004 OVERID	1.9030000	$107.62
SCHOOL DIST# 51 2017 OVERRI	3.0930000	$174.91
Taxes Billed 2022	70.1260000	$3,965.64

* Credit Levy

Values	Actual	Assessed
RESIDENTIAL VACANT LOTS	$195,000	$56,550
Total	$195,000	$56,550

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103156 | Parcel 294517453002

Acres 0.000

Assessed To | STUBBS ROBERT M
205 LITTLE PARK RD
GRAND JUNCTION, CO 81507-1725

Legal Description

LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC

Situs Address

409 HIGH DESERT RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	$6,609.36	$0.00	$0.00	$0.00	$6,609.36
Total Tax Charge					$6,609.36
Grand Total Due as of 02/08/2023					**$6,609.36**

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5010000	$47.22
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	$12.91
CITY OF GRAND JUNCTION	8.0000000	$754.00
GRAND RIVER MOSQUITO CTRL	1.3210000	$124.50
LIBRARY DISTRICT	3.0140000	$284.07
COUNTY - DEVELOP DISABLED	0.2570000	$24.22
COUNTY GENERAL FUND	9.9960000	$942.12
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	$12.91
SOCIAL SERVICES	1.6860000	$158.91
SCHOOL DIST# 51 GENERAL	26.4220000*	$2,490.27
SCHOOL DIST# 51 BOND	11.0280000	$1,039.39
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	$247.97
SCHOOL DIST# 51 2004 OVERID	1.9030000	$179.36
SCHOOL DIST# 51 2017 OVERRI	3.0930000	$291.51
Taxes Billed 2022	70.1260000	$6,609.36

* Credit Levy

Values	Actual	Assessed
RESIDENTIAL VACANT LOTS	$325,000	$94,250
Total	$325,000	$94,250

City of Grand Junction
Fire Department New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.[1] Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.[2]

SECTION A

Date: 1/23/2023

Project Name: Camelback Gardens

Project Street Address: 2349 Rana Road

Assessor's Tax Parcel Number: 2945-202-44-001

Project Owner Name: Robert M. Stubbs

City or County project file #:

1. If the project includes one or more one or two-family dwelling(s):
   a. The maximum fire area [1] for each one or two family dwelling will be 2000 square feet.
   b. All dwelling units will ☐ will not ☒ include an approved automatic sprinkler system.
   Comments:
   These will be single family attached townhomes
2. If the project includes a building other than one and two-family dwelling(s):
   a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements:
      N/A
   b. List each building that will be provided with an approved fire sprinkler system:
      N/A
3. List the minimum fire flow required for this project (based on Appendix B and C):
   There will be up to 90 single family townhomes with between 1650 sf and 2000 sf 1000 GPM

   Comments:

Note: Fire Flow Rule: The City's Fire Code[3] sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m. at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to 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 reverse side of this page]

[1] Fire flow calculation area, 2012 IFC, B104.1 p 445.

City of Grand Junction
Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

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. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system:

   1716 G.P.M. @ 20 P.S.I. ON RANA RD. 3029 G.P.M. @ 20 P.S.I. ON LONETREE(REDLANDS MESA)

4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available 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.]

5. 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: 1/24/2023

****

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer[4] 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 so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

---

[1] There are three drinking water suppliers: Ute Water, Clifton Water and City water.
[2] Address: City – 333 West Ave, Bldg A, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502
[3] International Fire Code, 2012 Edition
[4] City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master
With Graph

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

Work Order: 1,351
Operator: DUSTY K/DON T/JOSEPH L

Test Date: 1/24/23 3:30 pm

NFPA Classification:

Blue	AA
3029.18	

Test Hydrant: 4861
Address: 2306 LONETREE
Cross Street:
Location:
District:
Sub-Division:

Latitude:
Longitude:
Elevation:
State X / Y: /

Pumpers: **Nozzles:** **Open Dir:**

Manuf: Mueller
Model: Centurion 5 1/4

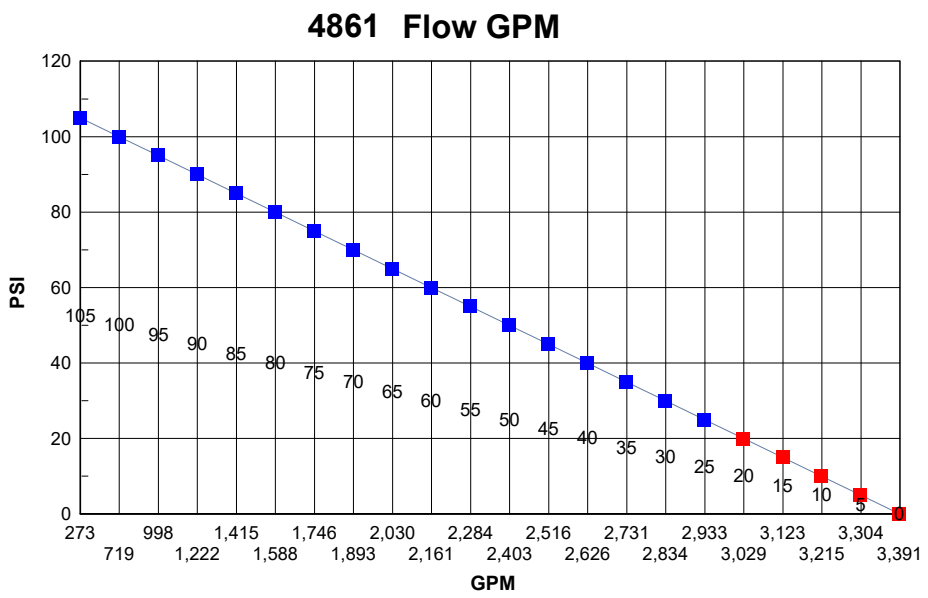
Installed: 01/01/2020
Main Size:

Vandal Proof:
Bury Depth:

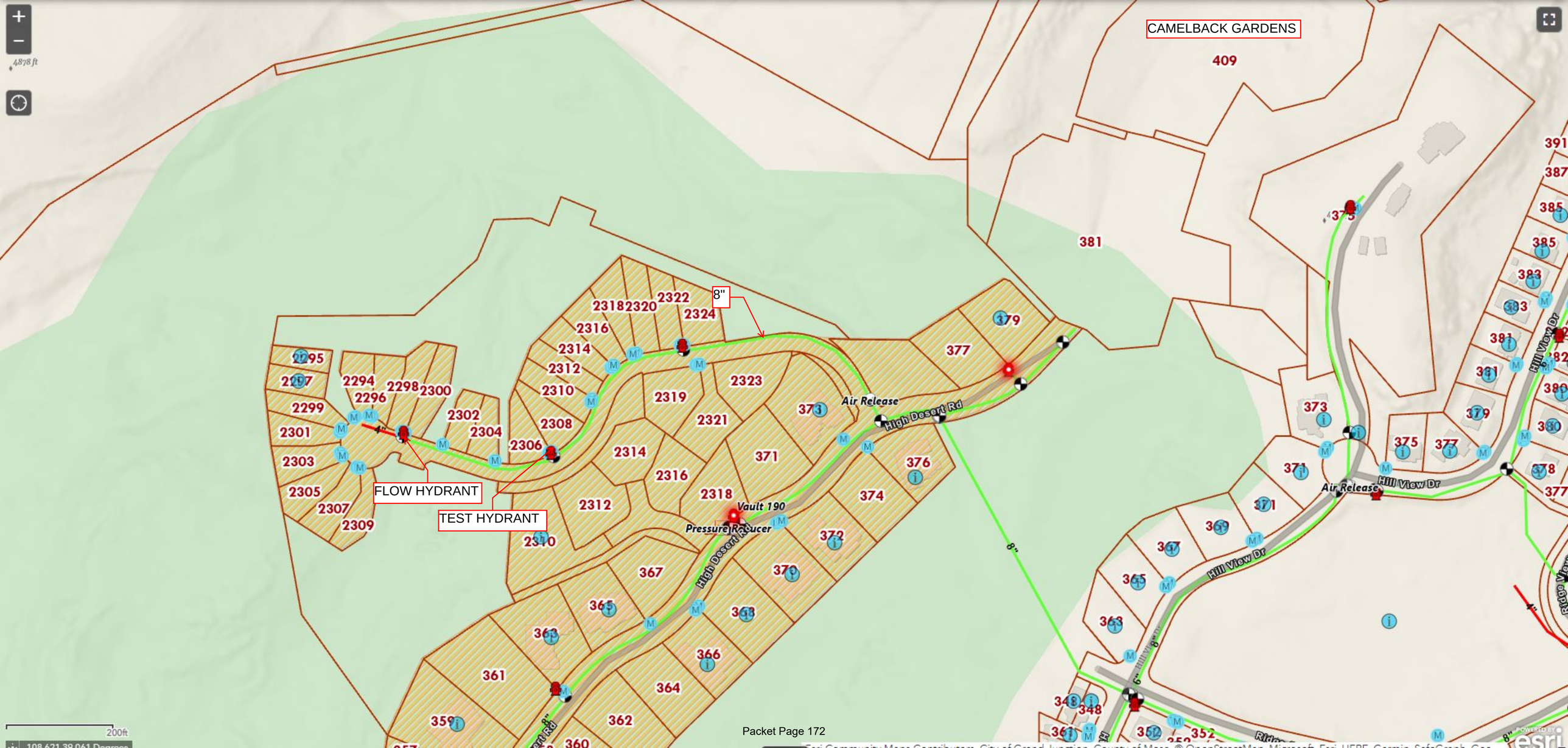
	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	4862	2.5" Hose Monster	2.50	923.84	4619.22
2:	4862	2.5" Hose Monster	2.50	968.94	4844.68
3:					
4:					
5:					

Pitot / Nozzle PSI: 30.00/33
Static PSI: 106.00
Residual PSI: 70.00
Percent Drop: 33.96

Total Gallons Used: 9463.90
Max GPM during test: 1,892.78
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 3029.18



GPM rounded to nearest gallon *Values inside grid below flow line are PSI @ predicted flow*


CAMELBACK GARDENS
409
381
8"
FLOW HYDRANT
TEST HYDRANT
Air Release
High Desert Rd
Vault 190
Pressure Reducer
Hill View Dr
Air Release
Hill View Dr
Hill View Dr
8"
6" - Hill View Dr
4"
200ft

Fire Flow Hydrant Master
With Graph

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

Work Order: 1,349
Operator: DUSTY K/DON T/JOSEPH L.

Test Date: 1/24/23 4:00 pm

NFPA Classification:

Blue	AA
1716.54	

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

Test Hydrant: 1945
Address: 2356 RANA RD
Cross Street:
Location:
District:
Sub-Division: THE RIDGES SUB

Latitude: 706328.666
Longitude: 4326634.638
Elevation: 4736.53
State X / Y: _____ / _____

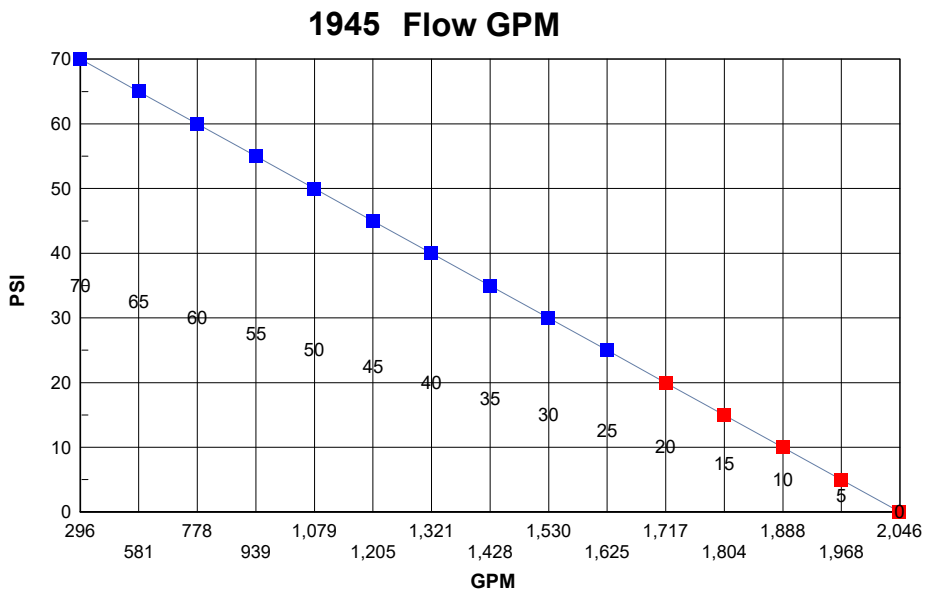
Pumpers: **Nozzles:** **Open Dir:**

Manuf: Clow
Model: 2500
Installed: 01/01/1987
Main Size: 0.00
Vandal Proof:
Bury Depth: 0.00

	Flow Hydrant	Flow Device	Diameter	GPM	Gallon Used
1:	1946	2.5" Hose Monster	2.50	908.32	4541.58
2:					
3:					
4:					
5:					

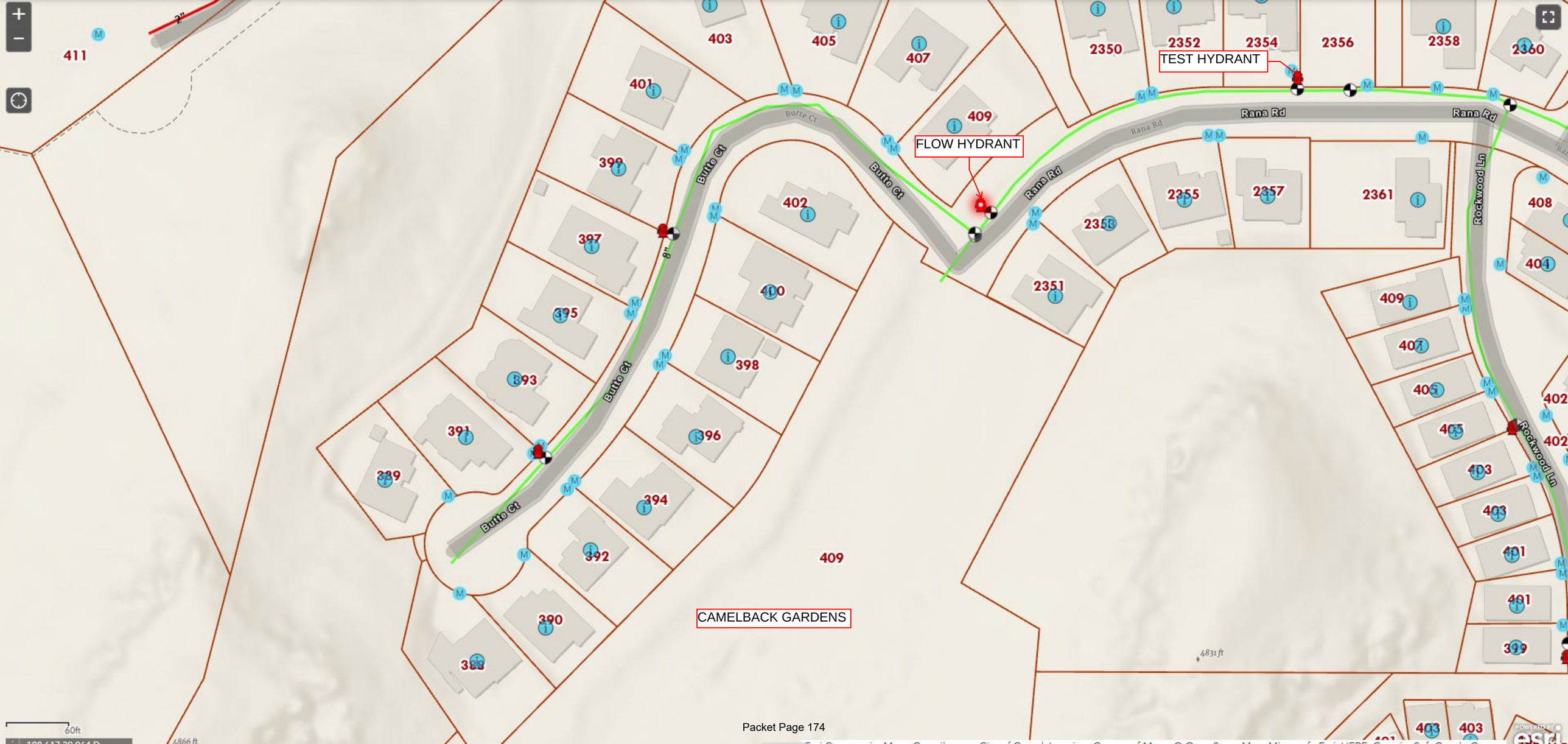
Pitot / Nozzle PSI: 29.00
Static PSI: 72.00
Residual PSI: 56.00
Percent Drop: 22.22

Total Gallons Used: 4541.58
Max GPM during test: 908.32
Elapsed Time Min:Sec: 5 : 0
Predicted GPM @ 20 PSI: 1716.54



GPM rounded to nearest gallon

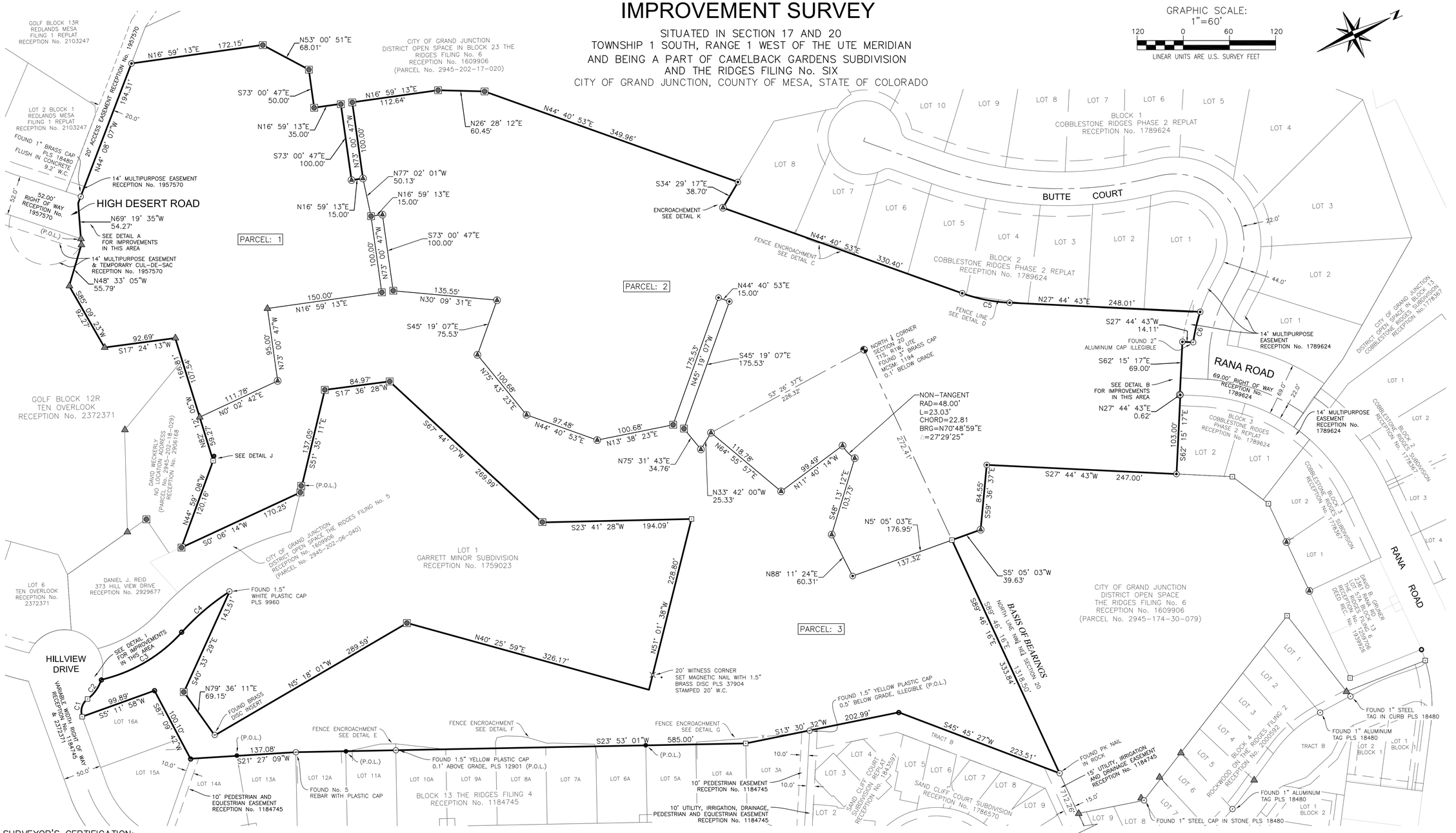
Values inside grid below flow line are PSI @ predicted flow


TEST HYDRANT
FLOW HYDRANT
CAMELBACK GARDENS
Butte Ct
Rana Rd
Rockwood Ln
411
403
405
407
409
401
399
397
395
393
391
389
402
400
398
396
394
392
390
388
2350
2352
2354
2356
2358
2360
2355
2357
2361
2351
408
404
60ft

IMPROVEMENT SURVEY

SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

GRAPHIC SCALE:
1"=60'
120 0 60 120
LINEAR UNITS ARE U.S. SURVEY FEET



SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

COLORADO REGISTERED LAND SURVEYOR PLS #37904

LEGAL DESCRIPTIONS:

Parcel 1:

Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado

Parcel 2:

Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado

Parcel 3:

District Open Space,
THE RIDGES FILING NO. SIX
County of Mesa, State of Colorado

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	◔
FOUND CORNER AS DESCRIBED	⊙
FOUND 2 INCH ALUMINUM CAP PLS 18480	▲
FOUND 2 INCH ALUMINUM CAP PLS 18478	◬
FOUND 2 INCH ALUMINUM CAP PLS 37049	⊙
FOUND 1-1/2 INCH ALUMINUM CAP PLS 12770	◙
FOUND No. 5 REBAR WITH NO CAP	●
FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904	○
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	⊡
EXISTING FENCE LINE	——x——

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ADVANCED TITLE COMPANY ORDER No. ATC-22-10425.

2. BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ NE¼ SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°46'16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 HEREON.

4. THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2916174 AND 1609906, OF THE MESA COUNTY RECORDS.

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE

DATE _____

DEPOSIT No. _____

SHEET 1 OF 2

IMPROVEMENT SURVEY

ROBERT M. STUBBS & CITY OF GRAND JUNCTION

SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCITON, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

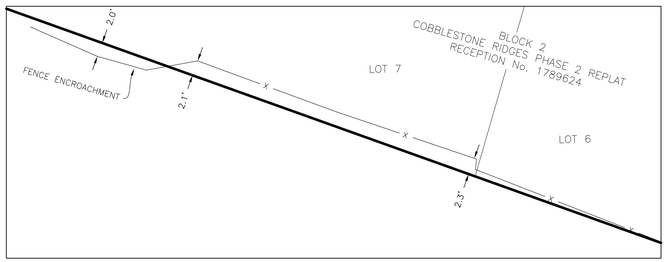
IMPROVEMENT SURVEY

SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

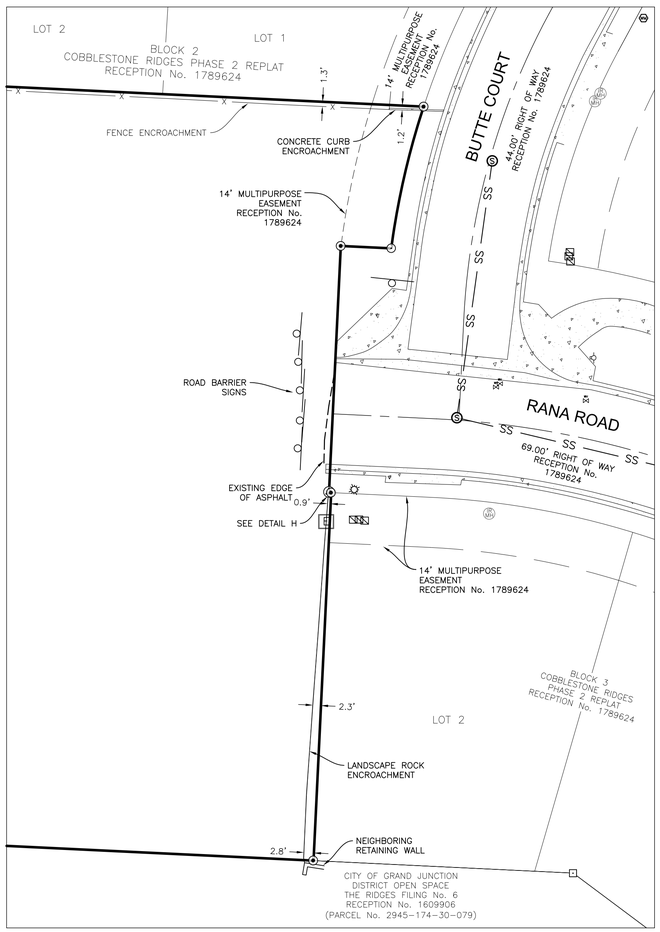
Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	20.00'	25.62'	073° 23' 54"	23.90'	N48° 17' 39"W
C2	50.00'	31.34'	035° 54' 49"	30.83'	N29° 33' 07"W
** C3	200.00'	123.48'	035° 22' 25"	121.53'	N05° 31' 03"W
** C4	310.00'	81.82'	015° 07' 22"	81.58'	N15° 25' 27"W
C5	213.00'	62.96'	016° 56' 08"	62.73'	N36° 12' 10"E
C6	222.00'	40.70'	010° 30' 12"	40.64'	S52° 06' 33"E

** NON TANGENT CURVE

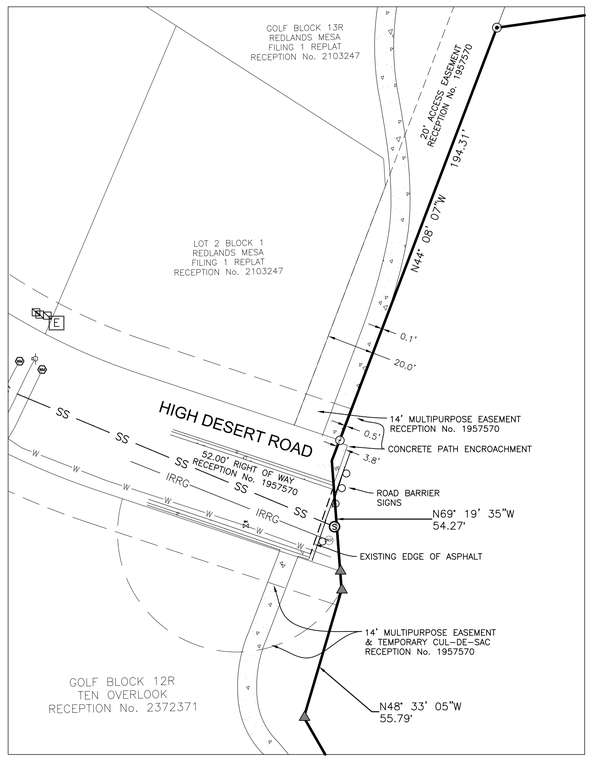
GRAPHIC SCALE VARIES AS SHOWN



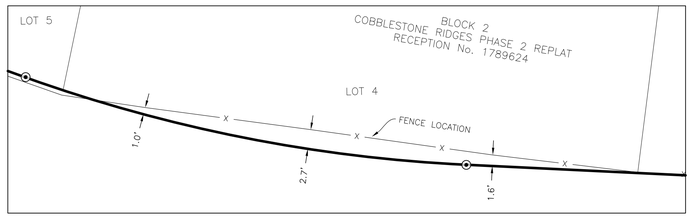
DETAIL C GRAPHIC SCALE 1"=10'



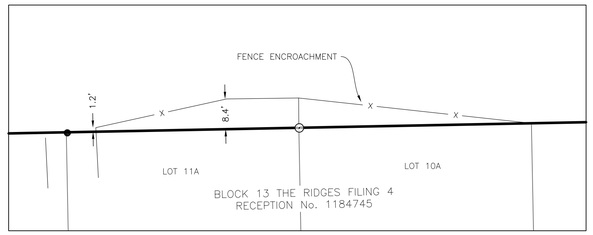
DETAIL B GRAPHIC SCALE 1"=20'



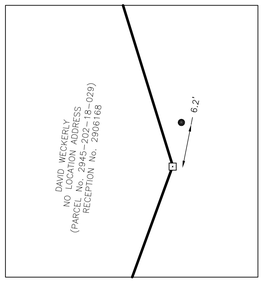
DETAIL A GRAPHIC SCALE 1"=30'



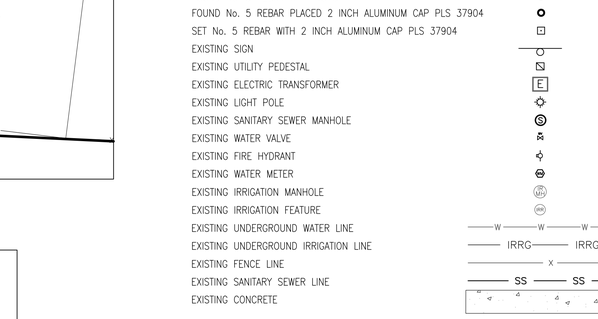
DETAIL D GRAPHIC SCALE 1"=10'



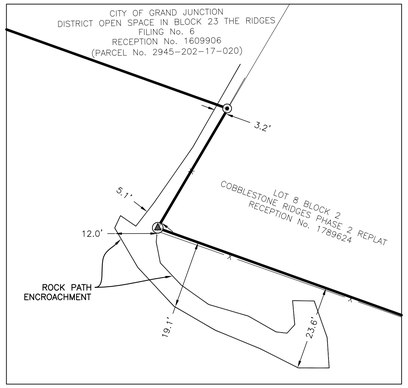
DETAIL E GRAPHIC SCALE 1"=20'



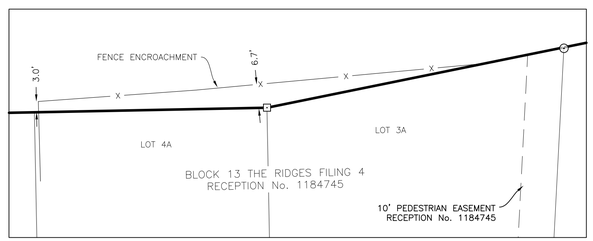
DETAIL J GRAPHIC SCALE 1"=10'



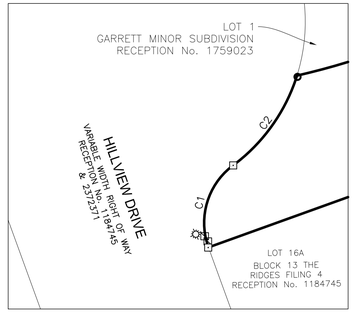
DETAIL F GRAPHIC SCALE 1"=20'



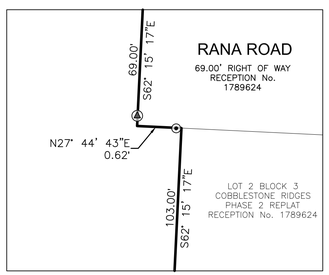
DETAIL K GRAPHIC SCALE 1"=20'



DETAIL G GRAPHIC SCALE 1"=20'



DETAIL I GRAPHIC SCALE 1"=20'



DETAIL H GRAPHIC SCALE 1"=1'

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	
FOUND CORNER AS DESCRIBED	
FOUND 2 INCH ALUMINUM CAP PLS 18480	
FOUND 2 INCH ALUMINUM CAP PLS 18478	
FOUND 2 INCH ALUMINUM CAP PLS 37049	
FOUND 1-1/2 INCH ALUMINUM CAP PLS 12770	
FOUND No. 5 REBAR WITH NO CAP	
FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904	
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	
EXISTING SIGN	
EXISTING UTILITY PEDESTAL	
EXISTING ELECTRIC TRANSFORMER	E
EXISTING LIGHT POLE	
EXISTING SANITARY SEWER MANHOLE	S
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER METER	
EXISTING IRRIGATION MANHOLE	MTR
EXISTING IRRIGATION FEATURE	IRR
EXISTING UNDERGROUND WATER LINE	W W W
EXISTING UNDERGROUND IRRIGATION LINE	IRRG IRRG
EXISTING FENCE LINE	X
EXISTING SANITARY SEWER LINE	SS SS
EXISTING CONCRETE	

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.L.	POINT ON LINE

CURVE LABEL ABBREVIATIONS:

RAD	RADIUS
L	ARC LENGTH
CHORD	LONG CHORD DISTANCE
BRG	LONG CHORD BEARING
Δ	CURVE CENTRAL ANGLE

SHEET 2 OF 2

IMPROVEMENT SURVEY

ROBERT M. STUBBS & CITY OF GRAND JUNCTION

SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCITON, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

LEGAL DESCRIPTION FOR CAMELBACK GARDENS

Lots 1 and 2

CAMELBACK GARDENS SUBDIVISION as recorded at Reception No. 2978317

County of Mesa, State of Colorado

AND INCLUDING

A tract of land situate 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 The Ridges Filing No. 6 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 Section 20 bears S89°46'16”E a distance of 1318.50 feet for a Basis of Bearings, all bearings herein related thereto; thence S89°46'16”E along the North line of the Northwest Quarter of the Northeast Quarter of Section 20 a distance of 272.41 feet to a point on the Easterly line of Camelback Gardens Subdivision as recorded at Reception No. 2978317 and the Point of Beginning; thence continuing along said North line S89°46'16”E a distance of 333.84 feet to the Westerly line of Sand Cliff Court Subdivision as recorded at Reception No. 1786570; thence S45°45'27”W along said Westerly line a distance of 223.51 feet; thence continuing along said Westerly line, as well as the Westerly line of Block 13 of The Ridges Filing No. 4 as recorded at Reception No. 1184745, S13°30'32”W a distance of 202.99 feet; thence S23°53'01”W along the Westerly line of said Block 13 of The Ridges Filing No. 4 the following four (4) courses and distances;

1. S23°53'01”W a distance of 585.00 feet; 2. S21°27'09”W a distance of 137.08 feet; 3. S87°09'42”W a distance of 100.10 feet; 4. S5°11'58”W a distance of 99.89 feet to the Northerly line of the Right of Way for Hillview Drive as shown on the Plat of said The Ridges Filing No. 4, and the start of a curve to the right;

thence along said Right of Way and curve to the right an arc length of 25.62 feet with a radius of 20.00 feet and a central angle of 73°23'54” whose chord bears N48°17'39”W a distance of 23.90 feet to the start of a curve to the left; thence continuing along said Right of Way and curve to the left an arc length of 31.34 feet with a radius of 50.00 feet and a central angle of 35°54'49” whose chord bears N29°33'07”W a distance of 30.83 feet to the Southeast Corner of Lot 1 of Garrett Minor Subdivision as recorded at Reception No. 1759023; thence along said Garrett Minor Subdivision the following eleven (11) courses and distances

1. 123.48 feet along a non-tangent curve to the left with a radius of 200.00 feet and a central angle of 35°22'25” whose chord bears N5°31'03”W a distance of 121.53 feet to the start of a non-tangent curve to the right; 2. 81.82 feet along said non-tangent curve to the right with a radius of 310.00 feet and a central angle of 15°07'22” whose chord bears N15°25'27”W a distance of 81.58 feet; 3. S40°33'29”E a

distance of 143.51 feet; 4. N79°36'11”E a distance of 69.15 feet; 5. N5°18'01”W a distance of 289.59 feet; 6. N40°25'59”E a distance of 326.17 feet; 7. N51°01'38”W a distance of 228.80 feet; 8. S23°41'28”W a distance of 194.09 feet; 9. S67°44'07”W a distance of 269.99 feet; 10. S17°36'28”W a distance of 84.97 feet; 11. S51°35'11”E a distance of 137.05 feet to the District open space of the Ridges Filing No. 5 as described at Reception No. 1609906;

thence S0°06'14”W along said open space a distance of 170.25 feet to the Northerly line of the Parcel described at Reception No. 2906168; thence N44°59'08”W along said Northerly line a distance of 120.16 feet; thence continuing along said Northerly line N82°12'05”W a distance of 59.27 feet to the Easterly line of the aforementioned Camelback Gardens Subdivision; thence along said Easterly line the following twenty two (22) courses and distances;

1. N0°02'42”E a distance of 111.78 feet; 2. N73°00'47”W a distance of 95.00 feet; 3. N16°59'13”E a distance of 150.00 feet; 4. N73°00'47”W a distance of 100.00 feet; 5. N16°59'13”E a distance of 15.00 feet; 6. S73°00'47”E a distance of 100.00 feet; 7. N30°09'31”E a distance of 135.55 feet; 8. S45°19'07”E a distance of 75.53 feet; 9. N75°43'23”E a distance of 100.68 feet; 10. N44°40'53”E a distance of 97.48 feet; 11. N13°38'23”E a distance of 100.68 feet; 12. N45°19'07”W a distance of 175.53 feet; 13. N44°40'53”E a distance of 15.00 feet; 14. S45°19'07”E a distance of 175.53 feet; 15. N75°31'43”E a distance of 34.76 feet; 16. N33°42'00”W a distance of 25.33 feet; 17. N64°55'57”E a distance of 118.78 feet; 18. N11°40'14”W a distance of 99.49 feet to the start of a non-tangent curve to the left; 19. 23.03 feet along said non-tangent curve to the right 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; 20. S48°13'12”E a distance of 103.73 feet; 21. N88°11'24”E a distance of 60.31 feet; 22. N5°05'03”E a distance of 137.32 feet to the Point of Beginning.

County of Mesa, State of Colorado

Said Parcel contains 17.17 Acres

Neighborhood Meeting Notes for **Camelback Gardens**

A Neighborhood Meeting was held on March 28th, 2022 at 5:30 PM at 2351 Rana Road. Approximately 33 people were in attendance at the meeting. 18 people signed in on the sign-in sheet provided.

Mr. Fleming of Colorado Land Advisor talked small talk with people as they looked at the images for the project which were presented on a table. People started gathering and a few people asked how big the homes were going to be? Mr. Fleming advised that the homes would be 2 stories, some 3 stories.

One person asked what the meeting was for? Mr. Fleming replied it was to advise the neighborhood what the project would look like and to answer any questions that they may have about it.

Mr. Fleming started the meeting by introducing himself from Colorado Land Advisor and Dani Acosta from the City of Grand Junction. Dani advised her role in the process and let the crowd know how they could give feedback/voice concerns online. Asked people to sign in on the sign-in sheets.

Several people pointed to the map and wanted clarity on where we were currently standing and where the development was going to be in relation to the golf course and the open space and other homes that are already standing. They also questioned if they were townhouses. Mr. Fleming clarified that they are single-family attached homes and that they have the same footprint as the homes behind them. The question was also asked several times if the homes would have garages and Mr. Fleming advised that yes, the homes would have garages and driveways.

“What consideration was made for the rain runoff?” one man asked. Mr. Fleming explained that in the plan there are micro basins that are part of the solution and the other part is getting water to the big stormwater catch basin for the residential development and pointed this out on the map as well as pointing in the direction of where they would be. The same man asked what he thought would happen to the value of their homes when this new neighborhood went up? Mr. Fleming advised he is an urban planner, not an engineer, and what he studies is how communities are developed and built and what it means to those that move into new developments, and what happens to those who live around them. Anytime you have new developments the value of the homes around it will go up. He then asked if the HOA would limit how many cars people would have? Mr. Stubbs answered that the HOA would restrict vehicles and Mr. Fleming added that each unit would have 4 parking spaces dedicated.

Other questions that were asked and answered by Mr. Fleming….

How long is the build timeline? Mr. Fleming stated approximately 6 years.

Is this subdivision going to have its own HOA? Yes, it will have its own separate HOA.

How far will the homes be from the fence in our backyard? There is a fire code that states how close the homes can be to yours and we're probably looking at 10 feet from the property line. That is a standard setback for the Mesa County building code.

Do you have plans on whether you will be starting building at this end or the other end? It is not 100% guaranteed, once we know more of the utility demands that may give us more direction but most likely this end.

All the trails we have currently go around us and it looks like on this map you are going to put a trail through the middle of the development on their bicycles? Yes, we would make a more defined trail around the neighborhood and we're going to give them a good place to cross through when people are coming off the larger trails.

Where are you at in the process? Dani from the City of Grand Junction explained that this neighborhood meeting is required before the formal application can be made and then there will be a public hearing process. Additionally, she directed people to GJ Speaks to give their input.

What is the existing zoning? Dani answered PUD. What is the target density? Low density and the city will review all of that.

How many houses are there going to be? There are currently about 75 units on the map that we are proposing but our application will say up to 90 units. Can you speak to why you choose this density compared to what we have in our existing neighborhood scale? In our community, we have people who according to Grand Junction Economic Partnership, you can look up their data on their website and I encourage you to do that, in Grand Junction single-person households are about 29% of the houses only have one person living in them, about 37% have two people living in them. The population with 3 or 4 kids is only made up of about 7% or so in the valley.

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

SIGN-IN SHEET FOR

Camelback Gardens

NEIGHBORHOOD MEETING 3/28/22

Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
Frank + Teri Nivorny	388 Butte Ct. GJ Co 81507	970-201-5188
Frank + Rosemarie Rinaldi	3718 Hill View Dr. Grand Junction	
Bill + Sandy Larsen	2352 Rana Rd. GJ Co	970-250-1858
Shirley Kalmbach	401½ Redwood	270-4342
George Krug	401 Butte Ct. Grand Junction	216-9006
Carolee Crawford	402 Butte Ct	417-773-3884
Dr. Dana Nkansa	409 Butte Ct.	970-640-9241

SIGN-IN SHEET FOR

Camelback Gardens

NEIGHBORHOOD MEETING 3/28/22

Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
GARY BILLIET	397 BUTTE CT GJ 81507	970-509-0121
MARY JO BAILEY	394 BUTTE CT 81507	719-252-3512
Cathlin Craver	395 Butte 81507	716-207-8761
Deba Nkana	409 Butte ct. 81507	970-640924?
Dana Nkana	409 Butte ct 81507	
Zak Nkana	409 Butte ct 81507	
KURT NELSON	422 SADDLE CT	970-242-1998
GEORGE FENK	237 RAND RD	934-815-6282
Marci Law	1931 Pleasant Run Dr	

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Robert M. Stubbs , am the owner of the following real property:

(b) LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT
RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

(•) I am the sole owner of the property.

( ) I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Outline Development Plan pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: _____

Printed name of owner: Robert M. Stubbs

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 6th day of September, 2022

by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on March 11, 2026

MARCI LAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20224010016
My Commission Expires March 11, 2026

_____
Notary Public Signature

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GJR65053354-2** Date: **12/19/2022**

Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance	Closers Assistant	For Title Assistance
Juli McNeill	Rebecka Temmer	Land Title Mesa County Title Team
2454 PATTERSON RD #100	2454 PATTERSON RD #100	2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505	GRAND JUNCTION, CO 81505	GRAND JUNCTION, CO 81505
(970) 248-3881 (Work)	(970) 248-3884 (Work)	(970) 245-0550 (Work)
(800) 320-4211 (Work Fax)	(800) 322-4072 (Work Fax)	(970) 245-0089 (Work Fax)
jmcneill@ltgc.com	btemmer@ltgc.com	gjresponse@ltgc.com
Contact License: CO337875	Contact License: CO472208	
Company License: CO44565	Company License: CO44565	

Buyer/Borrower
UPLAND HOMES INC
Attention: SCOTT J PREISENDORF
Delivered via: Delivered by Realtor

Agent for Buyer
MAVERICK REALTY
Attention: BRANDY CHAFFIN
1114 N 1ST STREET
SUITE 103-118
GRAND JUNCTION, CO 81501
(970) 216-7606 (Work)
realtorbrandyc@gmail.com
joee@j5etc.com
Delivered via: Electronic Mail

Seller/Owner
ROBERT M STUBBS
Delivered via: Delivered by Realtor

Agent for Seller
RE/MAX 4000 INC
Attention: JAN MILLER
120 W PARK DRIVE #200
GRAND JUNCTION, CO 81505
(970) 241-4000 (Work)
(970) 241-4015 (Work Fax)
jankimbroughmiller@gmail.com
kim@thekimbroughteam.com
Delivered via: Electronic Mail

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **GJR65053354-2** Date: **12/19/2022**

Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

Parties: **UPLAND HOMES, INC., A COLORADO CORPORATION**

ROBERT M. STUBBS

Visit Land Title's Website at **www.ltgc.com** for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	$1,097.00
Tax Certificate	$27.00
	Total $1,124.00

If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.

Thank you for your order!

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

Mesa county recorded 03/06/2020 under reception no. 2916174

Mesa county recorded 07/02/2015 under reception no. 2729182 at book 5744 page 304

Mesa county recorded 11/19/1996 under reception no. 1778382 at book 2280 page 601

Mesa county recorded 11/19/1996 under reception no. 1778381 at book 2280 page 600

Plat Map(s):

Mesa county recorded 04/27/2021 under reception no. 2978317

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: GJR65053354-2

Property Address:

VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507

1. **Commitment Date:**

   12/06/2022 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 07-30-21 Builder/Developer Rate $825,000.00
   Proposed Insured:
   UPLAND HOMES, INC., A COLORADO CORPORATION

3. **The estate or interest in the Land at the Commitment Date is:**

   A FEE SIMPLE

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

   ROBERT M. STUBBS

5. **The Land is described as follows:**

   LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; 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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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJR65053354-2

All of the following Requirements must be met:

This 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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

1. SPECIAL WARRANTY DEED FROM ROBERT M. STUBBS TO UPLAND HOMES, INC., A COLORADO CORPORATION CONVEYING SUBJECT PROPERTY.

   NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJR65053354-2

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, 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 records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED SEPTEMBER 29, 1910 IN BOOK 163 AT PAGE 32 UNDER RECEPTION NO. 94240 (AFFECTS E½ SW¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JANUARY 24, 1913 IN BOOK 163 AT PAGE 298 UNDER RECEPTION NO. 111473 (AFFECTS N½ NW¼ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE 343 UNDER RECEPTION NO. 114720 (AFFECTS W½ NE¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND JANUARY 11, 1909 IN BOOK 70 AT PAGE 487 UNDER RECEPTION NO. 80494 (AFFECTS S½ SE¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN.
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 24, 1913 IN BOOK 163 AT PAGE 298 UNDER RECEPTION NO. 111473 (AFFECTS N½ NW¼ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE 343 UNDER RECEPTION NO. 114720 (AFFECTS W½ NE¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND DECEMBER 10, 1919 IN BOOK 230 AT PAGE 113 UNDER RECEPTION NO. 156352 (AFFECTS SE¼ NW¼ AND N½ SW¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: GJR65053354-2

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE RIDGES, FILING NO. SIX RECORDED JUNE 11, 1981 UNDER RECEPTION NO. **1259706**.

11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED JUNE 11, 1981 IN BOOK 1318 AT PAGE **22** UNDER RECEPTION NO. **1259707**, AND AMENDMENT RECORDED JULY 25, 1990 IN BOOK 1796 AT PAGE **564** UNDER RECEPTION NO. **1547336**.

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF LETTER, RECORDED FEBRUARY 17, 1982 IN BOOK 1357 AT PAGE **352** UNDER RECEPTION NO. **1283051**.

13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2569, ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, RECORDED MAY 26, 1992 IN BOOK 1901 AT PAGE **753** UNDER RECEPTION NO. **1603319**.

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. **1778367**.

15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. **1778368**.

16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE **500** UNDER RECEPTION NO. **1778369**.

17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THE DEVELOPMENT IMPROVEMENTS AGREEMENT, RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE **543** UNDER RECEPTION NO. **1778371**.

18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 REPLAT RECORDED FEBRUARY 28, 1997 UNDER RECEPTION NO. **1789624**.

19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CAMELBACK GARDENS SUBDIVISION RECORDED APRIL 27, 2021 UNDER RECEPTION NO. **2978317**.

ALTA Commitment For Title Insurance
issued by Old Republic National Title Insurance Company

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 ,Old Republic National Title Insurance Company, a Minnesota 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 Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   - (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   - (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   - (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, aavenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   - (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   - (e) "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.
   - (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   - (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   - (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the TItle to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   - (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   - (j) "Title": The estate or interest in the Land identified in Item 3 of 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, 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 is not 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 is not 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.
(c) The Company is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
(e) The Company is not liable for the content of the Transaction Identification Data, if any.
(f) The Company is not 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) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proosed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM**
(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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
(c) 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 IS 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. **CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. **CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is $2,000,000 or less may be arbitrated at the election 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

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*
Attest *Secretary*

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance 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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LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 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 will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The 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: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 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 Land Title Guarantee 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 Lenders 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 material-men 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 un-filed mechanic's and material-men'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 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: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(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 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: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

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

Visit us at www.advancedtitleco.com

Date: October 5, 2022
Order No.: ATC-22-10425
Seller: Robert M. Stubbs and The City of Grand Junction
Buyer: Purchaser To Be Determined
Property: 381 High Desert Road, Grand Junction, CO 81507
409 High Desert Road, Grand Junction, CO 81507
Vacant Land, Grand Junction, CO 81507

Please direct all Title inquiries to:

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

SELLER(S):

Robert M. Stubbs and The City of Grand Junction
Delivery Method: Customer

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

Colorado Land Advisor
Jeffery Fleming
landadvisor@coloradolandadvisor.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

stewart title guaranty company

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

Sabrina Yanez

_____
Sabrina Yanez

stewart title guaranty company

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
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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AMERICAN LAND TITLE ASSOCIATION

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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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

(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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COMMITMENT FOR TITLE INSURANCE

Issued By

stewart title guaranty company

Commitment No.: ATC-22-10425

SCHEDULE A

1. Commitment Date: October 3, 2022 at 12:00 AM
2. Policy to be issued:

	Amount
a. ALTA Owner's Policy (06/17/06)	TBD
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:

   Robert M. Stubbs, as to Parcels 1 and 2; and The City of Grand Junction, as to Parcel 3
5. The Land is described as follows:

   Purported Address: 381 High Desert Road, Grand Junction, CO 81507, 409 High Desert Road, Grand Junction, CO 81507 and Vacant Land, Grand Junction, CO 81507

   Parcel 1:

   Lot 1,
   CAMELBACK GARDENS SUBDIVISION
   County of Mesa, State of Colorado
   Click here for Assessor Parcel Information.

   For Identification Purposes Only: Parcel No(s).: 2945-202-53-001

   Parcel 2:

   Lot 2,
   CAMELBACK GARDENS SUBDIVISION
   County of Mesa, State of Colorado
   Click here for Assessor Parcel Information.

   For Identification Purposes Only: Parcel No(s).: 2945-174-53-002

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

Residential TBD Commitment:	$300.00
Extra Parcel(s) Fee:	$200.00

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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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

Parcel 3:

District Open Space,
THE RIDGES FILING NO. SIX
County of Mesa, State of Colorado
Click here for Assessor Parcel Information.

For Identification Purposes Only: Parcel No(s).: 2945-202-06-041

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 FOR TITLE INSURANCE

Issued By

stewart title guaranty company

Commitment No.: ATC-22-10425

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): Parcel(s): 2945-202-53-001, 2945-174-53-002, 2945-202-06-041.

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 Robert M. Stubbs to Robert M. Stubbs sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. NOTE: This Requirement is necessary to accurately convey the new legal description of both parcels 1 and 2.

   b. Deed from Robert M. Stubbs to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. Click here for Vesting Deed as to Parcels 1 and 2.

   c. Deed from The City of Grand Junction to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcel 3. Click here for Vesting Deed, as to Parcel 3.

   d. 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

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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

SCHEDULE B - I
(Continued)

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 the seller of Parcel 3 approving the sale of subject property and identifying the party(ies) with authority to sign on behalf of said corporation.

8. Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Company immediately for further review prior to closing.

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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

COMMITMENT FOR TITLE INSURANCE

Issued By

stewart title guaranty company

Commitment No.: ATC-22-10425

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.

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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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

SCHEDULE B - II
(Continued)

9. Lease(s) if any, in existence and not of record. NOTE: This Exception shall be deleted upon execution of the Indemnity as to Debts, Liens, and Possession affirming there are no existing lease(s) on subject property and will not appear on the final title policy(ies) to be issued.

Exceptions as to Parcel 1:

10. 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 April 1, 1912 at Reception No. 04388.

11. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at Reception No. 1259707, and amended by instrument recorded July 25, 1990 at Reception No. 1547336.

12. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at Reception No. 1259706.

13. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at Reception No. 1702836.

14. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at Reception No. 1778367.

15. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at Reception No. 1778368.

16. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at Reception No. 1778369.

17. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at Reception No. 1789624.

18. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at Reception No. 2978317.

Exceptions as to Parcel 2:

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SCHEDULE B - II
(Continued)

19. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded January 11, 1909 at Reception No. 80494.

20. 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 January 11, 1909 at Reception No. 80494.

21. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded September 29, 1910 at Reception No. 94240.

22. 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 September 29, 1910 at Reception No. 94240.

23. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at Reception No. 1259707, and amended by instrument recorded July 25, 1990 at Reception No. 1547336.

24. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at Reception No. 1259706.

25. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at Reception No. 1702836.

26. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at Reception No. 1778367.

27. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at Reception No. 1778368.

28. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a)

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AMERICAN LAND TITLE ASSOCIATION

stewart title guaranty company

SCHEDULE B - II
(Continued)

is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at Reception No. 1778369.

29. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at Reception No. 1789624.

30. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at Reception No. 2978317.

Exceptions as to Parcel 3:

31. 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 January 24, 1913 at Reception No. 111473.

32. 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 July 7, 1913 at Reception No. 114720.

33. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at Reception No. 1259707, and amended by instrument recorded July 25, 1990 at Reception No. 1547336.

34. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at Reception No. 1259706.

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DISCLOSURES

Order No.: ATC-22-10425

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. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	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?	We collect your personal information, for example, when you • request insurance-related services • provide 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: 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 • request insurance-related services • provide 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.**

RECEPTION#: 3128941, at 6/18/2025 10:17:18 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

SPECIAL WARRANTY DEED

Robert M. Stubbs ("Grantor"), for the consideration of **no consideration**, hereby sells and conveys to **Camelback Gardens, LLC**, a Colorado limited liability company ("Grantee"), whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, County of Mesa and State of Colorado, all of Grantor's right, title, and interest in and to the following real property in the County of Mesa and State of Colorado, to wit:

LOT 2 CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO

also known by street address as: **409 HIGH DESERT ROAD, Grand Junction, Colorado 81507**
and assessor's schedule or parcel number: **2945-174-53-002**

with all its appurtenances, and warrants the title against all persons claiming under the Grantor.

Signed this 18th day of June, ~~2024.~~ 2025

Robert M. Stubbs

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 18 day of June, ~~2024~~ 2025, by Robert M. Stubbs.

Witness my hand and official seal.
My commission expires: June 29, 2025

Notary Public

MIGUEL MOLINA LOPEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174026690
MY COMMISSION EXPIRES JUN 29, 2025

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of __Upland Homes, Inc.__, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Corporation____formed and existing under the laws of the following governmental authority State of Colorado
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)

2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____Colorado

3. The Entity's mailing address is: 35168 Hillhouse Lane, Windsor, CO. 80550

4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: __Scott Preisendorf, President

☐ If **ALL** names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: NONE
(if no limitations insert "NONE")

6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: NONE
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this _____ day of May , 2025.

ENTITY: _Upland Homes, Inc. _, a_Colorado Corporation__

BY: _____ _____President_____
Name: Scott Preisendorf Position

STATE OF Colorado)
) ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me this 29 day of May , 2025 , by Scott Preisendorf and _____.

Witness my hand and official seal.
My commission expires: 8/4/29

NAOMI VIALPANDO
Notary Public
State of Colorado
Notary ID # 20094024717
My Commission Expires 08-04-2029

_____
Notary Public

General Project Report

Camelback Gardens

Outline Development Plan

Developers: Michael Stubbs & Upland Homes, Inc.

Colorado Land Advisor, Ltd.
+ PLACES
Planning + Land Advisor + Civil Engineering + Stormwater Management
300 Main Street | Suite 308 | Grand Junction, CO. 81501 970.812.3288
Designing Colorado's Best PLACES | ColoradoLandAdvisor.com

Camelback Gardens ODP

This report is the property of Colorado Land Advisor, Ltd., it's successors, and assigns.

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

Jeffery Fleming, PhD - Urban Planner
Colorado Land Advisor, Ltd.
300 Main Street | Suite 302
Grand Junction, CO 81501
970.812.3288
LandAdvisor@ColoradoLandAdvisor.com

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 of omission are unintentional and should be brought to the attention of the author as soon as possible.
'Creating One Colorado by Designing Colorado's Best PLACES'

Revision 7 31MAY25

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Introduction

The properties which are subject to this ODP request are located at 381 and 409 High Desert Road in the Redlands area of Grand Junction.

The purpose of this Project Report is to outline the proposed project along with the features and proposed bulk standards which are designed to meet the evolving household culture within Grand Junction. The ODP meets the intent of the Comprehensive Plan with the compatibility of land uses. Improvements within Camelback Gardens will happen within individually platted pods, with the overall plan having a varying consistency which matches the original Ridges PUD. Zoning for the entire property or for each development "pod" will be established through this ODP. With this ODP, the pattern of development is established with densities assigned to the project. Currently the project is envisioned with up to 90 building envelopes.

This project being proposed would be for residential single family, single family attached, and multifamily housing in one of the most desirable neighborhoods of Grand Junction. The ODP takes into consideration outstanding views, easy access to hiking, biking, and the growing Downtown of Grand Junction. Camelback Gardens will be managed by an HOA.

One of the best parts about living in Grand Junction is the ease and quickness of getting to your destination without the headache of traffic. Many of the people that are moving into Grand Junction are here for the adventures.

These adventure seekers are also appreciative of the land that surrounds them. At Camelback Gardens it is easy to see why. These seekers are often made up of smaller household sizes of 1 & 2 persons.

With Denver's housing markets reaching the average price of over half a million dollars and the population continuing to rise, it is pushing the urban outdoor enthusiast out and West to Grand Junction, 'Colorado's Western Capital'. Future homebuyers have different expectations than what is available through existing home inventory.

Camelback Gardens is envisioned to be developed as smaller, modern, energy efficient homes, as well as a few select golf course adjacent home sites.

Public Benefit

Numerous T1, T2, and T3 trails circumnavigate Camelback Gardens. These natural surface trails connect through The Ridges Open Space to paved, fully developed T4 and T5 trail networks. These in-turn connect to the T6 Riverfront Trail system which provide opportunities for all trail user types. Walkers, hikers, trail runners, mountain bikers, and dog owners will be able to go out directly to their private trailhead to connect to this massive trail system.

The Ridges Open Space creates a unique setting which the future Camelback Gardens Final Plan will strive to integrate with.

Trail connections which are now on private property will be constructed to connect Rana Road and High Desert Road to the trail system. These will be entirely new trails.

Existing trails that are immediately adjacent to Camelback Gardens will be improved in cooperation with City of Grand Junction Parks and Colorado Plateau Mountain Bike Trail Association, Inc. (COPMOBA) volunteers,

Each of these improvements provide public benefit upon approval of the proposed ODP.

Public Benefit

(e) Needed housing types and/or mix;

Camelback Gardens PD will fulfill several goals of the 2020 Comprehensive Plan. Smaller footprint housing will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will also provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley with single family, single family attached, and multi-family uses. It will be compatible with The Ridges PD wherein there are single family, single family attached, townhomes, duplexes, condominiums, and apartments. Camelback Gardens PD provides three possible uses within a single development. Unlike typical single family developments, all outdoor space will be owned and maintained by a homeowners association (HOA). The HOA will provide a high level of maintenance to the future homeowners. The HOA will maintain the landscaping and handle snow removal services. The development model leads us to the need for an PD rather than a standard subdivision. A straight zone would require the development to meet minimum lots size whereas the ODP will provide flexibility to deviate from the minimum lots size. This enables the development to create a model where only the building footprint is platted and all outside maintenance is performed by the HOA. It will be desired by the 'Recreationally Equipped', those people who live to play. Home and yard maintenance gets in the way of their fun so they will seek a development where someone else worries about mowing the grass and shoveling the snow, as in a planned development. The smaller footprint also lowers taxes making the homes slightly more affordable.

Public Benefit

The public benefits component of the Camelback Gardens Zoning Code establishes a new neighborhood of housing which is sometimes referred to as 'middle housing'. This housing is more dense than single family homes built on the traditional 1/3 acre lot which is commonly seen around the valley. By creating an ODP the developer and subsequent home builders will be able to build smaller than average homes which makes them more affordable. With the ODP home building sites being smaller, the real estates taxes are reduced, further reducing mortgage payments. By making the homes and homesites smaller a few more homes will fit onto the site. This means more homes are built within the city and pressure to build outside the city on rural lands is reduced. In doing so, we keep the city in the city and the project contributes to protecting open and natural spaces around the valley.

(f) Innovative designs;

The architecture, floor plans, and roof lines will be all new designs. No house plans from other developments will be used. Each building site will be unique. and the plans will adapt to each specific view corridor and grading challenge. Modern desert architectural influences will be seen in the villas final designs. This housing type deviates from the traditional subdivision 'cookie cutter' single family homes on lots. Camelback Gardens will be platting footprints for buildings and using the natural surrounding environment to serve as "front yard/back yard". This is different in that each individual homeowner does not have their own lawns, outdoor space is shared through the homeowners association. The development model being proposed here is a more sustainable (water-wise and preserving the native flora) along with a low maintenance housing model.

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

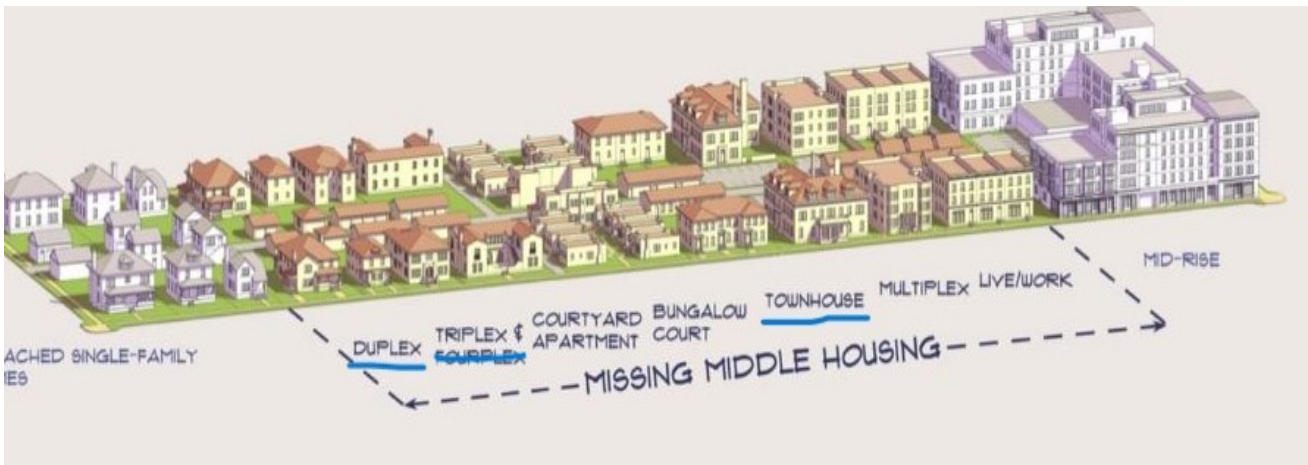
The development of Camelback Gardens will not affect any of the steep grades on the site. Steeper grades and Open Space will not be developed. Development of the project will be in lower portions of the valley on low to moderate grades. The development is well suited for development at a higher density in these areas.

Public Benefit

By developing more housing that is closer to the core of the city, pressure on outlying areas is reduced, urban sprawl is reduced. The project is able to provide screening and buffering by using the rock outcrops and natural topography of the valley. Thus, preserving the same rocks, ridges, and boulders which limits development of the site. Due to this, in areas where development is appropriate a reduction in setbacks is being requested to offset the goal of preservation of natural ridge-lines. Minimum lots size deviations also enable a greater preservation of natural topography and vegetation along the perimeter.

Protection and preservation of natural open space resources and natural features. Note the resulting density of 3.48 DU/AC meets residential low expectations as stated at 21.05.040(b) Residential Density. Future homeowners will partner with the developer's contribution in the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/open spaces/community service areas; preserving native vegetation and wildlife habitats.

In this case the developer previously dedicated the adjacent Open Space lands in order for them to be set aside for visual enjoyment as well as recreational opportunities. Through this development application the developer is proposing to enhance the Open Space trail system by performing maintenance and reconstruction of portions of The Ridges trail system. These efforts are intended to protect naturally scenic areas by creating a more predictable trail location through building a more curvilinear design. By clarifying the intended trails, less braided trails will be created by users. This helps users to 'stay the trail' and reduce the destruction of native desert plants and cryptobiotic soils.



Public Benefit continued

Characteristics of Middle Housing

Small-Footprint Buildings

These housing types typically have small - to medium-sized footprints. This allows a range of housing types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill in 2024 The building footprints will be compact starting at 1200 square feet.

Lower Perceived Density

Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.

Camelback Gardens development may be considered infill as it is on vacant land within The Ridges and these specific parcels were platted in the 1980's, yet they remain vacant. Furthermore, within the 2020 Comprehensive Plan Growth Tiers are identified which designate both 409 High Desert Rd and 381 High Desert Rd as Tier 1 Infill.

This request for PD is to allow the project to deviate from the required screening and buffering standards required by a straight zone. The intent for the development is to use the natural topography and flora to serve as buffering and screening. This will also create a greater sense of community in line with the Missing Middle Housing characteristic. This also promotes a lower impact development model that preserves the natural vegetation and topography.

Smaller, Well-Designed Units

Most Missing Middle housing types have smaller units. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context. Smaller-sized townhomes, single family, duplex, and triplex buildings can help developers keep their costs down while attracting a different market of buyers and renters who are not being provided for in existing developments.

Creates Community

Missing Middle Housing creates community through the integration of shared community spaces within the neighborhood and amenities or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households that want to be part of a community. These smaller households have nearby opportunities for dining and socializing.

The Planned Development will promote a lower impact development model that preserves the natural vegetation. The deviation from privacy fencing standards supports these development goals while building neighborly interactions.

Transportation, Emergency, Egress Services

Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondarily you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well-maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the city's goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the homeowners association.

The property is located in: Fire Area "F" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 located at 2155 Broadway, which is around 3.5 miles away from the project site.

The Grand Junction Fire Department currently employs over 90 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to it's service including a new 911 Call Center a few years ago.

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

Access to each dwelling unit will be gained over an HOA owned tract.

Utility Services and Infrastructure

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8" inch water main owned and operated by Ute Water Conservancy District. Existing lines are stubbed into the property from Rana Road and High Desert Road. New fire hydrants will be located throughout the development. It is estimated that 15,000 – 22,000 gallons per day will be consumed once the development is fully occupied.

SANITARY SEWER – Camelback Gardens is located within the 201/Persigo Boundary. Therefore, new sewage connections will be made to that system via individual 4" lines. There are currently 8" lines at both ends of the property in High Desert as well as Rana Road which can be connected to.

IRRIGATION WATER – The City of Grand Junction manages The Ridges irrigation water system after the water is taken from the Redlands Water and Power ditch. The City has upgraded the system recently. The system is known to be very reliable. It is anticipated that the existing line in Rana Road will be tapped for service to the development. It may be recommended that a loop be created in order to better serve the development. A loop would likely cross through open space to connect back to existing infrastructure.

NATURAL GAS – XCEL Energy has a line in Rana Road and High Desert Road which will be connected to and extended into Camelback Gardens.

DRY UTILITIES

ELECTRIC - XCEL Energy has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

TELEPHONE – Century Link has a line in High Desert as well as Rana Road which can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CABLE – Spectrum has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CELLULAR - Phone reception for each of the carriers is available with signals ranging from excellent (AT&T) to good (Verizon, Sprint and T-mobile).

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA narrative is available from Colorado Land Advisor)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	14.0	100.0%
Totals for Area of Interest		**14.0**	**100.0%**

Site Geology and Hazards

At the time of the investigation the site consists of open land. The site is gently undulating it runs generally along a valley between two buttes. An unimproved road runs across the side west from the end of Rana Rd to the end of High Desert Rd. Vegetation on the site consist of low grasses, prickly pear cactus, and brush. A few pinions and junipers located on, and adjacent, to the site. Numerous piles of fill dirt are located near the central bottom. This fill generally consists of rock fragments, sand, silt, and clay.

The surrounding vicinity of the site includes residential properties as well as Ridges Open Space lands. Open Space/community service lands contain several predominant rock outcroppings. These outcroppings are largely sandstone and some clay stone. These exposed rock outcroppings are stable and present minimal hazards to the site development. As infrastructure is developed a careful investigation will be performed to remove or relocate any loose rocks from the adjacent area.

Development Schedule

DEVELOPMENT PHASING SCHEDULE:

Camelback Gardens Planned Development shall consist of three Phases which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to allow the flexibility to respond to market conditions.

Development and phasing are subject to deadlines. To satisfy deadline requirements, a Pod must obtain the First Planning Clearance or record the First Plat by the Requirement Expiration Date.

The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follow:

Phase	Pod	Requirement Expiration Date
Phase 1	A,B	First Pod by December 2028
		Second Pod by December 2031
Phase 2	C,D,E	First Pod by December 2034
		Second Pod by December 2037
		Third Pod by December 2040
Phase 3	F,G	First Pod by December 2040
		Second Pod by December 2043

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development

Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.

2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase's development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

Response to PD Criteria

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; **By designing housing that will have 3-4 off street parking spaces this could allow for narrower street sections. This results would be lower long term costs to the City in maintenance of infrastructure items. With the proposed ODP there is very little new infrastructure to be maintained by the City. The extension of a single public street (High Desert Road) is being proposed which will serve the entire 10.6 acre site. The extensive use of shared driveways has diminished the need for the typical public street usage on the site. The use of private shared drives, private sewer lines, and private water lines will greatly reduce public infrastructure to be maintained by the city and public utilities. By designing housing that will have no less than 4 off street parking spaces per unit this could allow for narrower street sections. This results in lower long term costs to the City in maintenance of infrastructure items.**

Surrounding areas were previously dedicated as Ridges Open Space. Thus the <u>new</u> community gardens and shared driveway areas will be dedicated and owned by the HOA with this development. Trails surround and criss-cross the property via tracts and should be considered part of the transportation network.

(2) Reduced traffic demands; **Camelback Gardens will have a trail system in and around it which will encourage more walking throughout the project, these may be used for recreation as well as going to places like the mailbox. Camelback Gardens will have a developed trail system in and around it which will encourage more walking throughout the project, these will be used for recreation as well as going to places like the mailbox. Trails surround and criss-cross the property and should be considered part of the transportation network.**

Response to PD Criteria

21.02.150 Planned development (PD).

Commuter traffic is likely to be impacted in a small way. Some traffic demands will likely be reduced by the fact that all of the residents of Camelback Gardens will have direct access to hiking and biking trails. They will be able to 'Bike-In/Bike-Out '™ of the development rather than loading up their vehicle with bike and gear and drive to some trailhead to begin their recreational riding ritual. Having immediate access to recreation is another factor in how we make good land use decisions. Camelback Gardens contributes to goals that include a connected active transportation system by increasing the number of direct and low-stress connection to key destinations within the city including trailheads for outdoor recreation. With the building and improving trails such as the Watertower Loop, this development should be considered as a preferred type which builds towards this goal.

(3) The improved trail system will provide a greater quality of public and/or private open space;
Adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of living in the development. Although the development will be developed at urban densities, all of the surrounding open space was previously dedicated to the city and/or county. This significant feature will create a setting for the parcels to be developed. As a part of the development, the developer will provide monies and labor to improve and make more sustainable the adjacent off-site trail system which circumnavigates the development. These improvements will benefit the entire public. The improved trail system will provide a greater quality of public and/or private Open Space; adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of life in Grand Junction. All of the surrounding Open Space was previously dedicated to the city and/or county.

On-site improvements include new park space, new Open Space/community service lands, new garden space, and new connecting trails out into The Ridges Open Space. The improvements on private lands will be owned and maintained by the HOA for the benefit of each of the Camelback Gardens homeowners.

Response to PD Criteria

21.02.150 Planned development (PD).

Future homeowners will partner with the developer's contribution into the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/Open Spaces; preserving native vegetation; developing an Agrihood COOP for growing and harvesting fruits and vegetables, thus promoting a greener lifestyle rooted in the natural landscapes of The Ridges.

(4) Recreational amenities; and/or **Trails will connect throughout the development. These trails can be used for walking, dog walking, hiking, biking, and jogging. A Trail Shade Structure with boulders for seating will be created near the water tower trail connection. Gardening, walking, hiking, biking, bouldering, are all directly reachable from the project. A future garden will provide a setting for community gardening and be a focal point of residents.**

(5) Needed housing types and/or mix; ***the ODP sets up opportunities for housing choices within a single development. There is a mix housing types that will add diversity to the neighborhood consistent with the goals of the Comprehensive Plan. Principle 5 of the Comprehensive Plan talks about Strong Neighborhoods and Housing Choices while Multi-family housing will also be permitted. Unlike typical single family developments the development, through it's HOA, will provide a high level of maintenance to the future homeowners. The HOA will also maintain the landscaping and handle snow removal services. These services will be desired by aging homeowners and young professionals who do not wish to perform common homeowner duties.***

Response to PD Criteria

21.02.150(b) Planned development - 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 Junction Circulation Plan and other adopted plans and policies; **Camelback Gardens ODP will strive to meet several principals of the 2020 Comprehensive Plan.**

Plan Principle 5: Strong Neighborhoods and Housing Choices

By designing and building homes and neighborhoods which align with today's preferred lifestyles. Sustainable living coupled with recreational opportunities are at the core of the development. These values align with more and more persons who chose to live in Grand Junction. These elements part of the bond between neighbors. Neighbors won't be neighbors because they happened to buy in the same development. Neighbors will be drawn to the development by the lifestyle choices afforded them by the amenities within and around Camelback Gardens. This will build a strong neighborhood.

Plan Principle 6: Efficient and Connected Transportation

The connecting of the Redlands Mesa street known as High Desert Road to The Ridges street known as Rana Road will increase efficiencies and reliability for every utility servicing the area. A connected street increases safety. It reduces response times for police and fire. It opens options for getting to where a driver wants to go.

Response to PD Criteria

Comphensive Plan Principles (continued)

Plan Principle 7: Great Places and Recreation

The local of the proposed Camelback Gardens is highly unique. With panoramic views nestled between two rock outcropped ridges the setting is a 'Great Place'. This great place is circumnavigated by trails within the Ridges open space. These trails provide opportunities for dog walking, hiking, bicycle riding, rock climbing, bouldering, bird watching, and more. The proposed development would enhance these opportunities by creating a more sustainable trail network.

Grand Junction Circulation Plan: High Desert Road is classified as a Local Street. Under this proposal High Desert Road would connect to Rana Road. This connection would increase safety and response times as well as allowing for multiple routes of egress for residents in the area.

The Redlands Neighborhood Plan is severely out of date. The last update is over 20 years old. There is no specific mention of this area of The Ridges within the Redlands Plan. Development as a residential area does fulfill the vision of the Ridges Covenants. Developing at the proposed density would be similar and compatible with other sub-areas of The Ridges where in single family homes, townhomes, condominiums and a few commercial properties have been developed.

It will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley. It will be compatible with previously approved area plans within the The Ridges PD and the Redlands Area.

Response to PD Criteria

Outline Development Plan (ODP) continued

(ii) The rezoning criteria provided in GJMC 21.02.140; **This ODP application is to specifically identify bulk standards and address issues specific to these parcels.**

(iii) The planned development requirements of Chapter 21.05 GJMC; "Zoning for the entire property or for each development "pod" is established at ODP"**. Camelback Gardens ODP will create: (a) More effective infrastructure; (b) Reduced traffic demands;(c) A greater quality and quantity of public and private open space; (d) Other recreational amenities; (e) Needed housing types and mixes; (f) Innovative architectural designs in order to meet density guidelines;** ***Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone as well as reduced setback criteria has been met.***

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25; **Camelback Gardens is within the boundaries of The Ridges PD and Redlands Area Plan and will build upon a community which contains diverse housing type and architecture. The Ridges is a mixed density development with limited commerical space. The Redlands Plan is severely out of date at 20 years old.**

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development; **All necessary infrastructure items are currently available on both ends of the project. Dry utilities, wet utilities, and streets exist at the ends of High Desert Road and Rana Road. These will be extended into the project in order to provide public services and facilities to the development. Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondarily you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the cities goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the HOA.**

The property is located in: Fire Area "F" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 which is around 3.5 miles away.

Response to PD Criteria

Outline Development Plan (ODP) continued

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed; **High Desert Road will be connected through to Rana Road in Camelback Gardens. Units will be connected to High Desert Road via shared driveways. Attention to design will ensure all engineering standards (TEDS) and Fire Department requirements are met.**

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided; **Camelback Gardens will be a residential development abutting residential and open space areas. Where it abuts previously developed parcels a 6 foot fence will be installed on the common property lines. The use of the topography and landscaping will aid in buffering. development of the project will be in the lower portions of the valley on low to moderate grades. Alignment of building footprints also build into the design to create buffering.**

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed; **The previously dedicated open space is being used in the calculations. Each pod uses the immediately adjacent open space in its calculations. The ODP is for up to 90 units on the property. The resulting 3.48 density falls within the low density development category as is seen in much of The Ridges neighborhood. Each Phase will will POD has a relatively higher density due to previously dedicated open space, a land exchange, dedication of park space, and, right-of-way being deducted out of the final calculations.**

(ix) An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed. **The purpose of submitting this ODP will be to establish the bulk standards for the uniqueness of Camelback Gardens PD. The underlying RL5 comes close to matching the proposed overall densities. Variations from RL5 are justified on the next page of this GPR and the table on ODP Map.**

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; ***The*** **Phasing Plan is outlined on page 15 of this report.**

Response to PD Criteria

21.02.150(b) Outline Development Plan (ODP) continued

Proposed Dimensional Standards - RL5

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

NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
(4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
(5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
(6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
(7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
(8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

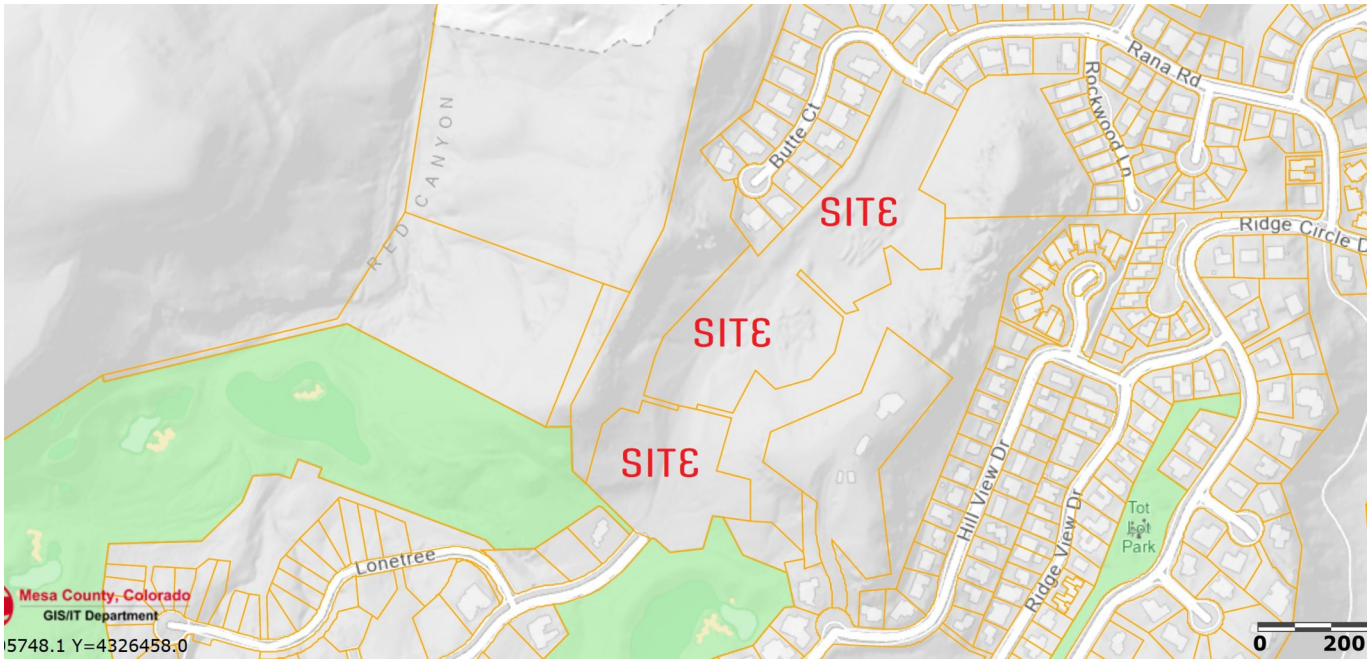
As shown above, all dimensional standards that align with RL5 zone district are in black. Any deviations that the PD is requesting through this ODP process are in red. The intent is to model some bulk standards after RM8 as is common within the Ridges Metro District (RMD). Within the RMD there are a vast array of densities ranging from R2 all the way up to R24. Housing styles cover the spectrum from single family, single family attached, townhomes, and condominiums. Camelback Gardens largely incorporates RL5 in the PD. Changes from this base zone enables the development to more closely align with current market conditions. Residents in the Valley have Endless choices for traditional development. For those seeking to enjoy the recreational lifestyle Camelback Gardens provides and for the maintenance of all exterior landscapes and driveways. This frees up homebuyers to enjoy the new and existing trails surrounding the development. By Creating a clustering of homes we are able to establish tracts of land for trail connections, a park as well as a community garden, This also allows for a higher degree of preservation of natural features and vegetation.

Site Location

The subject site consists of two parcels of land within The Ridges. They are both irregularly shaped. Both parcels are vacant. Ground cover is native landscaping: grasses, a few small trees, and shrubs. The site has a great deal of topography with rock outcroppings and bike trails running through.

The site consists of two parcels of land which total 10.29 acres +/-. Located in Mesa County, Colorado. The latitude and longitude of the approximate center of parcel 2945-202-53-001 is Latitude: 39.061257 and Longitude: -108.618192.

This proposal will include an ODP with varying setbacks to The Ridges open spaces as well as to the abutting developed home lots in The Ridges and in Redlands Mesa.



Response to PD criteria

v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development,

As stated on page 12 of this report adequate utilities are stubbed into each end of the project, they exist on-site today. A development improvements agreement will be used to guarantee installation during the early phase of each pod.

vi. Adequate circulation and access shall be provided to serve all development pods areas to be developed,

As stated on page 11 of this report an adequate transportation network exists on each end of the project today. Two fully developed streets exist in High Desert Road and Rana Road. Camelback Gardens will connect High Desert Road to Rana Road during the final phases of development, this will increase circulation and safety within the neighborhoods. This is a goal of the Comprehensive Plan.

vii. Appropriate screening and buffering of adjacent property uses and structure shall be provided,

Camelback Gardens will meet the city standards for setbacks to previously developed residential properties. This development is also residential. Landscape buffering and fencing will be installed next to any previously developed residential properties where required by the Code..

viii. An appropriate range of density for the entire property or for each development pod area to be developed,

Land Use Areas and Phasing

LOT 1 (SOUTH)							
RESIDENTIAL:	**AREA**	**SF**	**AREA**	**AC**	**% TOT**	**DU**	**PHASE**
POD A	54,447	SF	1.25	AC	5.1%		1
POD B	61,458	SF	1.41	AC	5.7%		2
SUB-TOTAL:	**115,905**	**SF**	**2.66**	**AC**	**10.8%**		
STREETS:	**19,671**	**SF**	**0.45**	**AC**	**1.8%**		
TOTAL:	**135,576**	**SF**	**3.11**		**12.7%**		
LOT 2 (NORTH)							
RESIDENTIAL:	**AREA**	**SF**	**AREA**	**AC**	**% TOT**	**DU**	**PHASE**
POD C	49,563	SF	1.14	AC	4.6%		3
POD D	26,952	SF	0.61	AC	2.5%		4
POD E	57,346	SF	1.32	AC	5.4%		5
POD F	67,291	SF	1.54	AC	6.3%		6
POD G	53,140	SF	1.22	AC	5.0%		7
SUB-TOTAL:	**201,152**	**SF**	**4.61**	**AC**	**18.7%**		
PUBLIC LAND & OPEN SPACE:							
PUBLIC AREA	1,550	SF	0.04	AC	0.1%		1
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TOTAL:	**1,071,430**	**SF**	**24.60**	**AC**	**100.0%**	**3.48**	**DU/AC**

Response to PD criteria

21.02.150 (2)

ix. An appropriate set of base district standards for the entire property or for each development pod area to be developed, and

NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
(4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
(5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
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(7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
(8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

PHASING:
THE FIRST FINAL PLAN FOR A CAMELBACK GARDENS POD SHALL BE APPLIED FOR WITHIN 2 YEARS OF THE DATE OF THE APPROVED ORDINANCE.

x. An appropriate phasing or development schedule for the entire property or for each development pod area to be developed.

The first Final Plan would be applied for within 2 years of the date of the approved ordinance and each subsequent phase would be scheduled to start within 3 years of the recording of the prior Phase: Phase 1 by 2027; Phase 2 by 2030; Phase 3 by 2033; Phase 4 by 2036; Phase 5 by 2039; Phase 6 by 2042; Phase 7 by 2045.

Response to Rezone criteria

21.02.140(a) Rezoning.

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

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

Currently, the property is zoned as (PD) Planned Development. We are requesting that the property be zoned to Planned Development for Camelback Gardens due to changes in the surrounding environment and land use. Surrounding developments such as: The Ridges is a Planned Development; Redlands Mesa is a Planned Development; Red Rocks Valley was developed as a PD; Redlands 360 is being developed as a Planned Development. This style of development is common in the area due to topographic restrictions and changing housing market demands.

The original zoning decision was made with the assumption that the surrounding area would remain mixed density residential. And, since that time, the area has undergone significant residential development, and the property is now more suited for a Planned Development than ever before.

According to the recent land use plan adopted by the city in 2020, the area is now designated as a low density residential district, making the original Ridges PD zoning and density less appropriate. Furthermore, market studies conducted in 2021 indicated that the area is now experiencing an increase in residential traffic, reinforcing the need for a non-traditional residential zoning designation.

The proposed rezoning and density adjustment is consistent with the City's Comprehensive Plan, which encourages mixed-density developments in this area to enhance residential housing opportunities and trail connections.

Given the substantial changes in the area's development, infrastructure, and economic conditions, it is clear that the original zoning designation no longer reflects the current realities of the site. The proposed rezoning to Planned Development would better align with the surrounding land uses and the City's future growth plans. These policies include the encouragement of more affordable housing on smaller lots.

Development approvals include time-based requirements which are shown on Page 15 of this report. The Applicant will track the status of those entitlements. The City adopted an entirely new zoning and Development Code as well as a new Transportation and Development Standards Code in early 2024. Camelback Gardens will adapt to these new expectations for infrastructure as well as policy shifts. Nearby Developments are doing the same.

Response to Rezone criteria

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

*I*n response to the rezoning request and in compliance with the criteria outlined in Section 21.02.140(a) of the Grand Junction Municipal Code, we respectfully provide the following explanation regarding how the character and/or condition of the subject area has changed, and how these changes align with the applicable goals and policies of the City's Plan.

Changes in the Area:

Over the past several years, the subject area has undergone significant transformations in terms of both development and infrastructure improvements. These changes include:

Increased Development Activity: The area has experienced a marked increase in residential, commercial, and mixed-use developments. New construction, including multi-family housing and limited retail spaces, has been completed or is actively being developed. This shift reflects a growing demand for diverse land uses in the area, as well as an increase in population density and associated services.

Infrastructure Enhancements: Key infrastructure improvements have been implemented in the area, such as upgraded transportation networks (roads, bike paths, and pedestrian walkways), enhanced utility services, and the extension of public services. These improvements have directly impacted the functionality and accessibility of the area, supporting a wider range of land uses than what was envisioned in the 1980's including enhansed trail networks which provide recreational opportunities.

Changes in Land Use Patterns: The land use character of the area has evolved from primarily low-density residential zones to mixed-use and medium-density residential areas. This shift reflects a broader regional trend toward urbanization and a desire for more integrated, walkable communities.

Proximity to Commercial and Employment Centers: The subject area's proximity to key commercial districts and employment hubs has further driven demand for residential and mixed-density zoning. The growth of nearby job centers and the expansion of retail areas has made the area more conducive to higher-density, mixed-use development that supports recreationally focused residential activities.

Response to Rezone criteria

Alignment with the Plan Goals and Policies:

The changes described above are consistent with the overarching goals and policies outlined in the City's Comprehensive Plan. Specifically, the proposed rezoning aligns with the following Plan goals:

Goal 1: Encourage Compact, Efficient Development: The changes in land use and development patterns within the area support the City's goal to promote compact, efficient development that reduces sprawl and increases the use of existing infrastructure. The increased density and mixed-use development in the area are in line with this goal, optimizing land use and minimizing the environmental impact of urban expansion.

Goal 2: Promote Sustainable Land Use and Growth: The rezoning proposal is consistent with the City's commitment to sustainable development practices. The changes in land use—towards higher-density residential and mixed-use zones—encourage the efficient use of land and resources, align with sustainability goals, and reduce the need for extensive infrastructure expansion to accommodate growth.

Policy 3.3: Foster Mixed-Use, Pedestrian-Oriented Neighborhoods: As a result of the increased density and the integration of both residential and commercial uses, the rezoning aligns with the City's policy to foster mixed-use neighborhoods that encourage walkability, reduce reliance on automobiles, and enhance quality of life for residents.

Policy 4.2: Improve Connectivity and Mobility: The infrastructure improvements in the area, combined with the proposed rezoning, support the City's goal of improving connectivity and mobility. The rezoning is compatible with the enhanced transportation network, which facilitates ease of access and encourages pedestrian and bicycle use.

Policy 6.1: Promote Economic Vitality: The proposed rezoning will also help foster the City's economic growth objectives by providing opportunities for new businesses, jobs, and services that support both the local economy and surrounding areas. The proximity to commercial hubs and infrastructure improvements further enhances the area's potential for economic development.

Response to Rezone criteria

Conclusion:

The character and condition of the subject area have changed in significant ways over the past few years, and these changes align with the City's Plan goals and policies. The increased density, mixed-use developments, infrastructure improvements, and evolving land use patterns support a zoning amendment that is consistent with the City's vision for sustainable, vibrant growth. Therefore, the rezoning is justified and in line with both the City's long-term planning objectives and the immediate needs of the community.

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

Each Planned Development is unique. The type of development proposed would align with buyers' housing and demographic trends (smaller households, smaller homes, maintenance free living, recreationally connected) as explained on page 9 of this report. Very few land developers have the vision to create such a development. Camelback Gardens will add diversity to the housing choices in the area.

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

Deriving the benefit of delivering a more sought after housing type to the community helps attract more people to the area. The benefit of improving existing open space trails while constructing new sustainable connections across the area enabling recreationalists to traverse from the Lunch Loop area to the 'Watertower Trails' area.

Deriving benefits from safer roads through the connectivity of Redlands Mesas High Desert Road to The Ridges' Rana Road.

Deriving benefits from m*ore reliable utilities through the connectivity of water, gas, electric, cable TV, and telephone lines through Camelback Gardens as Redlands Mesa is connected to The Ridges.*

Deriving benefits from more open space and parks dedicated through the development of Camelback Gardens as Redlands Mesa streets, trails, and infrastructure are connected to The Ridges.

Response to Rezone criteria

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

Abutting facilities and utilities are adequate to serve the type of proposed land use. The proposal creates the most efficient design for the city's long term maintenance. Much of what would fall upon the city for maintenance is designed within the homeowners association areas for their maintenance and expense. The proposed project would create connectivity between streets (Rana and High Desert Road) as well as water lines, gas lines, electric supply, telephone and cable TV lines. The proposal would add additional park space which the homeowners association would maintain. The proposal would memorialize areas which the general public has been using without a granted easement.

Development Team

Camelback Gardens
Design & Construction Team

Development Designer, Planner & Project Manager
Colorado Land Advisor, Ltd.
Dr. Jeffery Fleming

Landscape Architect & Design
Nvision Design Studio
Rob Breeden PLA

Surveyor
Polaris Surveying
Pat Click, PLS

Architect
Kraai Design Architecture
Eric Kraai, Arch

Civil Engineer
Rhino Engineering Professional Engineers
John Kornfeld P.E.

Geotechnical Engineer
Huddleston Berry Engineering and Testing
Mike Berry P.E.

Structural Engineer
Lindauer Dunn, Inc.
Frank Rinaldi P.E.

Title Company
Advanced Title Company
Walter Janz

Neighborhood Meeting Notes for **Camelback Gardens**

A Neighborhood Meeting was held on March 28th, 2022 at 5:30 PM at 2351 Rana Road. Approximately 33 people were in attendance at the meeting. 18 people signed in on the sign-in sheet provided.

Mr. Fleming of Colorado Land Advisor talked small talk with people as they looked at the images for the project which were presented on a table. People started gathering and a few people asked how big the homes were going to be? Mr. Fleming advised that the homes would be 2 stories, some 3 stories.

One person asked what the meeting was for? Mr. Fleming replied it was to advise the neighborhood what the project would look like and to answer any questions that they may have about it.

Mr. Fleming started the meeting by introducing himself from Colorado Land Advisor and Dani Acosta from the City of Grand Junction. Dani advised her role in the process and let the crowd know how they could give feedback/voice concerns online. Asked people to sign in on the sign-in sheets.

Several people pointed to the map and wanted clarity on where we were currently standing and where the development was going to be in relation to the golf course and the open space and other homes that are already standing. They also questioned if they were townhouses. Mr. Fleming clarified that they are single-family attached homes and that they have the same footprint as the homes behind them. The question was also asked several times if the homes would have garages and Mr. Fleming advised that yes, the homes would have garages and driveways.

“What consideration was made for the rain runoff?” one man asked. Mr. Fleming explained that in the plan there are micro basins that are part of the solution and the other part is getting water to the big stormwater catch basin for the residential development and pointed this out on the map as well as pointing in the direction of where they would be. The same man asked what he thought would happen to the value of their homes when this new neighborhood went up? Mr. Fleming advised he is an urban planner, not an engineer, and what he studies is how communities are developed and built and what it means to those that move into new developments, and what happens to those who live around them. Anytime you have new developments the value of the homes around it will go up. He then asked if the HOA would limit how many cars people would have? Mr. Stubbs answered that the HOA would restrict vehicles and Mr. Fleming added that each unit would have 4 parking spaces dedicated.

Other questions that were asked and answered by Mr. Fleming….

How long is the build timeline? Mr. Fleming stated approximately 6 years.

Is this subdivision going to have its own HOA? Yes, it will have its own separate HOA.

How far will the homes be from the fence in our backyard? There is a fire code that states how close the homes can be to yours and we're probably looking at 10 feet from the property line. That is a standard setback for the Mesa County building code.

Do you have plans on whether you will be starting building at this end or the other end? It is not 100% guaranteed, once we know more of the utility demands that may give us more direction but most likely this end.

All the trails we have currently go around us and it looks like on this map you are going to put a trail through the middle of the development on their bicycles? Yes, we would make a more defined trail around the neighborhood and we're going to give them a good place to cross through when people are coming off the larger trails.

Where are you at in the process? Dani from the City of Grand Junction explained that this neighborhood meeting is required before the formal application can be made and then there will be a public hearing process. Additionally, she directed people to GJ Speaks to give their input.

What is the existing zoning? Dani answered PUD. What is the target density? Low density and the city will review all of that.

How many houses are there going to be? There are currently about 75 units on the map that we are proposing but our application will say up to 90 units. Can you speak to why you choose this density compared to what we have in our existing neighborhood scale? In our community, we have people who according to Grand Junction Economic Partnership, you can look up their data on their website and I encourage you to do that, in Grand Junction single-person households are about 29% of the houses only have one person living in them, about 37% have two people living in them. The population with 3 or 4 kids is only made up of about 7% or so in the valley.

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

SIGN-IN SHEET FOR

Camelback Gardens

NEIGHBORHOOD MEETING 3/28/22

Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
Frank + Teri Nivorny	388 Butte Ct. GJ Co 81507	970-201-5188
Frank + Rosemarie Rinaldi	3718 Hill View Dr. Grand Junction	
Bill + Sandy Larsen	2352 Rana Rd. GJ Co	970-250-1858
Shirley Kalmbach	401½ Redwood	2704342
George Krug	401 Butte Ct. Grand Junction	216-9006
Carolee Crawford	402 Butte Ct	417-773-3884
Dr. Dana Nkansa	409 Butte Ct.	970-640-9241

SIGN-IN SHEET FOR

Camelback Gardens

NEIGHBORHOOD MEETING 3/28/22

Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
GARY BILLIET	397 BUTTE CT GJ 81507	970-509-0121
MARY JO BAILEY	394 BUTTE CT 81507	719-252-3512
Cathlin Craver	395 Butte 81507	716-207-8761
Deba Nkana	409 Butte ct. 81507	970-640924?
Dana Nkana	409 Butte ct 81507	
Zak Nkana	409 Butte ct 81507	
KURT NELSON	422 SADDLE CT	970-242-1998
GEORGE FENK	237 RAND RD	934-815-6282
Marci Law	1931 Pleasant Run Dr	

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Exhibit A

Proposed Dimensional Standards - RL5

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (5)
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD B	2,400	40	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
POD C	1,200	30	15(1) / 20(2) /15(3)	5 / 0	10 / 0	100%	40
POD D	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40
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POD G	1,200	30	15(1) / 20(2) / 15(3)	5 / 0	10 / 0	100%	40

NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
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MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
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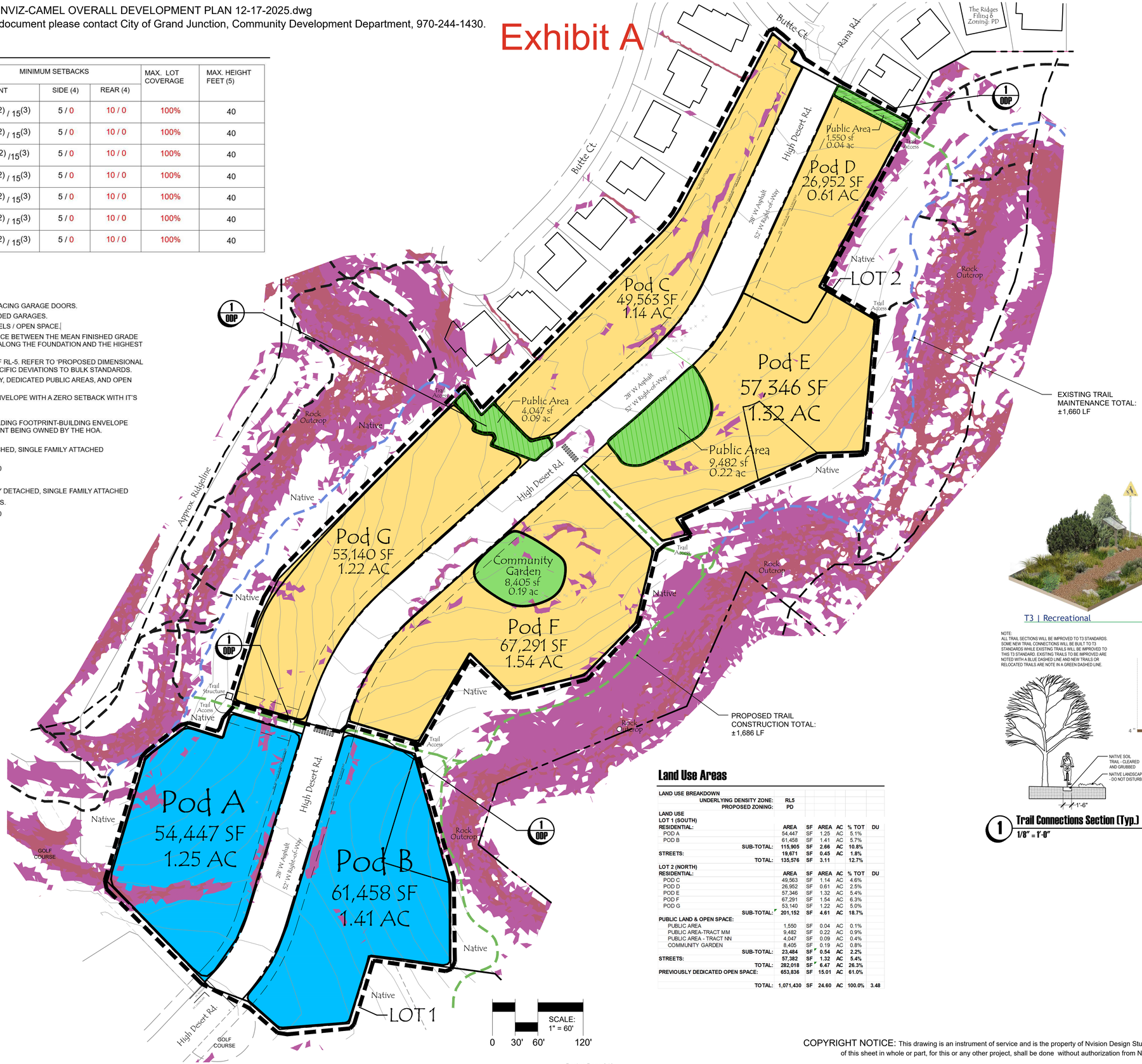

Land Use Areas

LAND USE BREAKDOWN						
UNDERLYING DENSITY ZONE:	RL5					
PROPOSED ZONING:	PD					
LAND USE						
LOT 1 (SOUTH)						
RESIDENTIAL:	**AREA**	**SF**	**AREA**	**AC**	**% TOT**	**DU**
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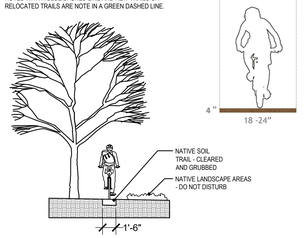
TOTAL:	**1,071,430**	**SF**	**24.60**	**AC**	**100.0%**	**3.48**

T3 | Recreational

NOTE:
ALL TRAIL SECTIONS WILL BE IMPROVED TO T3 STANDARDS. SOME NEW TRAIL CONNECTIONS WILL BE BUILT TO T3 STANDARDS WHILE EXISTING TRAILS WILL BE IMPROVED TO THIS T3 STANDARD. EXISTING TRAILS TO BE IMPROVED ARE NOTED WITH A BLUE DASHED LINE AND NEW TRAILS OR RELOCATED TRAILS ARE NOTE IN A GREEN DASHED LINE.



1 Trail Connections Section (Typ.)
1/8" = 1'-0"

Project Name:
Camelback Gardens
Grand Junction, Colorado

Landscape Architect:

NVISION DESIGN STUDIO, INC.
677 25 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: rb@nviz.biz
Web: www.nviz.biz
Landscape Architecture | Visual Simulation | Graphic Design

Registration:
Robert A. Breseden LA 462
03/21/2008
Original Date of Licensure
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Submittal:

Sheet Title:
Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'
Sheet: ODP

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From: Shannon Casson
To: Daniella Acosta
Subject: Camelback Gardens public comment + GJSpeaks access request
Date: Monday, February 9, 2026 8:03:34 PM

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Danielle,

I'd like to submit a written public comment regarding the Camelback Gardens development proposed between Rana Road and High Desert Road. I would also appreciate access to GJSpeaks so I can participate through the portal. Could you please create a login for me or send instructions on how to gain access?

Public Comment for the Planning Commission Record:

I am writing in opposition to the Camelback Gardens development as currently proposed.

Placing approximately 90 housing units in this location represents a density level significantly out of character with the surrounding area. This will create serious concerns related to traffic flow, pedestrian and cyclist safety, environmental impact, and loss of access to existing informal trail connections used by many residents.

Rana Road and High Desert Road already serve as key access points for residents, trail users, and cyclists. Increasing residential density at this scale will compound congestion and create safety risks in an area that was not designed to handle this volume of traffic.

In addition, this parcel serves as an important buffer and access point to nearby open space and trails. Development at this intensity risks degrading the natural landscape, impacting wildlife habitat, and reducing the quality of outdoor access that makes this area unique and highly valued by the community.

I respectfully ask the Planning Commission to reconsider the density and scope of this project and to prioritize traffic safety, environmental preservation, and trail access in any decisions moving forward.

Thank you for including this comment in the public record.

Sincerely,

Shannon Casson
359 Aiguille Dr
Grand Junction, CO 81507

From:	comdev
To:	Daniella Acosta
Subject:	FW: Camelback Gardens proposed development
Date:	Tuesday, February 10, 2026 9:05:25 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image007.png

Public comments on Camelback Gardens

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: Teresa Edwards <tparsleyedwards@gmail.com>
Sent: Monday, February 9, 2026 6:28 PM
To: comdev <comdev@gjcity.org>
Subject: Fwd: Camelback Gardens proposed development

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hello,

I have twice now emailed Daniellaa@gjcity.org in attempt to get my comments on the proposed Camelback Gardens development conveyed to the planning commission ahead of the Feb 10 (TODAY's, when you read this) meeting and included in the public record for this matter. Both emails requested acknowledgement of receipt and neither has been acknowledged by anyone in Planning, nor are my comments reflected in the public comments section of the meeting packet now posted online.

I am out of town and unable to attend the meeting in person, which was the reason for using email to begin with. Would you be able to ensure that these comments reach the members of the commission - hopefully in time for this evening's meeting?

FYI, I have two neighbors who are in the same position of having sent comments on this matter to daniellaa@gjcity.org and received no acknowledgment.

I appreciate any help or advice you can provide.

Teresa Edwards
(919) 414-0005

---------- Forwarded message ---------
From: **Teresa Edwards** <tparsleyedwards@gmail.com>
Date: Thu, Feb 5, 2026 at 9:33 PM
Subject: Fwd: Camelback Gardens proposed development
To: <Daniellaa@gjcity.org>
Cc: <council@gjcity.org>

Hello Ms. Acosta,

I'm following up on my email below as I did not receive confirmation of receipt as requested. Would you kindly please confirm receipt? I hope you also shared my email with city council, since I asked that my comments be entered into public record and I understand the council voted on one of the issues mentioned in this evening's meeting.

I look forward to hearing from you.

Thank you,

Teresa Edwards
(919) 414-0005

---------- Forwarded message ---------
From: **Teresa Edwards** <tparsleyedwards@gmail.com>
Date: Thu, Jan 29, 2026 at 5:25 PM
Subject: Fwd: Camelback Gardens proposed development
To: <Daniellaa@gjcity.org>

Ms. Acosta,

My name is Teresa Edwards and I live at 410 Prospectors Point. Having reviewed the developer's plan and other materials about the proposed Camelback Gardens development, I wish to express my concerns and request that the Commission and Council not approve this development as currently described. I will be out of town so unable to attend the February 10 hearing so I trust you will enter my concerns into the public record as appropriate. Specifically, my concerns are:

1. While the inclusion of the conserved open space might technically be allowed in calculating the 3.6 dwelling units per acre being quoted, the proposal absolutely, positively does not represent the character of 3.6 du/ac and is far out of sync with the surrounding neighborhoods of single family detached homes with more typical setbacks. The density and nature of structures proposed would, colloquially speaking, stick out like a sore thumb. A very sore thumb indeed to all of us who purchased property in this area because of its existing flow, spacious feel, and compatibility with the natural surrounds of the Ridges.

2. This development as proposed, while stated to add 90 dwelling units, would increase traffic on our neighborhood access road, Rana Road, by well more than 90 households' worth of traffic, because it would become the most direct route from town to all the households on High Desert Rd and beyond. This dramatically increased traffic further changes the character of our neighborhood, in addition to raising safety concerns for many adults and youngsters who walk on Rana Road (parts of which have no sidewalk) and increasing noise pollution for those of us who live here because we like to enjoy our outdoor spaces.

I respectfully request that the city NOT approve this development as proposed and instead request a revised proposal that more reasonably blends with the nature of the surrounding properties (e.g. single family detached homes with the same setbacks and actual perceived density of 5 du/ac or less when omitting all or most of the conserved open space), and that do not generate through traffic from Rana to High Desert Rd. Ideally, this would mean a layout such that some half or near-half of the new units would be accessed through High Desert and the other portion from Rana Rd, with no vehicle thoroughfare. If two routes of exit to the area are required for fire safety, I would request that the new community be gated for resident access only.

Would you kindly please reply to confirm receipt of these concerns?

Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507
(919) 414-0005

From: Teresa Edwards
To: Daniella Acosta
Cc: Council
Subject: Fwd: Camelback Gardens proposed development
Date: Thursday, February 5, 2026 9:33:58 PM

EXTERNAL SENDER

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Teresa Edwards
(919) 414-0005

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From: **Teresa Edwards** <tparsleyedwards@gmail.com>
Date: Thu, Jan 29, 2026 at 5:25 PM
Subject: Fwd: Camelback Gardens proposed development
To: <Daniellaa@gjcity.org>

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Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507
(919) 414-0005

From: Teresa Edwards
To: Daniella Acosta
Subject: Fwd: Camelback Gardens proposed development
Date: Thursday, January 29, 2026 5:25:22 PM

EXTERNAL SENDER

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Ms. Acosta,

My name is Teresa Edwards and I live at 410 Prospectors Point. Having reviewed the developer's plan and other materials about the proposed Camelback Gardens development, I wish to express my concerns and request that the Commission and Council not approve this development as currently described. I will be out of town so unable to attend the February 10 hearing so I trust you will enter my concerns into the public record as appropriate. Specifically, my concerns are:

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Would you kindly please reply to confirm receipt of these concerns?

Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507

(919) 414-0005

February 9, 2026

City of Grand Junction
Attention: Planning Commission
City Hall
250 North 5th Street
Grand Junction, CO 81501

RECEIVED
FEB 10 2026
COMMUNITY DEVELOPMENT

The purpose of this letter is to voice opposition to the proposed Camelback Gardens Subdivision.

The City of Grand Junction once approved a low-density development (RL-4), creating the neighborhood we desired and bought into. It appears that the City is considering this proposal to allow a developer to build a dense, multi-family complex that would negatively impact the current residents of this community. The flowery language promising more trails and gardens is used to disguise the reality that this proposal would seriously detract from the quality of life for all residents living around this 10-acre development. Keeping the zoning at the original low-density per house allows plenty of outdoor access and enjoyment.

A critical flaw in this proposal is the number of vehicles that would be dumped onto Rana Road! Just calculating the minimum of 2 cars per unit for 90 units (times the statistical average of 2.44 trips per day per person) would load 439 additional cars onto Rana Road daily! Rana Road is a quiet road with people walking dogs, pushing baby strollers, jogging, and visiting. It is insane to think that this area can safely handle hundreds of more daily vehicles! It is difficult to believe that residents would use High Desert Road when Rana Road provides a shorter distance to Ridges Boulevard and town. Currently there are three dangerous intersections involving Rana Road (1. Rana Road and Ridges Circle - due to short-sight distance, 2. Ridges Circle and Ridges Boulevard, and 3. Ridges Boulevard and Broadway). Greatly increasing traffic at these intersections will increase the likelihood of accidents. The proposal claiming increased bicycle usage will reduce automobile traffic is doubtful as it isn't happening anywhere in town where expensive bike paths and markers have been installed!

Dense development should only be approved on new or primary streets that are designed to handle given amounts of traffic - which is the case with the existing dense developments in the Ridges. Increased dense development should not be allowed to be stuffed into existing lower-density subdivisions or on side streets. This is especially true here, as the City previously approved a certain density that people desired and therefore moved into the area.

This proposal would decrease the quality of life for existing residents and create serious traffic consequences. Deny the Camelback Gardens Subdivision proposal and reinstate the original RL-4 zoning.

Terry Keane
Current resident and
Former Landscape Architect and
Department of Transportation Designer

From: David C Sietsema
To: Daniella Acosta
Subject: Camelback Gardens Development - Feedback about safety concerns
Date: Wednesday, January 28, 2026 10:16:29 PM

EXTERNAL SENDER

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Hi Daniella,

I am writing this email to provide some feedback and commentary about the proposed Camelback Gardens Development. I am hoping that this feedback can be passed on to the planning commission.

I live at 408 1/2 Prospectors Point, which is accessed from Rana Road.

While the proposed development seems uncharacteristic of the surrounding area, my primary concern is safety on Rana Road and Ridge Cir Dr.

Rana Road

Rana Road is a quiet road with no sidewalks and street parking. This puts pedestrians into the road. This is not ideal, but if there is little traffic it doesn't create much conflict. I regularly see kids, adults, and pets, walking, running, and biking in Rana Road. Not on the side of the road, but in the road, because there is no sidewalk and cars are parked on the side of the road. I encounter this on nearly every drive into and out of the neighborhood. The speed limit is 20 mph, and most vehicles take it easy on this road, but not all. There are no traffic calming devices. Considering the design of the road, along with the current amount of pedestrian traffic and vehicle traffic, I do not think Rana Road could safely support any more traffic, not to mention nearly twice the traffic. This proposed development will come close to doubling the vehicle traffic and will certainly add some pedestrian traffic, too. Something must change: Rana Road is not design to support this huge increase in traffic. **I can see the headline now: "Dump truck kills small child on bike on Rana Road". Do you want that on your conscience?**

The first 200 or so feet of Rana Road from Ridge Circle Drive also serves as a connector between to sections of pedestrian pathway/trails, and the pedestrian traffic at that location is not just from nearby houses - it's people passing through on foot and bike.

Ridge Cir Dr

This road is better positioned to support more traffic, but I still think it is a safety concern in its current state. It has regular pedestrian traffic, and no sidewalks. It does have a parking lane that typically does not have cars parked, which makes a good place to walk. However, the curvature of the road, and the average speed of the traffic results in a meaningful percentage of vehicles driving over the lines and into this walking lane.

Solutions

What would I suggest doing about this?

Force traffic to use roads that will support it. Route traffic on The Ridges Blvd to High Desert Road, and into the Camelback Gardens Development. This could only be

accomplished by closing off access to Rana Road. I understand that emergency egress and access would need to be maintained to Rana Road. A culdesac at the end of the development with a short concrete pedestrian section closing the gap to Rana road, with removable bollards should accomplish emergency access with minimal expense. High Desert Road is built to support the traffic and has a stand alone sidewalk on the side.

My opinion is that this is the only viable option. There simply isn't enough room on the cross section of Rana road to support improving that road to viable standards that would support the increase in vehicle and pedestrian traffic. Reducing the density of the development would have a small impact, but there would still be a safety problem with the additional traffic, so I don't think that solves the problem.

I hope that you will consider this feedback and require the developer to make a change that will have almost no impact on cost: Put a culdesac and pedestrian/emergency vehicle pass through at the north-east corner of the development where it would connect with Rana Road.

Thank you

Dave Sietsema, MBA
Accredited Land Consultant
Colorado Ranch & Land Brokers
https://CRLBrokers.com/
david@davidsietsema.com
Cell: 970-753-9106

From:	Frank Margos
To:	daniellaa@gjcity.or; Daniella Acosta; Rick Beauheim; Chris Mcanany; John & Christie Hatch; 4catsalida; comdev
Subject:	CAMELBACK GARDENS ODP. PLD-2023-121
Date:	Sunday, February 8, 2026 8:13:15 PM
Attachments:	Cobblestone Ridges Camelback Gardens Resolution.pdf 0268_001.pdf 2026.02.05 Memorandum to Grand Junction Planning Commission.pdf

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Daniella/Planning Commission Members:

Enclosed please find written comments from the Cobblestone Ridges HOA and Chris McAnany. an interested homeowner living at 396 Butte Ct.
Please review and include these attachments in the upcoming Planning Commission Meeting on February 10th, 2026.

From my perspective, the density (3.6 units per acre) that are being requested by the developer, far exceeds the present infrastructure to accommodate this density and will have an adverse impact on traffic, drainage, safety and irrigation. We believe that the formula used for the units per acre were arrived at in an unfair manner i.e. using already dedicated open space to unfairly reward the developer. The 3.6 units per acre would be justified but only without including that additional open space. 40 units (10.63 X 3.6) for the development would be more in line with current densities of new and surrounding subdivisions.

Respectfully,

Frank Margos
President Cobblestone Home Owners Association.

Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery
Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,

Christopher G. McAnany

Enclosure

COBBLESTONE RIDGES HOA RESOLUTION
IN OPPOSITION TO PROPOSED CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
January 21, 2026

The Cobblestone Ridges Homeowners Association (HOA) represents the 43 homeowners in the Cobblestone Ridges subdivision immediately to the north of the proposed Camelback Gardens development (PLD-2023-121). Cobblestone Ridges will suffer the most severe and adverse impacts from the currently proposed Camelback Gardens development. The Cobblestone Ridges HOA Board and members have reviewed Revision 7 of the Camelback Gardens Outline Development Plan (ODP) and have a number of serious concerns about the ODP that we believe the City of Grand Junction Planning Commission needs to address before granting any approval to the development. These concerns fall in five areas:

- Housing density
- Traffic
- Safety
- Drainage
- Irrigation

Our concerns in these five areas are described below, followed by our recommendations for how the Planning Commission should proceed.

1. Housing Density

As discussed in the ODP, housing density is quite varied throughout the Ridges Development, fluctuating from 2 homes per acre (R2) to 24 homes per acre (R24). The ODP states that the Camelback Gardens Development will fit well with existing housing and does not have an impact in this area. However, the ODP does not take into consideration the density of the adjoining Cobblestone Ridges and High Desert neighborhoods, which is consistent with the current RL-4 zoning, and which will be most impacted by the Camelback Gardens development. In addition, the ODP calculations include City of Grand Junction Open Space in their estimation of housing density. By inappropriately including 15.01 acres of Open Space in their density calculations, they arrive at a figure of 3.48 units/acre on page 22 of their ODP. With the Open Space owned by the City excluded, their actual proposed density is 90 units spread over 10.63 acres, or 8.47 units/acre. When the development is broken into the southern lot 1, which comprises Pods A and B with 20 housing units, and the northern lot 2, which comprises Pods C, D, E, F, and G with 70 housing units, the proposed densities are 6.43 units/acre for lot 1 and 9.31 units/acre for lot 2.

On page 23 of the ODP, they state that “Camelback Gardens largely incorporates RL5 (sic) in the PD.” In the first place, RL-5 zoning has a maximum density of 5.5 units/acre, less than the 8.47 units/acre they are proposing. Secondly, the numerous deviations from RL-5 standards they are requesting leave their development more in line with RM-8 standards than RL-5 standards. The proposed density for lot 2 exceeds even the RM-8 maximum density of 8 units/acre.

This is a dramatic contrast to the existing density of 3.82 units/acre on Butte Ct in Cobblestone Ridges. This density does not even include the road surface area of Butte Ct itself, whereas the calculations for Camelback Gardens above do include the road surface area. The density in the rest of Cobblestone Ridges (Rana Rd and Saddle Ct) is also less than 4 units/acre.

Figure 1 below demonstrates the difference in density between the 19 existing units on Butte Ct (outlined in BLUE), as compared to the 70 proposed units of Camelback Gardens lot 2 shaded in RED. The proposed density for Camelback Gardens is inconsistent with the character of the adjoining neighborhoods, and would have a major impact on traffic on Rana Rd as discussed in the next section.

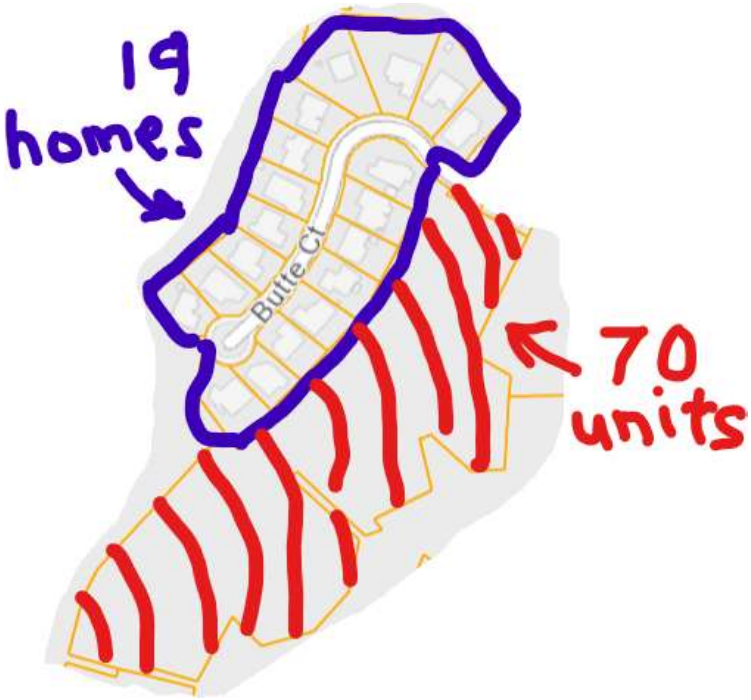

Figure 1. Home density comparison between Butte Ct and Camelback Gardens Lot 2

2. Traffic

At the top of page 17 of the ODP, it is stated that "Commuter traffic is likely to be impacted in a small way." This grossly understates the impact of the proposed development on traffic. Rana Rd, the designated access road for Camelback Gardens, is currently (and has been for over 25 years) a quiet residential road that is effectively a dead-end road when combined with Butte Court. By connecting Rana Rd to High Desert Rd, it opens Rana Rd to much more than just the Camelback Gardens development. This connection will also make Rana Rd the shortest route from the lower (northern) end of the existing High Desert Rd down to the intersection of Ridges Blvd and Ridge Circle Dr on the way to Broadway. Starting at the intersection of High Desert Rd and Club Estates Dr, it is a distance of approximately 0.94 miles down High Desert Rd, Rana Rd, and Ridge Circle Dr to Ridges Blvd. The alternative route that goes up High Desert Rd to Ridges Blvd and then down to Ridge Circle Dr is a distance of approximately 1.25 miles (see Figure 2).

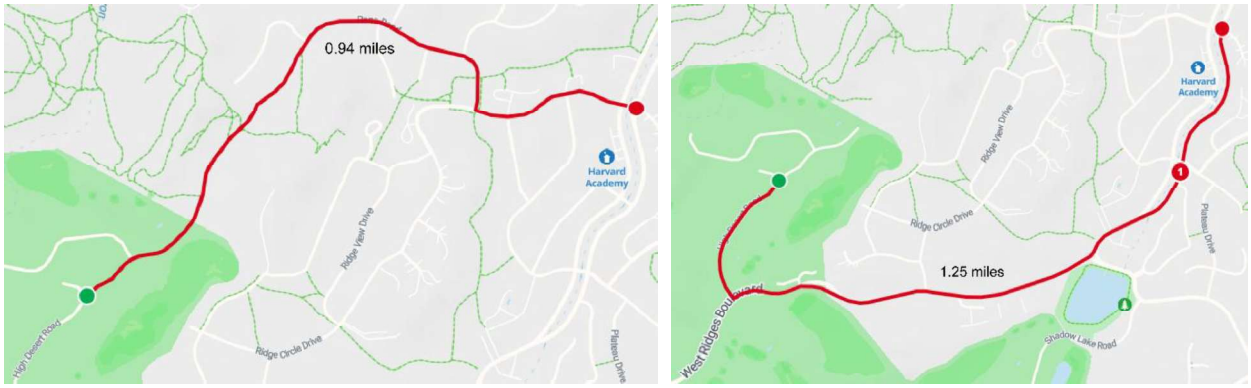

Figure 2. Comparison of Rana Rd and Ridges Blvd routes to intersection of Ridge Circle Dr and Ridges Blvd

Thus, the 36 planned or existing units on High Desert Rd north of Club Estates Dr and in the Lonetree development (T-Club Villas at Redlands Mesa) (see Figure 3), and potentially homes higher on High Desert Rd, are also likely to use Rana Rd once a connection is established.

Figure 3. High Desert Rd and Lonetree units likely to use Rana Rd to access Broadway

Therefore, the proposed Camelback Gardens development would result in a minimum of 126 units newly accessing Rana Rd. The impact of this on traffic is shown in Table 1.

Table 1. Current and Potential Future Housing Units Accessing Each Intersection on Rana Rd

Intersection	Number of Existing Units Accessing Each Intersection	Number of Units Accessing Each Intersection With Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units,	Percent (%) of Increased Access at Each Intersection with Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units
Rana Rd & Ridge Circle Dr	155	281	81%
Rana Rd & Prospector Pt	147	273	86%
Rana Rd & Rana Ct	77	203	164%
Rana Rd & Saddle Ct	59	185	214%
Rana Rd & Rockwood Ln	43	169	293%
Rana Rd & Butte Ct	19	145	663%

Traffic at each intersection along Rana Rd might increase by 81 to 663 percent, hardly a small impact. Rana Rd would change from a quiet residential street to one of the busiest roads in The Ridges, adversely affecting property values and the quality of the neighborhood in Cobblestone Ridges.

3. Safety

Rana Rd is currently a quiet residential street with little traffic. It is popular with pedestrians, both those simply walking through the neighborhood and those using it to acess the Open Space that adjoins the proposed Camelback Gardens development. Because Rana Rd has no sidewalks over most of its length, pedestrians are typically walking in the street. These pedestrians would be put at increased risk by the substantially increased traffic that would result from the Camelback Gardens development as proposed.

These pedestrians include school-age children walking to the school bus stop at the intersection of Rana Rd and Ridge Circle Dr. While waiting for the bus, these children stand on the street at that intersection. If cars from 136 additional households are funneling through that intersection around the same time, these children will be placed at risk.

Additional risks are associated with greatly increased traffic making left turns at the intersections of Rana Rd and Ridge Circle Dr, Ridge Circle Dr and Ridges Blvd, and Ridges Blvd and Broadway (both entering and leaving The Ridges).

4. Drainage

This past summer, a major rainstorm (City workers estimated at 4" in one hour) hit the Cobblestone Ridges area. During this rainstorm, the stormwater drain on Rana Rd could not keep up with the runoff and resulted in water filling Rana Rd like a river, and eventually leaving massive mud deposits at the mouth of the storm drain that empties into the holding pond north of Rana Rd in the open area. The City did not have manpower or time to clean up this mud, so homeowners utilized shovels and wheelbarrows to haul the mud back up to the west end of Rana Rd where the Camelback Gardens development is proposed. This same type of challenge with mud and lack of drainage has occurred three times in the last two years.

The ODP does not address drainage in an adequate manner, but briefly mentions soil tests. With the additional area of asphalt connecting to the west end of Rana Rd along with a significant slope that will come off development, drainage issues will be greatly impacted unless additional drainage channels are created. Developed areas, particularly asphalt, concentrate and transport water much faster in a rainstorm than open ground. This can lead to water reaching drainage points faster, which can overwhelm local infrastructure and increase the risk of local or flash flooding.

5. Irrigation

Within the Camelback Gardens ODP, it is mentioned on page 12 with respect to irrigation that the City completed a recent upgrade to the system. The City did complete an upgrade within the Prospector Point area, but no improvements were made in the Cobblestone Ridges area adjacent to Camelback Gardens. Over the past several years, the City continues to clear shells out of the system that create partial and total blockage for homeowners within Cobblestone Ridges, especially on Rana Rd.

With the development of Camelback Gardens, an extension to the irrigation line on Rana Rd will require the City to mitigate the existing shell issues, along with other challenges the irrigation maintenance staff could expand upon. It will be expensive and very labor-intensive.

Summary and Recommendations

The Camelback Gardens development as currently proposed will have major adverse impacts on Cobblestone Ridges and other current residents who use Rana Rd. The housing density proposed for Camelback Gardens is several times higher than in Cobblestone Ridges and the current High Desert Rd. The proposed interconnection between Rana Rd and High Desert Rd will convert Rana Rd from the current quiet, effectively dead-end status it has enjoyed for the past 25+ years into a major transportation route. This will radically degrade the quality of the Cobblestone Ridges neighborhood and result in a major increase in traffic that will be hazardous to the pedestrians and school children who currently walk on Rana Rd. The development has the potential to exacerbate drainage problems already existing on Rana Rd, and may necessitate renovation of the irrigation system.

To prevent the worst of these impacts from happening and preserve the quality of the neighborhood insofar as possible, the Cobblestone Ridges HOA makes the following recommendations:

1. We recommend that the Camelback Gardens development be given an RL-4 zoning designation with no deviations, allowing the developer to develop his property in a reasonable manner consistent with the adjacent neighborhoods.

2. With respect to both traffic and safety, we recommend that instead of High Desert Rd being extended to connect to Rana Rd, High Desert Rd should be extended only into a cul de sac in the developer's lot 1, while Rana Rd is extended into a cul de sac in lot 2. This will limit the increase in traffic on Rana Rd to just the new units constructed in lot 2, reducing the danger to pedestrians on Rana Rd and to school children waiting for the school bus at Rana Rd and Ridge Circle Dr. It would also greatly reduce the number of left turns from Rana Rd onto Ridge Circle Dr and from Ridge Circle Dr onto Ridges Blvd.

3. We further recommend that the effects of the Camelback Gardens development (in whatever form) on drainage of storm water be more critically assessed to ensure that Rana Rd is not flooded whenever it rains.

4. Finally, we recommend that the expansion of the current irrigation system serving Rana Rd to serve the new Camelback Gardens be better evaluated so that the City is aware of the cost and effort that will be required.

Respectfully submitted,

Cobblestone Ridges Homeowners Association
Board of Directors

Frank Margos, President

Rick Beauheim, Vice President

Marnie Margos, Secretary/Treasurer

Staff Note: Mr. Margos' exhibits also included a copy of the memorandum drafted by Mr. McAnany. This memorandum was included among the exhibits submitted by Mr. McAnany.

From:	comdev
To:	Daniella Acosta
Subject:	FW: Camelback Gardens ODP, No. PLD-2023-121, Comments For the Official Record
Date:	Tuesday, February 10, 2026 4:42:49 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image007.png

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: Lucas Boyer <jhawkwx@gmail.com>
Sent: Tuesday, February 10, 2026 3:43 PM
To: comdev <comdev@gjcity.org>
Subject: Camelback Gardens ODP, No. PLD-2023-121, Comments For the Official Record

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Lucas Boyer
399 Butte Ct
Grand Junction, CO 81507
(816) 560-3394

February 10th, 2026

Dear Sir or Madam:

I am writing to voice concern regarding the Camelback Gardens ODP proposed adjacent to my residence in Cobblestone Ridges neighborhood. I purchased my home in this neighborhood in October 2022. At the time of my purchase I was aware of the empty

tract of land proposed for development, as well as the fact that it would not remain vacant in perpetuity. However, I have numerous concerns regarding the outline of this development as it pertains to my quality of life, impact to the surrounding landscape, and its inconsistency with the character of the surrounding neighborhood. My wife and I, as well as our 2 dogs use the surrounding open spaces daily, as well as walk and run the streets of our neighborhood. We are personally familiar with the majority of streets in our neighborhood, as well as the pedestrian nature and traffic flow of these streets as well. The addition of 90 housing units within our subdivision will substantially change the traffic pattern of our neighborhood. For anyone exiting the neighborhood, Rana Road is the shortest path to Ridges Blvd and Broadway beyond that. This will apply, as well, to occupants of the 90 units proposed. This adds a significant amount of traffic volume to a street that I walk and run on multiple times a week. Additional stop signs and speed humps have been added to this street already to address speeding traffic. The current density of single family housing in this neighborhood is presumably what this street was built to handle. However, the significantly higher density of Camelback Gardens creates an immediate concern for my, as well as my neighbors', safety. It also contributes to additional quality of life concerns(longer commutes, traffic jams, accident risk, etc) regarding traffic flow in and out of the neighborhood. Traffic volume at Ridges Blvd and Broadway is already a concern throughout the day and during the evening and morning commutes, as getting onto Broadway without a traffic light gets more difficult thanks to steady, fast moving traffic. This is a problem we share with other neighborhoods in the Redlands that have only one arterial street in and out of the neighborhood. Adding dense housing exacerbates the problem faster than infrastructure is keeping up.

Like other homeowners, I am aware of my property value and what it means to my long term financial stability. Purchasing a single family home in a developed neighborhood, I expect the neighborhood to remain consistent in its development character. Unfortunately, Camelback Gardens tests the character of this neighborhood with a design inconsistent, namely the density, with the surrounding neighborhood. My concern as a property owner, is that homeowners dissatisfied with these changes will sell and buyers aware of these changes will seek other property or heavily negotiate prices downward, thereby potentially driving down the value of my investment. I'm certain the developers of this tract are aware of their investment as well. Home values in this neighborhood are already well above Grand Junction median home price. I believe the quality of this neighborhood will benefit their investment and I feel that there is plenty of money to be made on developing within the current standards of the surrounding housing. Unfortunately, the vague details of this plan and refusal of officials to hear comments from residents regarding this development give the appearance of a developer(city leaders) only concerned with maximizing profit(taxation)on a fixed parcel

of real estate, regardless of its impact on neighbors.

Working closely with meteorologists and wildfire professionals across the West Slope, I am well aware of the continued fire risks associated with housing adjacent to the urban-wildland interface. Wildfire impacts multiply quickly in dense tracts of development. The dense urban development characteristics of Camelback Gardens are an additional risk in neighborhoods skirting wildland interfaces.

For the reasons cited above, it is my request that the planning commission reconsider the request of the Camelback Gardens ODP, as well as hold them accountable to develop within the safer guidelines and present character of the surrounding neighborhood. Thank you for hearing my concerns.

Regards,
Lucas Boyer

From: Jay Alexander
To: Daniella Acosta
Subject: Feedback on proposed CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
Date: Sunday, February 8, 2026 10:04:57 PM
Attachments: Camelback Gardens letter 2-2026.pdf

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Hello Daniella,

Thank you for being receptive to inputs on the above project. I am unable to attend the meeting on February 10 and so have articulated my comments in the attached.

Best,
Jay A.

February 9, 2026

Ms. Daniella Acosta
Principal Planner
Community Development Department
City of Grand Junction

Ms. Acosta,

Thank you for the work you and your team do for Grand Junction and its current and future residents. I understand that in assessing proposed development projects you often must optimize outcomes against multiple objectives, some of which are in tension with one another. This letter will likely add to that tension with respect to the Camelback Gardens development that is currently under consideration, but I hope you will receive it in the constructive spirit in which it is intended.

By way of background, I am a 4+ year resident of High Desert Road. Previously I lived on Prospectors Point, another neighborhood impacted by the proposed development. I regularly walk and bicycle various routes in both neighborhoods and the nearby open space, and believe that I know the area well. Just this morning I took our dog on a loop through the dirt connector between High Desert and Rana roads, providing for some very current context on the development proposal. The characterization of Rana Road by the Cobblestone Ridges HOA as a "quiet, residential street popular with pedestrians" is accurate, and should be borne in mind even as some degree of change occurs.

Planned and executed wisely, the Camelback Gardens development would result in some needed benefits for the city and its residents, and given the planning staff findings as published, some form of it seems likely to proceed. However, I don't believe conditional approval is appropriate at this time, due to the concerns articulated by the Cobblestone Ridges HOA. I find those concerns to be valid, and the resulting recommendations to be sound.

The recommendation to not connect High Desert to Rana *("We recommend that instead of High Desert Road being extended to connect to Rana Road, High Desert Road should be extended only into a cul-de-sac in the developer's Lot 1, while Rana Road is extended into a cul-de-sac in Lot 2.")* is insightful. Through traffic works against many of the principles and best practices for creating pleasant, safe neighborhoods, and avoiding as much through traffic as possible benefits all three of the major resident constituencies: current and future residents of Rana Road and its tributaries, current and future residents of High Desert Road and its tributaries, and, importantly, current and future residents of the proposed development itself.

I believe this roadway recommendation merits genuine consideration by the city and the developer, as do the other recommendations made by the Cobblestone Ridges HOA. Such consideration will hopefully result in a revised proposal that better optimizes the interests of all vested parties. The current proposal is a reasonable starting point, but I am convinced we can do better. While I am writing for myself due to timing limitations prior to the February 10 meeting, I believe I am not alone in this perspective.

Again, I request approval be held until a refined proposal can be submitted and thoroughly assessed in light of the stated concerns.

Respectfully,
Jay Alexander
349 High Desert Road

John Jordy
409½ Prospectors Point
Grand Junction, CO 81507

21 January 2026

Grand Junction Planning Commission,

I have recently been made aware of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development.

My residence is located north and east of the PD, one of many of the subdivisions that use Rana Rd. for access to the City of Grand Junction and points beyond.

I offer the following: My major concern is the additional traffic that Rana Rd. will receive. Currently, approximately 140 single family homes use Rana Rd. for commuting. This PD states that it will add approximately 90 additional units. That represents an approximate 60% increase in households and accompanying traffic. This is a substantial increase.

Under the PD requirement analysis, in the Staff Report, paragraph b.21.05.030 states

"The distribution of housing types within the PD is intentionally structured to respond to the existing character of surrounding neighborhoods and to provide a contextual transition in scale and intensity across the site. The southern portion of the development (381 High Desert Road) is adjacent to the Redlands Mesa subdivision, where residential lot sizes generally range from approximately 0.3 to 0.8 acres. In recognition of this context, the PD limits housing types in this area primarily to single family detached and single-family attached units, maintaining compatibility with the established development pattern to the south.

The northern portion of the site (409 High Desert Road) abuts the Cobblestone Ridges, Sand Cliff Court, and Rockwood on the Ridges subdivisions, where lot sizes typically range from approximately 0.09 to 0.2 acres. Given this existing neighborhood pattern, the PD allows a broader range of residential housing types in this area, including duplexes, townhomes, and multifamily units, while still maintaining an overall low density residential character. This graduated approach allows the development to step intensity appropriately across the site rather than applying a uniform housing model."

I disagree with the classification of the neighborhood pattern on the northern portion stating this area allows a broader range of housing types, when in fact, this area does not contain duplexes, townhomes, and multifamily units.

I would urge the Planning Commission to reconsider approving this ODP in its current configuration. The greater quality and quantity of open/public space is a positive. The allowance for duplexes, town homes and multi family dwellings is a negative.

Thank you for your time.

From:	Daniella Acosta
To:	Chris Mcanany
Cc:	Thomas Lloyd
Subject:	RE: Camelback gardens PLD-2023-121
Date:	Wednesday, January 7, 2026 5:55:00 PM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png

Hello Mr. Mcanany

The Planning Commission hearing has been continued to January 27. The staff report and all pertinent materials will be republished for that hearing date and will be available for download on the City's Agenda page at gjcity.org on the Agendas & Minutes page once posted.

All project-related information, including review comments, is publicly available and may also be accessed through the CSS portal using the project file number. Below is the link to the portal:

https://grandjunctionco-energovweb.tylerhost.net/apps/selfservice#/home

Please feel free to contact me if you have any other questions.

Thank you,

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Tuesday, January 6, 2026 3:06 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: Camelback gardens PLD-2023-121

⚠ EXTERNAL SENDER ⚠

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Daniella:

I just heard about the notice of hearing on the above application, now set for January 13, 2026. The postcard references that information about the application will be provided as of the end of business today. Can you send me a copy of whatever information has or will be published in connection with this matter?

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Chris McAnany

DUFFORD WALDECK

Christopher G. McAnany
Partner
744 Horizon Court, #300
Grand Junction, CO 81506
(970) 248-5862 (Direct)
(970) 241-5500 (Main)
(970) 243-7738 (Facsimile)
mcanany@dwmk.com
www.dwmk.com

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Daniella Acosta

From: brendan shuey <bshue2@gmail.com>
Sent: Tuesday, February 10, 2026 1:13 AM
To: Daniella Acosta
Subject: Questions and Concerns Regarding Camelback Gardens PD ODP (PLD-2023-121)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission Members,

I am a nearby homeowner whose property directly borders the proposed Camelback Gardens development area. I appreciate the time and effort that has gone into reviewing this project and understand that growth and housing development are important for the community. I am writing to respectfully ask a few questions and request consideration of potential edge protections for the small number of existing homes that sit immediately adjacent to the proposed building pods.

After reviewing the staff report and outline development materials, I would appreciate clarification on several points:

• Building height: The proposal allows structures up to 40 feet tall. Has consideration been given to stepping down height limits along the perimeter where new construction will sit very close to existing single-family backyards?

• Setbacks at residential edges: The report notes that 5-foot setbacks adjacent to other residential parcels are considered compatible. For homes directly along the boundary, has the City considered whether increased setbacks would better protect privacy and reduce visual impact from taller, clustered structures?

• Grading and hillside cuts: Several existing backyards sit at a higher elevation than the proposed build sites. What protections are in place to ensure that cutting into slopes near property lines will not affect soil stability, or long-term structural conditions along those edges?

• Buffering along existing homes: The report references buffering through open space and landscaping. In areas where buildings will be located near existing residential property lines rather than open space, are enhanced screening measures or landscape buffers being considered?

One final point I'm hoping to better understand relates to how open space is being used in the density calculation. I see that a significant portion of the site is being counted as preserved open space, which helps bring the overall density into compliance. However, from what I can tell, much of that area appears to consist of steep slopes, rock outcroppings, and terrain that likely would not have been buildable in the first place.

So my question is: how much of the preserved open space is actually usable and accessible for recreation versus land that would have remained undeveloped regardless due to topography? I ask because the clustering approach concentrates the homes into the limited buildable areas, which increases the intensity along the edges where existing neighborhoods meet the project. Has there been discussion about whether some of the most intense portions of the build could be shifted slightly inward from existing neighborhood edges?

I am not opposed to development of the property as a whole. My hope is simply that, as the project moves forward, thoughtful adjustments might be considered to reduce the impact on the limited number of existing homes that directly border the site.

These homes aren't just parcels on a map — they're where our families spend time outdoors, where our kids play, and where privacy and quiet have been part of the neighborhood for years.

Thank you for your time, your service to the community, and your consideration of these questions.

Sincerely,
Brendan Shuey

--
Brendan J. Shuey
bshue2@gmail.com

From: Carol Carpenter
To: Daniella Acosta
Subject: Re: Safety issues at Proposed Camelback Gardens
Date: Monday, February 9, 2026 1:54:25 PM

EXTERNAL SENDER

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Re: Safety issues at Proposed Camelback Gardens

Tho Whom it May Concern,

I am writing this in regards to the proposed development of Camelback Gardens & Upland Homes.

,

Allowing the proposed building would present many safety hazards.
There would be a huge increase in traffic. With the presented additional residences, the traffic would increase by 663%.
Even though Rana Rd is being extended up to High Desert Rd, the likelihood of any driver in the newly proposed area would be very limited. There is additional mileage (.93mi straight down Rana Rd with an increase to 1.51 mi from the proposed extension of Rana Rd to high Desert Rd) & time added on to a trip if you took the proposed road up to High Desert Rd in the Redlands Mesa area. It will be much quicker & easier to just coast down the hill on Rana Rd. The existing houses already on High Desert Rd & Lone Tree would use this easier access once the road is complete also. This would result in a minimum of 126 units (with potentially 4 drivers/unit) using the new access to Rana Rd.
There are only sidewalks on Rana Rd on one side of the street from 2350 Rana Rd to 2360 Rana Rd.
With this being an area where residents enjoy the outdoors, many people ride their bikes, take babies for stroller rides, & walk their dogs. The area also has many older residents with some of them having mobility issues- they are out walking with canes, walking sticks & sometimes walkers. There are also households with school age children living on Rana Rd. The children use the road to walk to and from the bus pick up at the corner of Rana Rd and Ridge Circle Drive. Many of them sit on the road near and around the stop sign waiting for the bus in the morning. When daylight starts after the pick- up, they are out there in the dark and drivers may not see them. This must be put to a halt to ensure the safety of all residents in the area!

Sincerely,
Carol Bierbower

Sent from my iPhone

From: Carol Carpenter
To: Daniella Acosta
Subject: Safety concerns of proposed development of Camelback Gardens
Date: Monday, February 9, 2026 2:00:50 PM

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This is the impact of the increased traffic on Rana Rd if Camelback Gardens is developed

Please note this drawing to show how the increase of traffic (up to 663%) was calculated.

Sincerely,

Carol
Bierbower
Sent from my iPhone

From: Chris Mcanany
To: Daniella Acosta; comdev
Subject: Camelback Gardens ODP, PLD 2023-121
Date: Friday, February 6, 2026 11:22:22 AM
Attachments: 0268_001.pdf
2026.02.05 Memorandum to Grand Junction Planning Commission.pdf

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Sir or Madam:

My letter and memorandum on the Camelback Gardens ODP is enclosed. Please provide this to staff and to the Planning Commission ahead of the February 10, 2026, public hearing. This document is to be made part of the record of decision in the above matter. Thank you.

Chris McAnany
396 Butte Court
Grand Junction, CO 81507
mcanany@dwmk.com
(970) 248-5862

From: Chris Mcanany
To: Daniella Acosta
Subject: Camelback Gardens ODP
Date: Friday, January 30, 2026 10:12:22 AM

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Daniella:

I understand that the hearing before the Planning Commission on the Camelback Gardens ODP matter is rescheduled to February 10, 2026. I presume that also means that the hearing before the City Council set for February 4 will also be pushed back. Please confirm if that is correct and let us know of any new date(s). Thank you.

Chris McAnany
(970) 248-5862

Daniella Acosta

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Monday, January 12, 2026 11:35 AM
To: Daniella Acosta
Subject: RE: Camelback gardens PLD-2023-121

⚠ EXTERNAL SENDER ⚠

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Daniella:

Thank you for letting me know the change of date for the Camelback Gardens hearing. I have a question about this application.

The staff report and related materials show that the developer is getting credit for previously dedicated open space of 61% of the project area, approximately 15.01 acres. What is the documentation for this credit? I am aware that several unbuildable ridge areas were dedicated to the City as open space during previous development phases of Cobblestone Ridges. Can you point me to the document(s) that substantiate that this developer gets to rely upon these previous dedications to establish the density of the current proposal? Is there some agreement that confirms such a finding?

Please let me know what you base this on. If there is a document that explains this, please send me a copy because it was not contained in the documents accompanying your staff report. Thank you for your help.

Chris McAnany
(970) 248-5862

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Wednesday, January 7, 2026 5:56 PM
To: Chris Mcanany <mcanany@dwmk.com>
Cc: Thomas Lloyd <thomas.lloyd@gjcity.org>
Subject: RE: Camelback gardens PLD-2023-121

Hello Mr. Mcanany

The Planning Commission hearing has been continued to January 27. The staff report and all pertinent materials will be republished for that hearing date and will be available for download on the City's Agenda page at gjcity.org on the Agendas & Minutes page once posted.

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Please feel free to contact me if you have any other questions.

Thank you,

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Tuesday, January 6, 2026 3:06 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: Camelback gardens PLD-2023-121

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Chris McAnany

Christopher G. McAnany
Partner
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From: Chris Mcanany
To: Daniella Acosta
Subject: RE: Camelback gardens PLD-2023-121
Date: Monday, January 12, 2026 11:34:57 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

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To: Chris Mcanany <mcanany@dwmk.com>
Cc: Thomas Lloyd <thomas.lloyd@gjcity.org>
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mcanany@dwmk.com
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To:	Chris Mcanany
Cc:	Thomas Lloyd
Subject:	RE: Camelback gardens PLD-2023-121
Date:	Wednesday, January 7, 2026 5:55:00 PM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png

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Chris McAnany

DUFFORD WALDECK

Christopher G. McAnany
Partner
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To: Daniella Acosta; comdev
Subject: Camelback Gardens ODP, PLD 2023-121
Date: Friday, February 6, 2026 11:22:22 AM
Attachments: 0268_001.pdf
2026.02.05 Memorandum to Grand Junction Planning Commission.pdf

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Sir or Madam:

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Chris McAnany
396 Butte Court
Grand Junction, CO 81507
mcanany@dwmk.com
(970) 248-5862

Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery
Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,

Christopher G. McAnany

Enclosure

MEMORANDUM

TO: Grand Junction Planning Commission

FROM: Christopher McAnany and Michelle McAnany
396 Butte Court, Grand Junction, CO 81507

RE: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121;
Hearing Date February 10, 2026

Date: February 5, 2026

We submit these comments with respect to the application for the Camelback Gardens ODP (the Application). While we do not oppose the right of the Developers to develop their lands, we oppose the ODP in its current configuration, and we urge the Planning Commission (PC) to recommend a plan that is more in keeping with the scale of development already existing in the Cobblestone Ridges neighborhood. For that reason, we **request that the PC recommend denial of the Application as submitted**. We request that all of these materials be made part of the official record of the Application and forwarded on to the City Council. We request written notice and an opportunity to be hearing at all future hearings on this Application, for the reasons set forth below.

1. Standing.

We own our home at 396 Butte Court and we have lived there continuously since 2005. All of the statements in this memorandum are based on our personal knowledge. Our home directly abuts the lands encompassed by the Application, which is immediately to the east of our backyard. We will be harmed by the proposed development because the Developers propose to construct multiple dwellings up to forty (40) feet high ten (10) feet from our backyard property line, thereby affecting our property values, views, sunlight access, and privacy. We also use a trail that exits our property to access the unbuilt portion of Rana Road, and that access appears to be jeopardized. Additionally, we use the adjacent open space that is referenced in the Application.

We have personal knowledge of all of the lands owned by the Developers because this area has been used by us and many of our neighbors to access nearby City of Grand Junction open space.

2. Review Criteria.

The criteria contained in Section 21.02.150(a) of the Grand Junction Zoning and Development Code (2010) apply.[1] Planned developments rezoning should be used "when long term community benefits will be derived...", including more efficient infrastructure; reduced traffic; more usable public or private open space; recreational amenities; and/or

[1] Unless otherwise noted, all Grand Junction Zoning and Development Code citations in this document are to the 2010 version, which staff has deemed applicable to the current Application.

needed housing choices. Id. Under Section 21.02.150(b)(2), the Applicant has the burden of showing conformance with all of the criteria, subsections i) through x) of that section. We address each of these separately.

i) The Application Does Not Comply with Comprehensive Plans and Policies.

The Staff Report (January 13, 2026)[2] asserts that the proposal is consistent with City advisory plans and policies because it is infill development, context-sensitive development, and harmonious with the 2019 Housing Needs Assessment. Staff Report, p. 281. We agree that the Application is infill development, but dispute the remainder.

First, the Application does not comply with the Grand Junction Comprehensive Plan. The Application lands are currently designated as PD, and much of the existing development in the Ridges includes Planned Unit Developments (PUDs). However, the 2020 Comprehensive Plan, pp. 59-60, designates the future development in the Ridges as "residential low" density, of between 2 to 5.5 dwellings per acre. The Applicant's proposal, which contemplates 90 houses on 10.29 acres amounts to 8.7 dwellings per acre. The Application does not meet this basic consistency requirement, and the staff glosses over this defect.

Second, the application does not comply with the City's Housing Strategy policies. Three of the four top housing needs in Grand Junction are driven by lack of affordability. See Grand Junction Housing Strategy Update 2024, p. 4. While different types of housing may be desirable, this Applicant is not proposing affordable housing. Homes similar to the Applicant's proposal in the Ridges are listed $675,000 (2398 Ridge Circle Drive- Velo Ridge, MLS 20251296). There is no proof that this application supports housing affordability, and the applicant offers no data that the housing mix is needed to satisfy affordable housing needs.

ii) Compliance with the Rezoning criteria provided in GJMC 21.02.140 is not Shown.

We address those criteria as stated in the ordinance.

1. Subsequent Events have invalidated the original premises and findings.
   See #2 below.

2. The character or condition of the area has changed such that the amendment is consistent with the Plan.

The build-out in the immediate vicinity of the Applicant's property is zoned R-4. In addition to being inconsistent with the Comprehensive Plan, the Application is inconsistent with adjacent zoning.

[2] All references to the Staff Report are to the January 13, 2026 document.

The Cobblestone Ridges neighborhood is closest to the Application property, sitting immediately north and west. Cobblestone Ridges was developed as R-4, a zoning designation deemed appropriate for residential low-density development. R-4 calls for a minimum lot size of 7,000 square feet, with minimum setbacks of 20 feet (front), seven feet (side), and 25 feet (rear). In fact, lot sizes and setbacks in Cobblestone Ridges are considerably larger than these minimums. The houses now existing closest to the Application area (Butte Court, Saddle Court, and Rana Road) are all built to R-4 standards. Cobblestone Ridges Phase 1 comprises 26 lots on 30.48 acres (1.17 lots per acre, inclusive of open space); Phase 2 comprises 21 lots on 9.39 acres (2.2 lots per acre). See Exhibits 1 and 2, Cobblestone Ridges Plats, attached. R-4 is a more appropriate base zone for the Application because it conforms to the existing neighborhood.[3]

This conclusion is buttressed by the fact that the Redlands Mesa development, immediately to the south of the Applicant property, was authorized at an R-4 density. See Grand Junction Ordinance No. 4495 ("The default zoning is R-4 Residential, 4 units per acre."). The Applicant proposal of R-5 amounts to a substantial increase in overall land use density which is inconsistent with the existing neighborhood.

The City seems to miss this point, noting that the R-5 selection by the Applicant designation is appropriate without reference to existing conditions closest to the project. See Staff Report, p. 296.

3. Public and community facilities are adequate to serve the type and scope of land use proposed.

The record does not disclose if existing community facilities are sufficient to serve this project: no service commitment letters are provided (apart from some calculations regarding hydrant flows). The staff discussion and submittals on this subject lack detail and are conclusory.

4. An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use.

Staff notes that the Applicant has provided no detail to satisfy this element. Staff Report, p. 294. The element is not satisfied.

5. The community or area will derive benefits from the proposed amendment.

We strongly disagree that this element is satisfied. On balance, the Application represents a net-loss for the neighborhood in terms of: increased traffic; pedestrian

[3] Admittedly there are higher density projects in the Ridges, but these are all separated from the subject Property by a ridgeline. Additionally, these projects were in many cases developed in the County prior to annexation.

safety; problematic storm drainage; loss of privacy; increased crowding; looming buildings, loss of solar access; and overall quality of life for residents.

iii) The Application Fails to Meet Planned development criteria of Chapter 21.05.

Planned development zones apply "where long term community benefits will be derived" from a particular development. GJMC 21.05.010. Applicable zoning standards in a PD shall be derived from the "underlying zoning." GJMC 21.05.020. Planned developments must "minimally comply with the development standards of the default zone and all other applicable code provisions." CJMC 21.05.040(a). Among these "development standards" is a minimum open space requirement, which provides that "the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or 10 percent of the value of the property" as open space. GJMC 21.06.020.

The Applicant's Open Space Dedication is Unlawful.

This Application proposes to construct 90 housing units on 10.34 acres, and therefore exceeds the ten dwelling units standard. The Staff Report indicates that the Application supports adopted policies by creating new parks or open space. Staff Report, p. 382. This statement is misleading. Exhibit A of the ODP reveals open space areas to be dedicated by the Applicant to be **insignificant**. These open spaced total 23,484 square feet, or 2.2% of the land area of the Application. Response to PD Criteria, Packet p. 374. Indeed, Tract NN on that listing is an unbuildable area that is already occupied by a community trail. The open space shown in the Application fails to satisfy this mandatory 10% dedication requirement of GJMC 21.06.020.[4]

Moreover, all of the open space and trails surrounding the Application property are already dedicated to the City of Grand Junction, and have been used by the public for decades. See Exhibit 3, Open Space Map. These parcels are not part of the Application and cannot constitute a justification for granting the subject Application or for granting any density increase. Indeed, the lands were conveyed by the Ridges Metro District to the City on July 15, 1992, subject to the condition that the "..City will own, operate, and maintain the District parks and trails on the same terms and conditions and up to the same standards..." as similar facilities in the City. Exhibit 4, 1992 Quit Claim Deed. The Application fails to comply with a mandatory open space dedication requirements.

iv) Adequate Stormwater Facilities are Not Shown in the Record.

Cobblestone Ridges has existing stormwater management issues on Rana Road. Portions of the subject property are upgradient from Rana Road. The Application provides no detail on how stormwater will be handled in the proposed development. See P. 360 (discussion of utility services and infrastructure). The Application will undoubtedly result in

[4] The Applicant also fails to meet the more stringent 20% dedication requirement for projects using "cluster development. See GJMC 21.03.60(c)(1)("twenty percent of the gross acreage must be open space.")

increased impervious surfaces in an area with erosion prone soils. This element is not met due to no analysis.

v) The Proposal Will Add to Traffic and Compromise Safety; No Data is Provided to Determine Impacts.

Although staff claims that this criterion is met, Packet p. 383, the Applicant has not provided any traffic study or data to back up this contention. The main point of egress for the project will likely be Rana Road. The Ridges is a largely automobile-dependent neighborhood.

The ITE Trip Generation Manual, 9th Edition, estimates that 90 single family dwelling units would have a weekday trip rate of 9.94/du, or 894.6 trips per day. Much of this new traffic will be directed to Rana Road, as it presents the shortest connection to Ridges Boulevard. Assuming 80% of those new trips use Rana Road, the Application, if approved, could generate 715.6 trips per day, on top of existing usage.[5] Parts of Rana road have no sidewalks, and the portion in Cobblestone Ridges only has a sidewalk on one side.

We have substantial concern about this increased traffic burden—particularly as it affects pedestrians and children in the neighborhood. This criterion is not satisfied because of the absence of any data in the Application.

vi) Buffering for the Cobblestone Ridges Neighborhood is Inadequate.

Staff notes that "except for Pod C" The majority of the development is naturally buffered by existing open space and outcrops. Staff Report, P. 384. Pod C is directly adjacent to the existing homes on Butte Court, and Pods D and E are also adjacent across the project road, and to Rana Road. Staff admits that the portions of the development adjacent to Butte Court and Cobblestone Ridges will have inadequate screening and buffering. This criterion is not met.

No effort has been made to provide buffering or screening to the existing development areas that are most likely to be affected. In truth, the Applicant proposes the greatest density (1,200 square foot lots in Pods C, D, and E) and the greatest impacts for just these areas.

The Applicant proposes to construct houses similar in design and scope to those shown in Exhibit 5, attached. The 100% lot coverage and minimal setbacks proposed mean that these buildings will loom large over adjacent houses, blocking views and sunlight, and resulting in lost privacy for existing homeowners. A privacy fence (or the like) will not remedy the situation. This element is not satisfied.

[5] The new road connection will likely also funnel traffic from more dense phases of the Redlands Mesa development onto Rana Road.

Possible Alternative.

Cobblestone Ridges Phase 2 was developed with a berm along the length of Butte Court. See Exhibit 6. Virtually all landowners on the east side of Butte court have back gates that access the existing dirt road across the berm. The crest of the berm is approximately 30 feet from the east property line of all homes on Butte Court. A reasonable buffering solution would be to apply a minimum 30-foot building setback for all proposed structures in pods C and D that adjoin existing homes.

vii) The Applicant Unlawfully Uses Historic Open Space to Arrive at Project Densities and Fails to Comply with Mandatory Open Space Requirements.

The Staff Report claims that this project will have a density of 3.6 dwelling units per acre and that this density is within the Residential Low-Density level contained in the 2020 Comprehensive Plan, which calls for 3.6 units per acre. Staff Report, p. 290. As noted, this statement is incorrect, and appears to be derived from a claim by the Applicant that 15 acres of already dedicated open space should be factored into its project acreage. See Response to PD Criteria, Table on, p. 374 (showing 15.01 acres of "previously dedicated open space" . These statements are clearly erroneous, as demonstrated by the title history for the existing open space, discussed *supra*.[6]

The actual density of 8.4 units per acre is out of character for the neighborhood and the adjacent zoning. Further, the Applicant is deliberately opaque as to how many dwellings it proposes for each Pod in the project, as that information is omitted from its submittal. See PD Criteria Table, p. 374. Thus, for example, we cannot tell if the Applicant is proposing 8.4 units per acre for Pods C, D, and E, or something of higher density. Accordingly, this criterion is not met.

viii) The City Violated Its Ordinances and Basic Due Process to Give the Applicant Improper Special Treatment.

The Applicant will likely point to a resolution adopted by the Grand Junction City Council on February 4, 2026, to support its contention that the project density is appropriate. The resolution allows "inclusion" of dedicated City open space for purposes of the Camelback Gardens ODP boundary, presumably to allow an otherwise unlawful project to meet City density standards. This action was unlawful.

The GJMC 21.02.080(g) provides that "(n)otice of public hearings allow for community input and due process (the opportunity to be heard)." Further, "any person may offer relevant information in writing or in person." GJMC 2102.080(j)(3). Under the United States and Colorado Constitutions an administrative body has a duty to provide a fundamentally fair procedure where an individual property interest is at stake. *Van Sickle v. Boyes,* 797 P.2d 1267 (Colo. 1990). At minimum, due process requires notice and an opportunity to be

[6] No documents or other authority have been provided to explain why this project would be entitled to claim that its density is lower because of historically dedicated open space.

heard before an impartial body. Id. at 1273; also: C.R.S. 31-23-304 (modification of zoning regulations not effective until after a public hearing in which interested persons have an opportunity to be heard).

Here, the City issued to the public a mailed "Notice of Public Hearing," see Exhibit 7 attached, specifying a Council public hearing on February 4, 2026. At the February 4 hearing the City refused to allow public comment, despite receiving an extensive staff presentation.[7] The City then proceed to approve the "Resolution." This action was unlawful and undertaken in violation of the City's ordinances and basic notions of procedural due process.

Moreover, the City's decision is unlawful because it ignores the City's ordinances and amounts to the grant of a special "density bonus" to a favored developer—essentially allowing him to construct more homes on a parcel of land than the City's ordinances would allow. It is a naked attempt to confer a private financial benefit.

The City's ordinances mandate "dedication" of open space—the transfer of ownership by the "owner" (land use applicant) to another party (the City) as part of a development application, and in order to obtain specific PUD approval. See GJMC 21.06.020(a) and 21.10.020 (defining dedication). The ordinance requires the applicant to transfer ownership for required open space to get the land use approval.

Here, the Applicant did nothing of the sort. The City simply waived its requirements and gave the Applicant credit for lands dedicated by others to another local government decades ago. The action was arbitrary and unlawful and not supported by any legal authority.[8]

ix) The Proposed Default Zoning Standard is Inappropriate; No deviation is Justified in the Record; and the Project Violates Mandatory Substantive Standards-with Accompanying Public Safety Risk.

The Staff Report, p. 290, says the R-5 district was selected for the Application. No justification for this selection is provided, other than that the applicant wants it. Id. The R-5 district is inappropriate for this area—R-4 is more compatible with the neighborhood. In any case, the Planning Commission is not bound by this recommendation and it should reject it for the reasons stated herein.

The R-5 designation is also inappropriate because it pushes houses too close together. The Applicant is proposing 2,400 square foot lot areas (1,200 square feet for Pods C-F) and 100% lot coverage, with forty (40) foot building heights, and compressed setbacks of as

[7] The undersigned was present at the hearing and asked the City Attorney for an opportunity to be heard. The Mayor refused to allow public comment, allowing comment only during "unscheduled business" **after the decision was made.**

[8] City staff refused to respond to requests for an explanation of this action.

little as 15 feet (front), 5 feet (side), and 10 feet (rear). If approved, the Camelback Gardens ODP would allow 90 houses on 10.34 acres (8.7 lots per acre).[9] These deviations fail to meet even the more lenient requirements of the R-5 district, which mandates 4,000 square foot minimum lot area, 60% lot coverage, and 20/5/15 front, side, and rear setbacks. GJMC 21.03.040 (Residential District Summary Table).

GJMC 21.05.050(f)(1) provides that setbacks shall not be less than the default zone unless the applicant can prove that:

i) "Buildings can be safely designed and the design is compatible with lesser setbacks. Compatibility shall be evaluated by the International Fire Code or any other applicable life, health, or safety codes...
ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
iii) Reduction of setbacks is required for protection of steep hillsides, wetlands, or other environmentally sensitive natural features."

The Staff Report is devoid of any facts or analysis showing that these criteria were met. There is no or minimal discussion of building safety concerns that arise due to the reduced setbacks.

Recent experience in Colorado with the 2021 Marshall Fire (1,084 homes destroyed) reveals that subdivision developments are indeed vulnerable to wildfire, and compressed setbacks can contribute to fire spreading. The Colorado State Wildfire Risk Viewer delineates the Application area as "moderate" for fire risk with significant "high" risk areas in Cobblestone Ridges. See Exhibit 8.

Second, the Application fails to show any increased screening as a way to justify the compressed setbacks. There is minimal discussion of screening as to the Cobblestone Ridges homes that will be most affected by this Application.

Third, the Staff Report states that the changes are justified to support "clustering of dwellings (p. 385), and a "necessary component" of the Applicant's choice to plat only building envelopes (p. 386). There is no clustering in this Application—only 2.2% of the lands are set aside as open space. If approved, virtually every area that can be built upon will be built upon, with minimal spaces in between. And, the Application does not even comply with mandatory "clustering" rules, which specify an absolute minimum lot size of

[9] The Applicant falsely claims that its project results in 3.48 dwelling units per acre, but this figure is derived by adding into the application 15.01 acres of existing open space previously dedicated to the City of Grand Junction. See Packet P. 374 (description of "pods" and project acreage). All of the open space referenced in the Application was conveyed by others to the Ridges Metro District, and later deeded to the City of Grand Junction when the lands were annexed.

3,000 square feet and dedication of 20% of the land area as open space. See GJMC 21.03.060(c)(3)("In no event shall any lot be less than 3,000 square feet.").[10]

The Applicant fails to show that the default standards are appropriate, and it fails to prove that deviations are justified based on the standard set in the ordinance. The proposal violates mandatory clustering rules. This element is not satisfied.

x) The Phasing Plan Would Allow Long-Term Speculation.

The Applicant provided a phasing plan, Packet p. 368; it calls for full build out of Phase 1 by 2031, Phase 2 by 2040, and phase 3 by 2043. The plan notes those deadlines may be extended. Id. We have no objection to the Phase 1 plan. However, the phasing for the other parts of the project suggest that this development is intended for long-term speculation, rather than responding to immediate housing needs in the City.

Colorado law allows extended project vesting, but there are mandatory development agreement requirements that have not been satisfied here. The default maximum vesting period for a site-specific development plan is no more than three years. See C.R.S. 24-68-103(1)(a property right remains vested for three years, subject to limited exceptions). We submit that a 17-year phasing plan is excessive, especially given the history of lapsed development plans for this property. See Staff Report, p. 287 (noting previous lapse of plans for this property).

3. Conclusion.

Camelback Gardens fails to comply with multiple criteria contained in Grand Junction Ordinances and advisory documents. The City staff have been less than candid in their evaluation of the project, and there are serious legal violations in the process employed to date. The Planning Commission did not cause these defects, but it should not enable them either. The ODP should therefore be denied.

However, if the Planning Commission is inclined to recommend some form of approval, we submit that the following recommendation is appropriate.

Suggested motion:

"I move to approve Camelback Gardens ODP, PLD 2023-121, subject to the following mandatory conditions.

1. The ODP is approved with an R-4 default zone with no deviations from mandatory massing, lot size, density, and setback criteria, except as stated in #2
2. A 30-foot setback is required for structures to be developed adjacent to Rana Road and Butte Court.

[10] Deviation from standards may be recommended when there is an open space **dedication** of "20% or greater." GJMC 21.05.040(g)(2). No such dedication applies here. See also GJMC 21.03.060(d)("At least 20% of a cluster development shall be open space.")

3. Overall density must be determined without inclusion of already dedicated City open space adjacent to Lots 1 and 2.
4. The Developer must respect and improve existing trails on the property.
5. The Developer must provide a suitable storm water management plan that contains expected stormwater flows on the subject property, as required by

Thank you for listening to our concerns.

By: _____ 2-6-26

Chrisopher G. McAnany
396 Butte Cout
Grand Junction, CO 81507
(970) 248-5862

Date

Attachments:

1. Cobblestone Ridges Phase 1 Plat
2. Cobblestone Ridges Phase 2 Plat
3. Grand Junction Dedicated Open Space Map
4. Ridges Open Space Deed to City of Grand Junction, 1992
5. Architect Rendering of Camelback Gardens Home and Velo Ridge Building Photos
6. Butte Court Berm Aerial Photo
7. City of Grand Junction "Notice of Public Hearing" for February 4, 2026
8. Colorado State Forest Service Wildfire Map of Subject Property

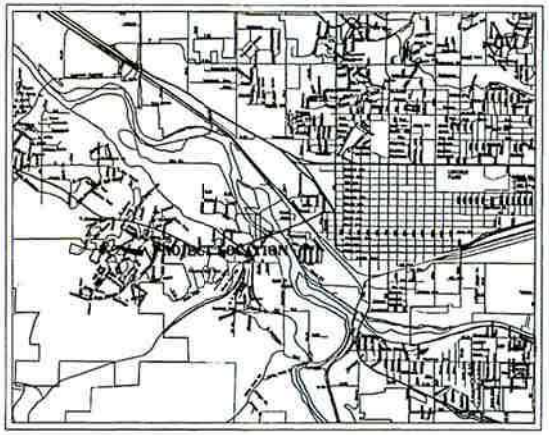
-End of Document-

EXHIBIT tabbies 1

COBBLESTONE RIDGES

A REPLAT OF PORTIONS OF LOT 1 BLOCK 23 OF A REPLAT OF PART OF THE RIDGES FILING NO. SIX, & LOT 3 THE RIDGES FILING 6B CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	52.23	273.00	10°57'55"	N21°59'04"E	52.15
C2	33.47	273.00	07°00'51"	N15°58'26"E	33.45
C3	18.76	200.00	08°04'43"	N11°40'03"E	18.75
C4	56.79	200.00	17°24'47"	N24°24'47"E	56.58
C5	34.77	200.00	09°57'35"	N35°05'58"E	34.73
C6	36.40	288.00	07°14'37"	N36°25'58"E	36.38
C7	135.76	286.00	27°11'05"	N20°11'40"E	134.49
C8	27.37	288.00	05°26'50"	N06°23'13"E	27.36
C9	50.15	70.00	41°04'06"	N24°40'35"E	49.11
C10	31.36	70.00	25°39'54"	S53°24'51"W	31.09
C11	43.00	56.00	31°37'14"	S45°36'21"W	42.44
C12	37.91	80.00	27°08'56"	S45°49'35"W	37.56
C13	60.17	80.00	43°05'46"	S68°24'04"E	58.77
C14	33.67	80.00	24°07'29"	S45°03'40"E	33.65
C15	17.06	80.00	12°13'33"	S57°10'08"E	17.03
C16	69.42	80.00	49°43'04"	S68°15'53"E	67.26
C17	27.31	80.00	19°34'06"	N57°18'49"E	26.38
C18	51.89	80.00	37°09'52"	N28°53'25"E	50.99
C19	30.76	80.00	21°44'15"	N08°27'46"W	30.58
C20	9.05	200.00	02°35'37"	N09°38'33"W	9.05
C21	80.98	200.00	23°12'14"	N13°15'19"W	80.43
C22	34.13	200.00	09°46'47"	N11°48'43"E	34.09
C23	27.46	200.00	07°51'56"	N25°13'31"E	27.43
C24	41.92	242.00	09°55'17"	N28°59'07"E	41.87
C25	31.14	244.00	07°18'07"	N41°46'46"E	31.12
C26	50.13	244.00	11°46'07"	N53°24'15"E	50.04
C27	53.77	244.00	12°37'33"	N65°51'52"E	53.66
C28	25.54	244.00	06°00'25"	N72°40'23"E	25.52
C29	83.91	286.00	16°48'40"	N68°57'39"E	83.61
C30	41.72	114.00	20°58'33"	S51°05'52"W	41.49
C31	169.03	36.00	268°99'59"	S72°30'33"E	51.35
C32	44.49	244.00	10°26'36"	N60°12'36"W	44.43
C33	34.31	206.00	23°47'55"	S78°59'57"W	33.64
C34	25.28	206.00	06°31'35"	S63°03'05"W	25.24
C35	45.71	264.00	09°55'17"	N28°59'07"E	45.66
C36	234.17	202.00	66°25'30"	N62°51'44"E	221.28
C37	52.19	56.00	53°24'41"	S38°52'36"W	48.35
C38	133.34	264.00	28°56'11"	S58°31'53"W	132.01
C39	33.34	275.00	11°11'45"	N63°29'58"W	33.30
C40	57.83	275.00	12°02'49"	S72°45'57"W	57.73

RIDGE SETBACK LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°23'13"E	27.36
L2	N08°14'15"E	48.84
L3	N64°44'52"E	31.97
L4	S81°44'42"E	44.05
L5	N68°11'23"E	44.78
L6	N58°24'00"E	47.99
L7	N26°25'08"E	41.88
L8	N18°52'09"E	39.79
L9	N30°45'51"W	42.81
L10	N50°38'58"W	58.22
L11	N35°11'23"W	31.11
L12	N34°30'11"E	44.59
L13	N35°12'48"E	43.25
L14	N52°54'25"E	43.41
L15	N39°13'41"E	20.05
L16	N48°52'22"E	34.58
L17	N81°36'35"E	34.07
L18	N68°23'11"E	44.87
L19	N88°42'03"E	46.79
L20	N72°28'03"E	45.07
L21	N58°21'41"E	42.72
L22	N55°37'30"E	42.77
L23	S89°51'02"W	28.87
L24	S40°58'23"E	30.85
L25	S01°48'03"W	25.13
L26	S15°19'48"W	47.81
L27	N11°38'41"E	42.23
L28	N64°33'13"W	53.05
L29	S11°12'07"E	45.36
L30	N03°06'51"E	41.21
L31	S33°52'09"W	45.21
L32	S34°50'11"E	13.81
L33	S15°19'24"W	37.08
L34	N41°55'37"E	47.30
L35	S50°47'09"W	48.38
L36	N83°56'39"E	49.27
L37	N28°23'01"E	47.05
L38	S06°37'39"W	46.27
L39	S04°44'00"E	22.62
L40	S08°41'48"E	45.70
L41	S03°58'39"W	48.27
L42	S08°48'39"W	47.27
L43	S30°58'39"W	45.52
L44	S76°58'39"W	28.15

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Cobblestone Ridges, LLC, a Colorado Limited Liability Company, is the owner of that real property in the City of Grand Junction County of Mesa, State of Colorado, being situated in the Southwest one-quarter and Southwest one-quarter of Section 17, and the Northwest one-quarter and the Northwest one-quarter of Section 20, Township 1 South Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 1725 at Page 348 and in Book 1758 at Page 60 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block 23 replat of Lots 48A through 73A, Block Nine Lots 31B through 56A, Block Thirteen, Lots 3B through 40A, Block Twenty-three, Lots 1A through 7A, Block Twenty-eight The Ridges Filing No.Six.

AND Lot 3, The Ridges Filing 6B,

Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever.

* All District Open Space tracts to the City of Grand Junction for the use of the public.

* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

* Those parcels designated as Common Open Space to the Homeowners Association of the lots and tracts hereby platted for the purpose of parks.

* All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas through natural or man-made facilities above or below ground.

* Tract A to the Homeowners Association of lots and tracts hereby platted as open space for the purpose of detaining runoff water which originates from the area hereby platted.

* Tracts B and C to the Homeowners Association of lots and tracts hereby platted as common open space.

* All Ingress/Egress Easements to the owners of lots or tract specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees and also for use by public services including but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

* Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Rana Road right-of-way is extended and construction completed beyond the limits as shown hereon.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors or assigns together with the right to trim or remove interfering trees and brush, and to drainage and Detention/Retention easements, the right to grade, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 13th day of November A.D., 1996.

Steven E. Craven
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
By Cobblestone Communities, Inc., its manager
By Steven E. Craven, President.

The undersigned City of Grand Junction is the owner of certain portions of this property previously platted as District Open Space and hereby consents to the re-platting of said Open Space as affected by this plat.

Mark Achen City Manager
Linda Afman Mayor

State of Colorado)
County of Mesa)

This plat was acknowledged before me on this 13th day of November, 1996 By Steven E. Craven as President of Cobblestone Communities, Inc., a Colorado corporation, manager of Cobblestone Ridges, LLC a Colorado Limited Liability Company and by Mark Achen City Manager and Linda Afman Mayor, City of Grand Junction.

Linda S. Espinoza
Notary Public
My address is 250 N. 5th St. Grand Jct. CO 81501
My Commission expires 9-24-97

CITY APPROVAL

This plat of COBBLESTONE RIDGES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of November, 1996.

Mark Achen City Manager
Linda Afman Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:04 o'clock P M. this 19th day of December, 1996, and is duly recorded in Plat Book No. 15 Page 199 & 200 as Reception No. 1778562 Drawer No. CC-91 201

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to the effect of restrictions as set forth on the plat of the Ridges, Filing No. Six, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1310 at Page 22, and as amended by instrument recorded in Book 1726 at Page 564, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1845 at Page 386, and covenants, conditions, and restrictions as contained in an instrument recorded in Book 2210 at Page 826.

SURVEYOR'S STATEMENT:

I, Dennis H. Shelmon, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES was made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable standards and regulations of the State of Colorado and to all applicable requirements of the Zoning and Development Code of the City of Grand Junction.

Dennis H. Shelmon Date Dec 2, 1996

LAND USE SUMMARY

LOTS:	23.390 ACRES	78.7%
STREETS:	1.211 ACRES	4.0%
COMMON OPEN SPACE:	1.498 ACRES	4.9%
DISTRICT OPEN SPACE:	4.384 ACRES	14.4%
TOTAL:	30.483 ACRES	100.0%

NOTE: OPEN SPACE TOTALS REFLECT NET NEW OPEN SPACE CREATED BY THIS PLAT. PREVIOUS OPEN SPACE CONTAINED IN LOTS & STREETS ON THIS PLAT CONVEYED TO OWNERS BY CITY OF GRAND JUNCTION. REMAINDER OF DISTRICT OPEN SPACE IS AS PREVIOUSLY PLATTED.

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 hereon.

COBBLESTONE RIDGES

SECTION 5/2 S.17-N/2 S.20	TOWNSHIP 1S	RANGE 1W	MERIDIAN UTE

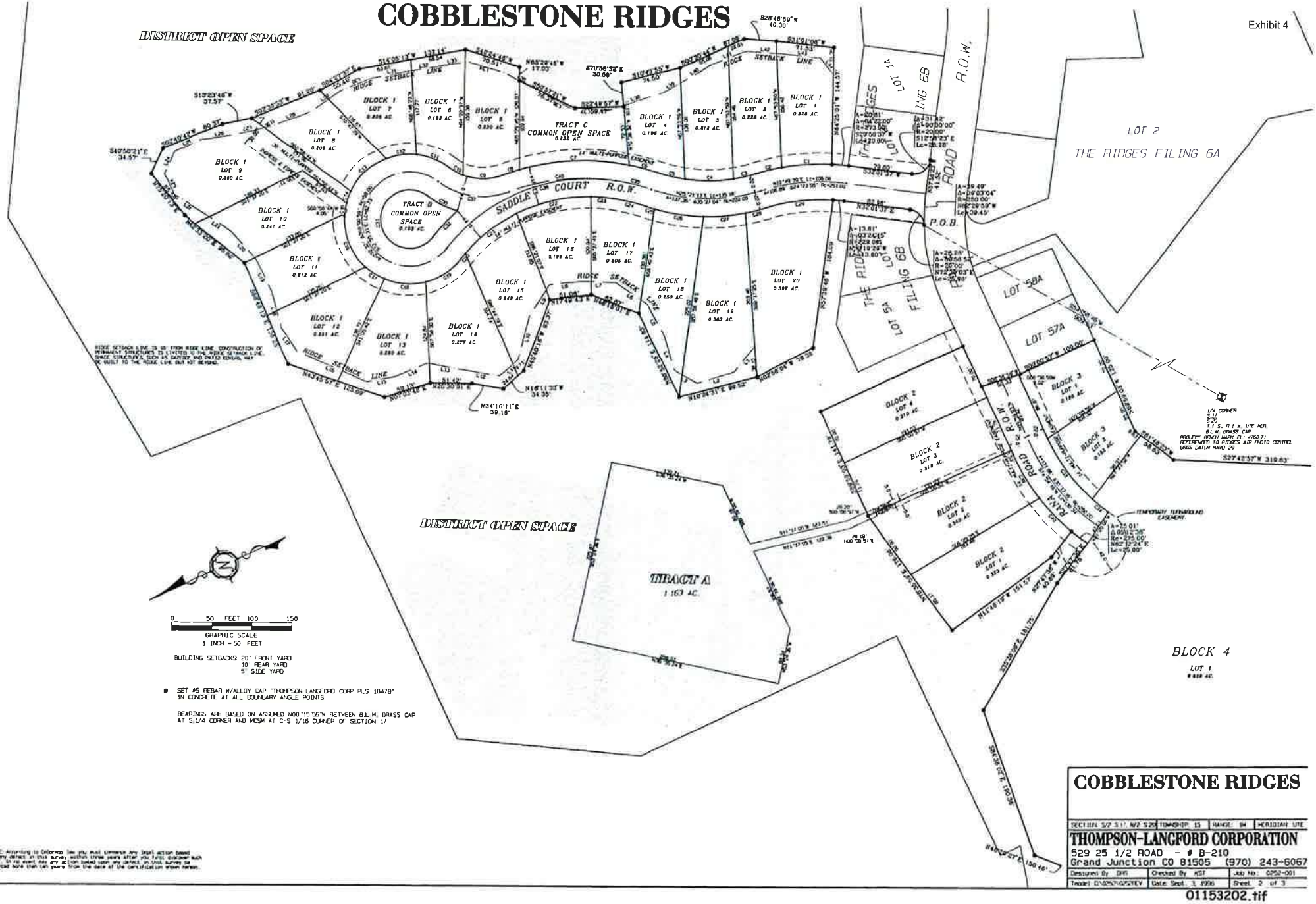
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: DRS	Checked By: KST	Job No.: 6252-001
Model: G:\6252\6252REV	Date: Sept. 3, 1996	Sheet 1 of 3

01153201.tif

Exhibit 4

COBBLESTONE RIDGES



COBBLESTONE RIDGES

SECTION S/2 S.17, N/2 S.20	TOWNSHIP 1S	RANGE 1W	MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

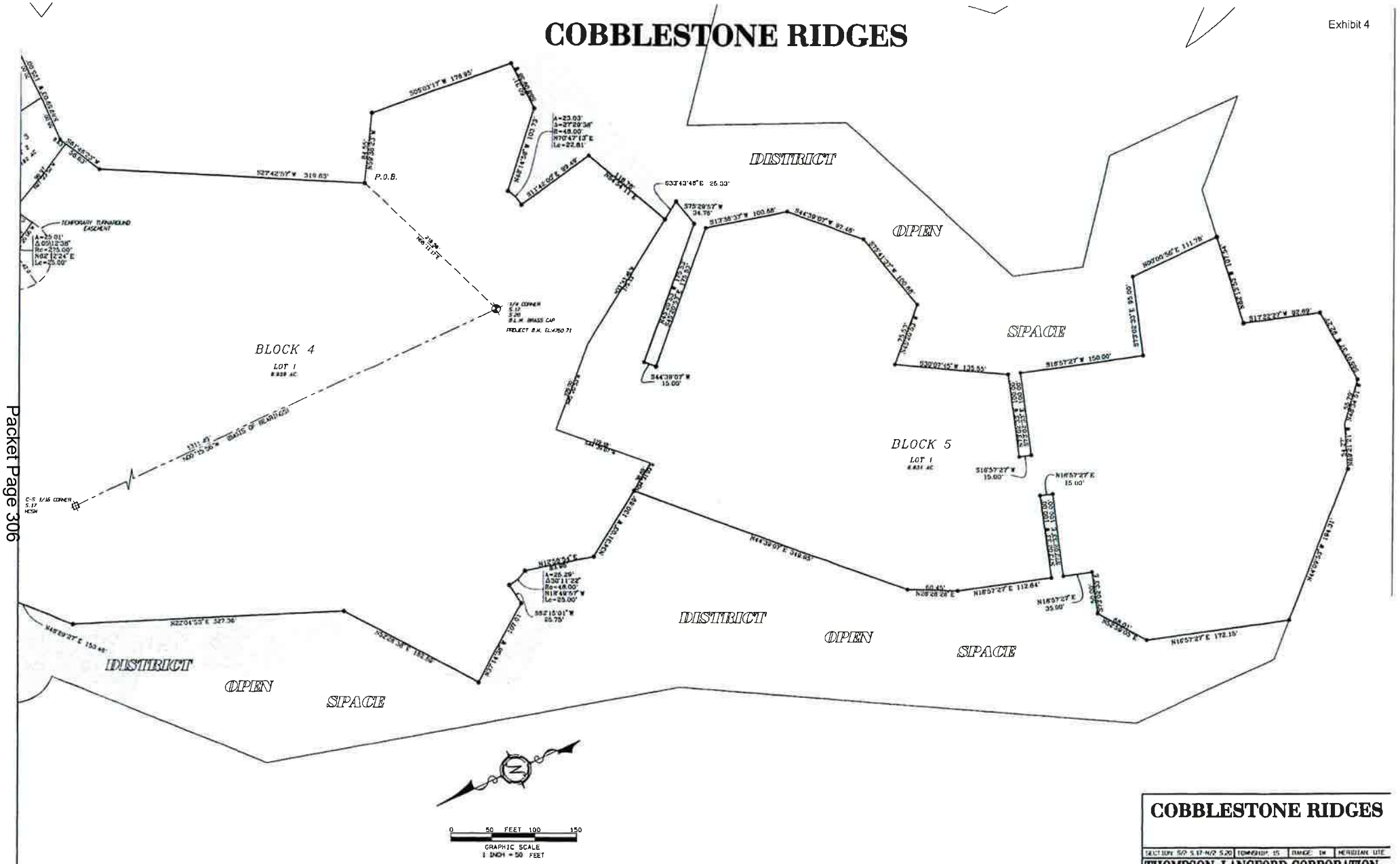
Designed By DMS	Checked By KST	Job No. 0252-001
Tracker DWGS/N-G/STEV	Date Sept. 3, 1998	Sheet 2 of 3

01153202.tif

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 hereon.

Exhibit 4

COBBLESTONE RIDGES



COBBLESTONE RIDGES

SECTION 5&6 S.17-N&2 S.20	TOWNSHIP 1S	RANGE 1W	MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By EMS	Checked By MTT	Job No: 0252-001
Drawn By DISPLAY2REV	Date: Sept. 3, 1998	Sheet 3 of 3

01153203.tif

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 hereon.

EXHIBIT

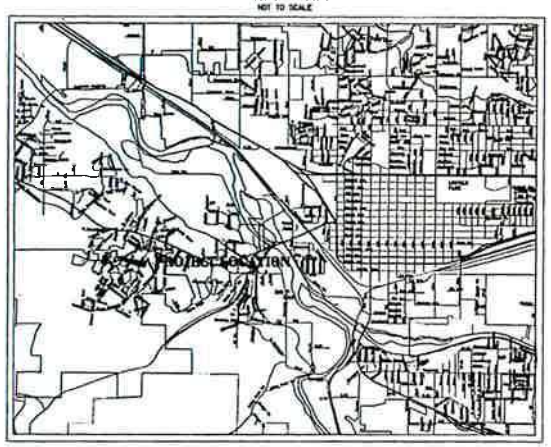
tabbies

2

COBBLESTONE RIDGES
PHASE 2

A REPLAT OF LOT 1 BLOCK 4 COBBLESTONE RIDGES
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	137.93	297.00'	26°36'52"	S46°34'12"W	136.69
C2	82.15	178.00'	26°26'19"	N46°38'12"W	81.42
C3	49.80	112.00'	25°28'40"	N49°03'55"W	49.39
C4	53.39	112.00'	27°18'40"	N75°09'08"W	52.88
C5	45.87	112.00'	23°27'53"	S78°27'35"W	45.55
C6	77.58	112.00'	39°41'20"	S47°52'28"W	76.05
C7	34.68	112.00'	17°44'22"	S19°59'36"W	34.55
C8	19.87	465.00'	02°26'53"	S12°37'52"W	19.86
C9	75.58	465.00'	09°18'51"	S17°30'54"W	75.50
C10	78.27	465.00'	09°38'35"	S26°53'08"W	78.18
C11	81.77	465.00'	10°04'20"	S36°52'13"W	81.66
C12	4.65	465.00'	00°34'21"	S41°21'56"W	4.65
C13	28.34	73.00'	22°14'21"	S78°13'17"W	28.16
C14	35.73	48.00'	41°51'40"	N68°59'08"W	34.93
C15	51.72'	48.00'	61°43'30"	S33°55'01"W	49.26
C16	44.23	48.00'	52°47'45"	S01°18'53"E	42.68
C17	60.54	48.00'	72°15'43"	N21°08'34"E	56.60
C18	9.78	73.00'	7°40'54"	N55°46'55"E	9.77
C19	3.17	509.00'	00°21'23"	N44°28'25"E	3.17
C20	73.45	509.00'	08°16'09"	N40°09'40"E	73.38
C21	71.07	509.00'	07°59'56"	N32°01'26"E	71.01
C22	68.05	509.00'	07°39'53"	N24°11'40"E	68.04
C23	76.57	509.00'	08°37'07"	N16°03'10"E	76.49
C24	14.02	509.00'	01°34'41"	N11°57'36"E	14.02
C25	154.09'	68.00'	129°48'03"	N75°45'53"E	124.61
C26	39.73	222.00'	10°15'13"	S41°45'38"E	39.68
C27	40.59	222.00'	10°30'08"	S52°08'09"E	40.54
C28	95.72'	278.00'	19°43'23"	S54°59'45"E	95.25
C29	56.88	278.00'	14°11'57"	S34°51'45"W	56.73
C30	57.50	213.00'	15°27'59"	S35°05'57"W	57.32
C31	5.46	213.00'	01°28'01"	S43°50'57"W	5.46

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cobblestone Ridges, LLC, a Colorado Limited Liability Company, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southwest one-quarter and Southwest one-quarter of Section 17, and the Northwest one-quarter and the Northeast one-quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 1725, at Page 368 and in Book 1759 at Page 69 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows:

Lot 1 Block Block 4, Cobblestone Ridges,
City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES PHASE 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

* All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 6th day of November, A.D. 1996.

Steven E. Craven
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
by Cobblestone Communities, Inc., its manager
by Steven E. Craven, President.

State of Colorado)
) ss
County of Mesa)

This plat was acknowledged before me on this 6th day of November, 1996 by Steven E. Craven, as President of Cobblestone Communities, Inc., a Colorado corporation, manager of Cobblestone Ridges, LLC, a Colorado limited liability company.

Notary Public
My address is 250 N. 5th St. Grand Jct, CO 81501
My Commission expires 9-20-97

CITY APPROVAL

This plat of COBBLESTONE RIDGES PHASE 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of November, 1996.

City Manager — Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:08 o'clock P M. this 19th day of November, 1996, and is duly recorded in Plat Book No. 15, Page 202, 203 as Reception No. 1771368, Drawer No. CC102.

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to the effect of restrictions as set forth on the plat of the Ridges, Filing No. Six, and convenants, conditions, and restrictions as contained in instrument recorded in Book 1318 at Page 27 and as amended by instrument recorded in Book 1725 at Page 564, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1845 at Page 388, and covenants, conditions, and restrictions as contained in an instrument recorded in Book 1910 at Page 500.

SURVEYOR'S STATEMENT:

I, Dennis M. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES PHASE 2 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws, regulations of the State of Colorado and to all applicable requirements of the subdivision development code of the City of Grand Junction.

Dennis M. Shellhorn, P.L.S. 18480 — Date: Dec. 5, 1996

LAND USE SUMMARY

LOTS:	8.832 ACRES	88.8%
STREETS:	1.107 ACRES	11.1%
TOTAL:	9.939 ACRES	100.0%

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 hereon.

COBBLESTONE RIDGES
PHASE 2

SECTION 5/2 S.17-N/2 S.20 | TOWNSHIP 1S | RANGE 1W | MERIDIAN UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-5067

Designed By: DRS	Checked By: KST	Job No.: 0252-001
Drawn: DHG/SA/PROJ	Date: Sept. 3, 1996	Sheet 1 of 2

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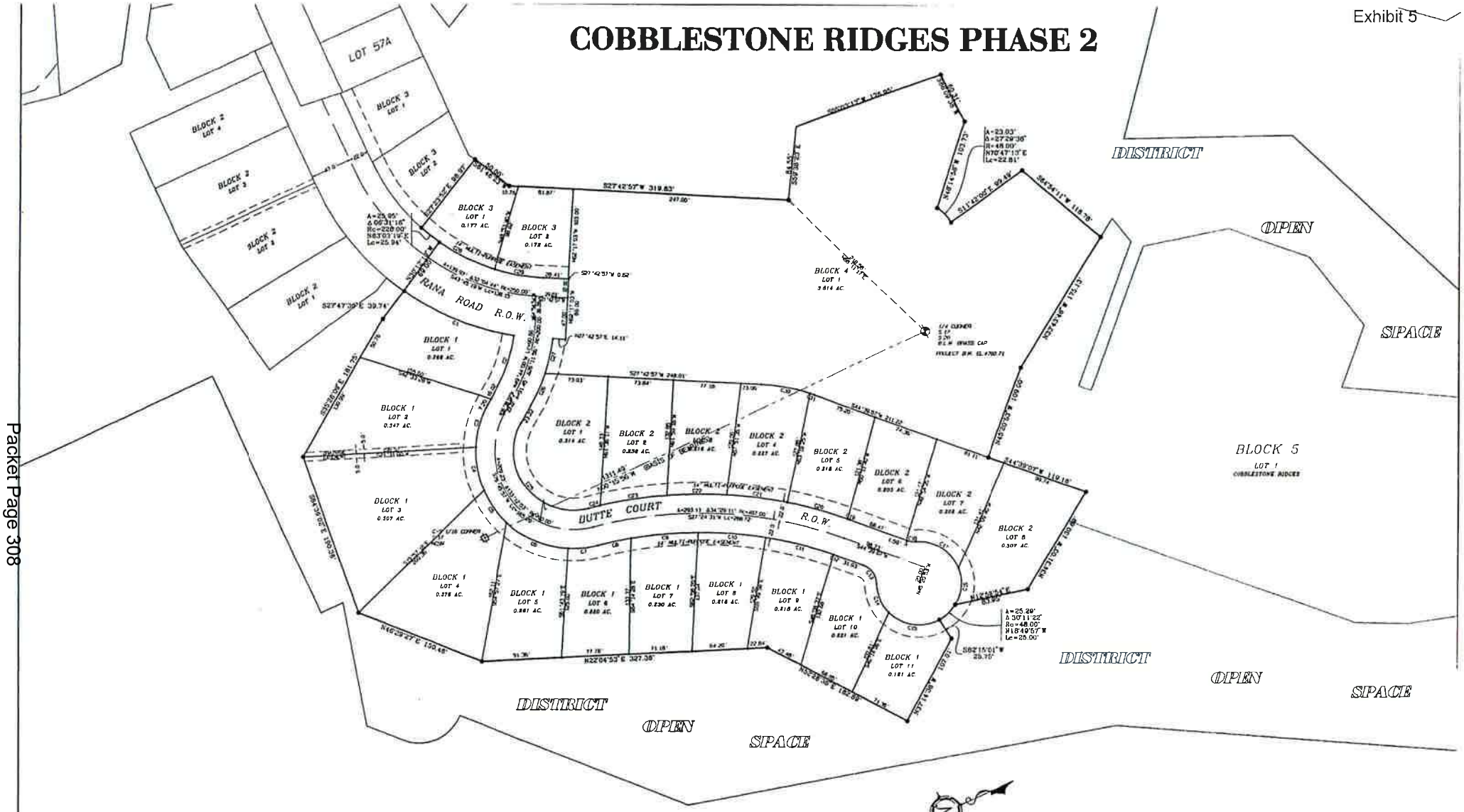
Exhibit 5

COBBLESTONE RIDGES PHASE 2



0 50 FEET 100 150

GRAPHIC SCALE
1 INCH = 50 FEET

● SET #5 REBAR W/ALLOY CAP "THOMPSON-LANGFORD PLS 18478" IN CONCRETE AT ALL BOUNDARY POINTS

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 hereon.

COBBLESTONE RIDGES PHASE 2

SECTION: S/2 S.1/-N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: ERS	Checked By: RST	Job No: 0252-001
Revised: D:\0252\0252REV	Date: Sept., 3, 1996	Sheet 2 of 2

01153302.tif

Ridges Open Space

he Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, r planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and her information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, e representations of location in the GIS cannot be substitute for actual legal surveys.
he information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth ove. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

1/21/2026

Mesa County, Colorado
GIS/IT Department

EXHIBIT 4

QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1914 PAGE 315

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

2945-163-24-944(038)
2945-163-24-944(022)
2945-163-24-944(018)

1609906 03:58 PM 07/30/92
Monika Todd Clk&Rec Mesa County Co
DOC EXEMPT

and,

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-14-944(015)
2945-201-04-944(022)
2945-201-01-944(010)
2945-174-24-944(033)
2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-212-13-944(009)
2945-201-09-944(029)
2945-212-14-944(030)
2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-13-944(033)
2945-201-04-944(022)
2945-201-08-944(029)
2945-201-07-944(025)
2945-201-06-944(017)

Recorder's Note: Poor Legibility On Document Provided For Recording.

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)
2945-174-29-944(074)
2945-174-34-944(015)
2945-202-17-944(019)
2945-202-06-955(050)
174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

and,

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 15th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by: Ellsworth F. Stein
Ellsworth Stein
President of the Board of Directors

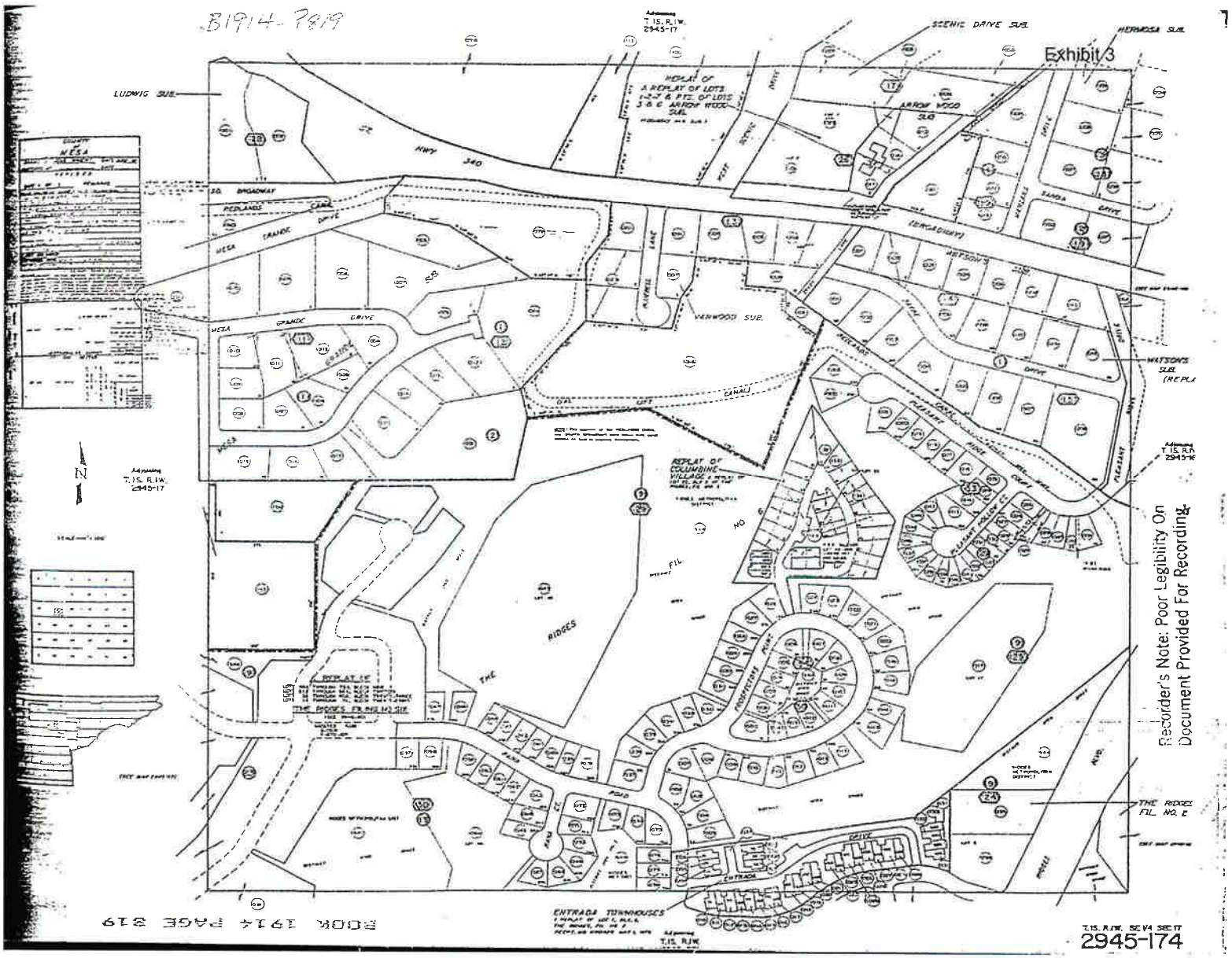
STATE OF COLORADO)
County of Mesa)

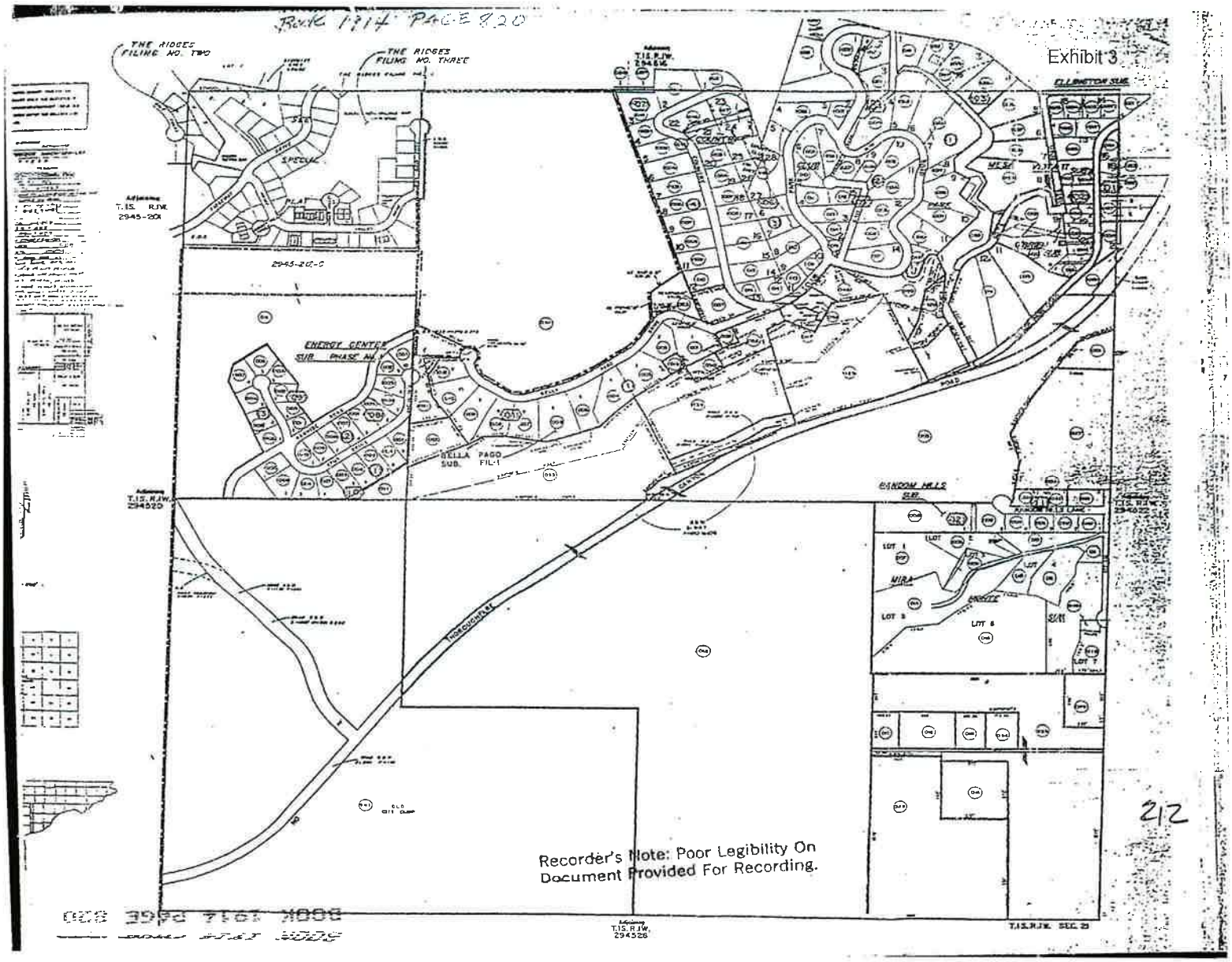
The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

My commission expires 10/26/92.
Witness my hand and official seal.

Mildred B Fowler
Notary Public

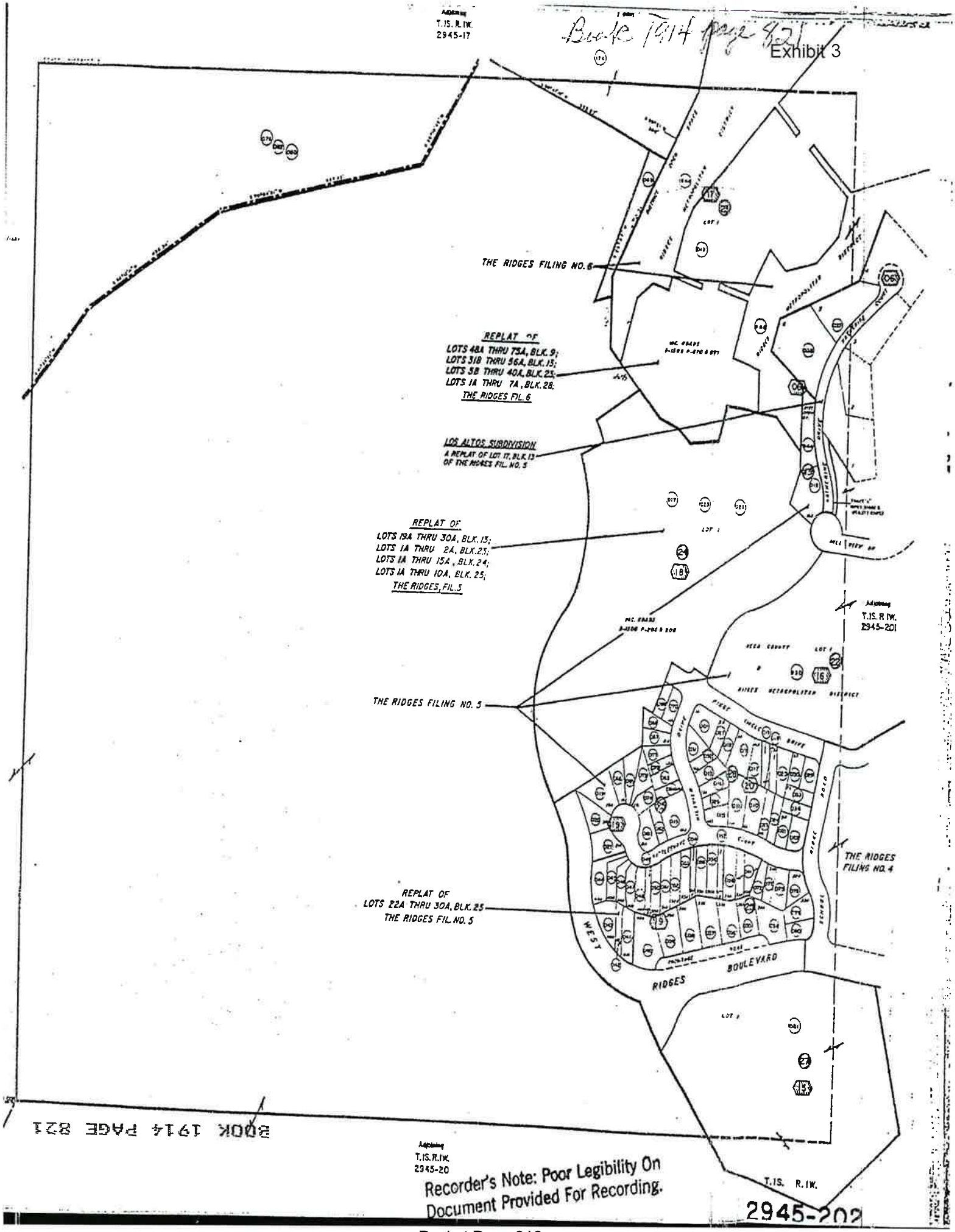
Address: 372 Ridges Blvd
Grand Jct CO 81503


B1914-P819
Exhibit 3
LUDWIG SUB.
SCENIC DRIVE SUB.
HERMOSA SUB.
ARROW WOOD SUB
HIGHWAY 340
S. BROADWAY
MESA GRANDE DRIVE
VERNWOOD SUB.
WATSON'S SUB. (REPL.)
REPLAT OF COLUMBINE VILLAGE
THE RIDGES
THE RIDGES FIL. NO. 6
ENTRADA TOWNHOUSES
T.1S. R.1W. 2945-17
T.1S. R.1W. SEC'S 24 & 25
2945-174
BOOK 1914 PAGE 819
Recorder's Note: Poor Legibility On Document Provided For Recording.


BOOK 1214 PAGE 820
Exhibit 3
THE RIDGES FILING NO. TWO
THE RIDGES FILING NO. THREE
ENERGY CENTER SUB. PHASE NO.
BELLA PAGO SUB. FIL-1
RANCH HILLS SUB.
MIRA
THOROUGHBRED
Recorder's Note: Poor Legibility On Document Provided For Recording.
212

Book 1914 page 821

Exhibit 3



BOOK 1914 PAGE 821

Recorder's Note: Poor Legibility On Document Provided For Recording.

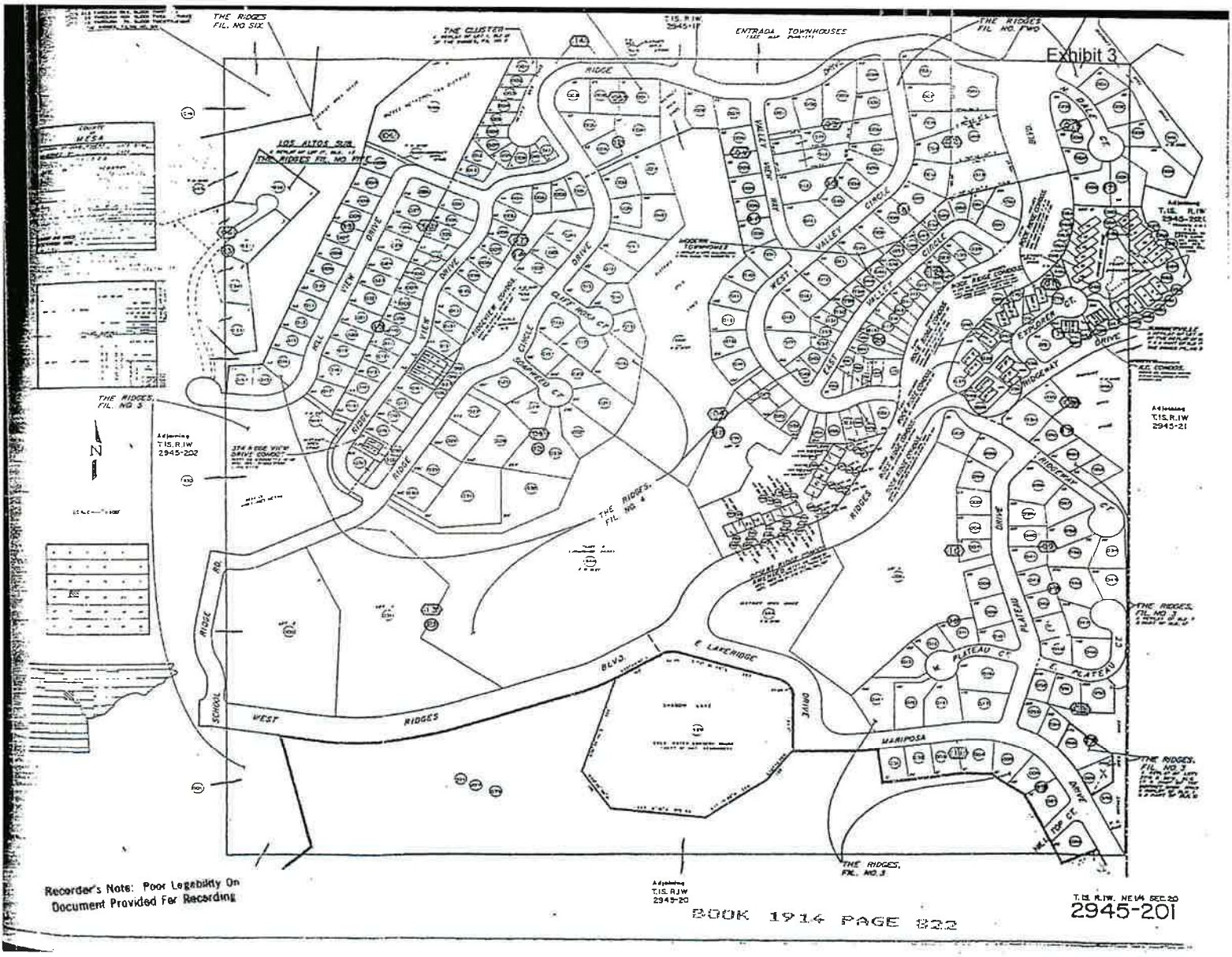


Exhibit 3
THE RIDGES FIL. NO SIX
THE CLUSTER
ENTRADA TOWNHOUSES
THE RIDGES FIL. NO TWO
LOS ALTOS SUB.
THE RIDGES FIL. NO FIVE
THE RIDGES FIL. NO 3
THE RIDGES FIL. NO 4
WEST RIDGES BLVD.
E. LAKERIDGE DRIVE
MARIPOSA
PLATEAU CT.
PLATEAU DRIVE
RIDGE RD.
SCHOOL
RIDGE DRIVE
VIEW DRIVE
CLIFF ROCK CT.
SCHOOL CIRCLE
VALLEY CIRCLE
EXPLORER CT.
EXPLORER DRIVE
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Exhibit 3

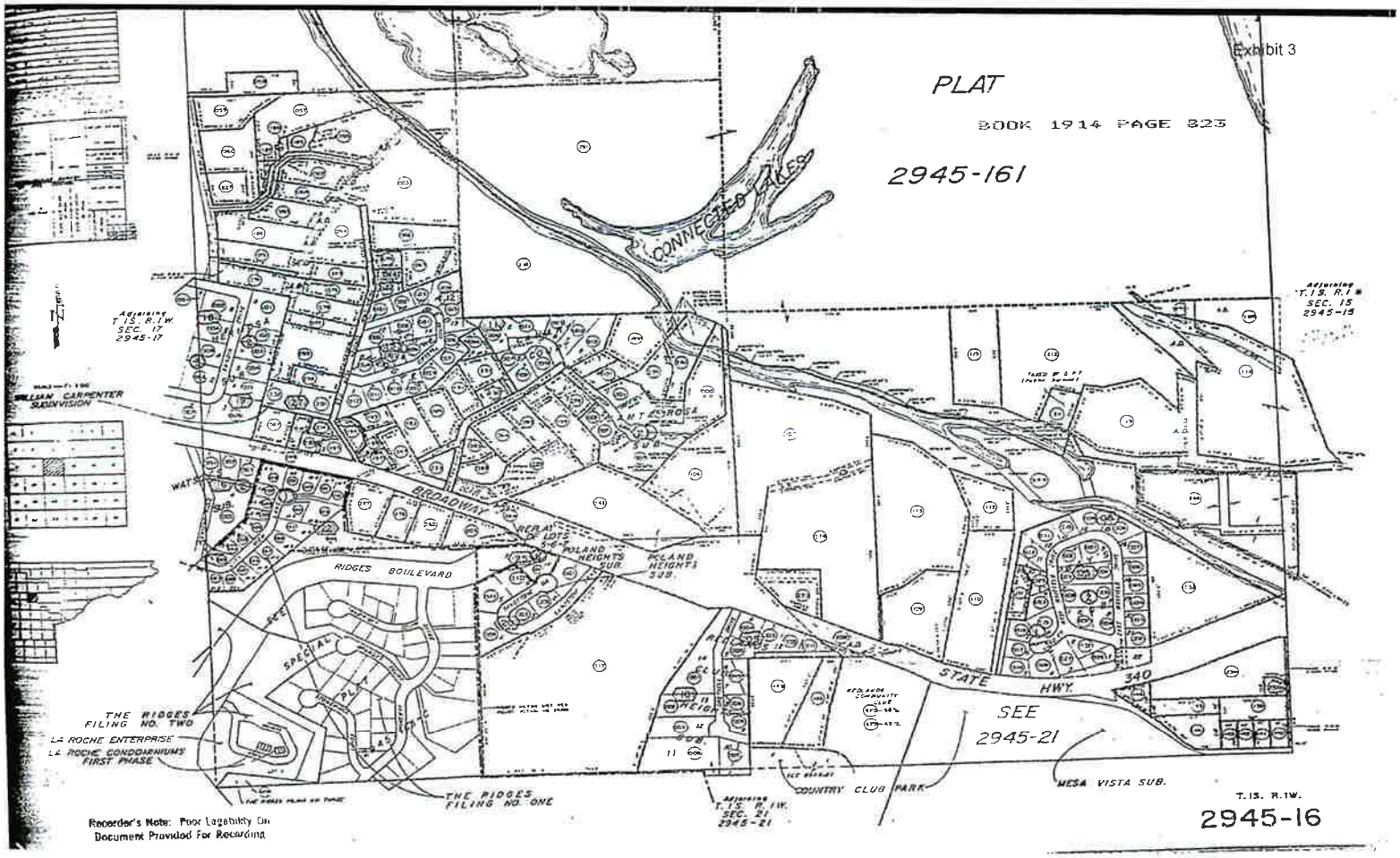
PLAT
BOOK 1914 PAGE 823
2945-161
CONNECTED LAKES
Adjoining T.1S. R.1W SEC. 17 2945-17
Adjoining T.1S. R.1 SEC. 15 2945-15
WILLIAM CARPENTER SUBDIVISION
BROADWAY
RIDGES BOULEVARD
SPECIAL
PLACE
REPLAT OF LOTS 5-16 POLAND HEIGHTS SUB.
POLAND HEIGHTS SUB.
STATE HWY. 340
SEE 2945-21
THE RIDGES FILING NO. TWO
LA ROCHE ENTERPRISE
LA ROCHE CONDOMINIUMS FIRST PHASE
THE RIDGES FILING NO. ONE
COUNTRY CLUB PARK
MESA VISTA SUB.
T.1S. R.1W.
2945-16
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EXHIBIT
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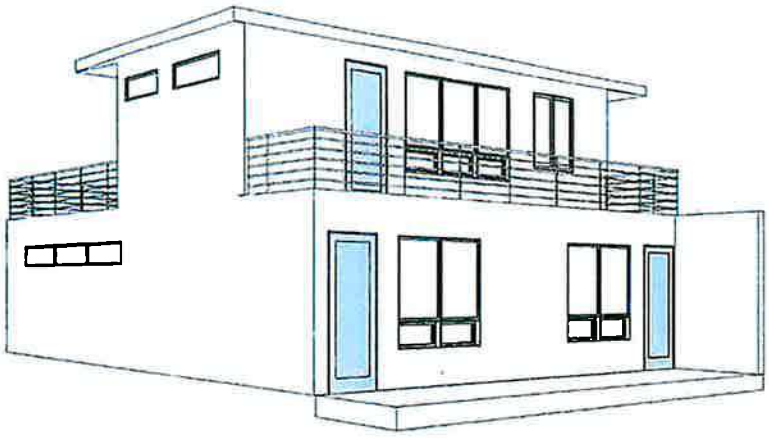
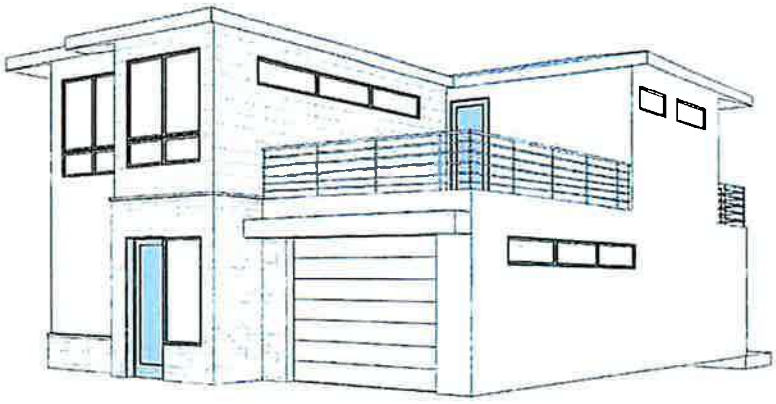
Architecture – Modern Desert

The developer has chosen Eric Kraai of Kraai Design to create the architecture for Camelback Gardens.

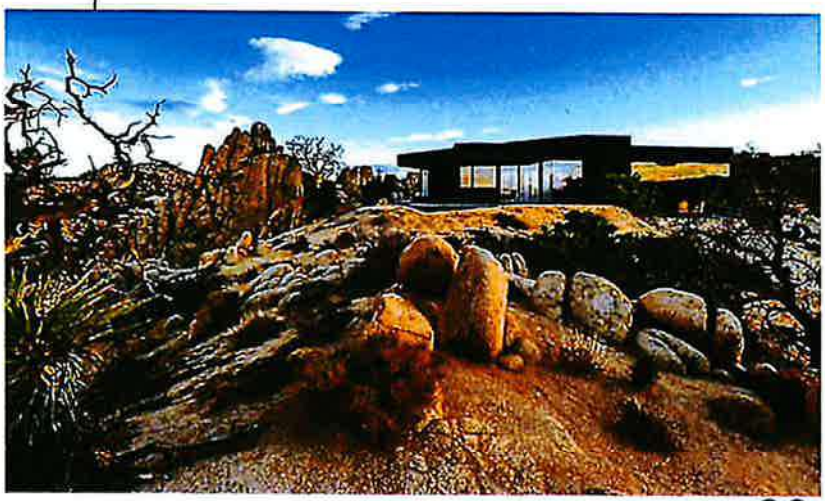


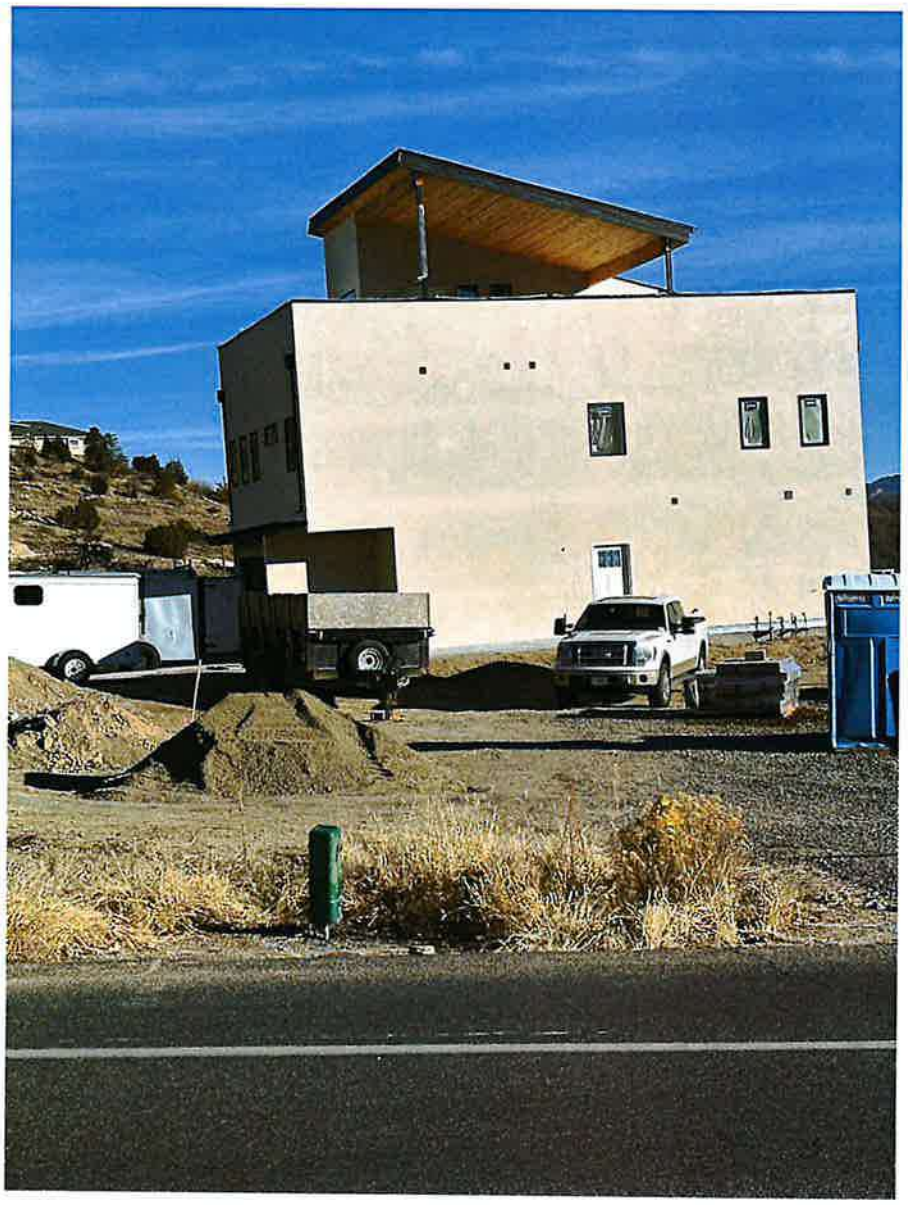


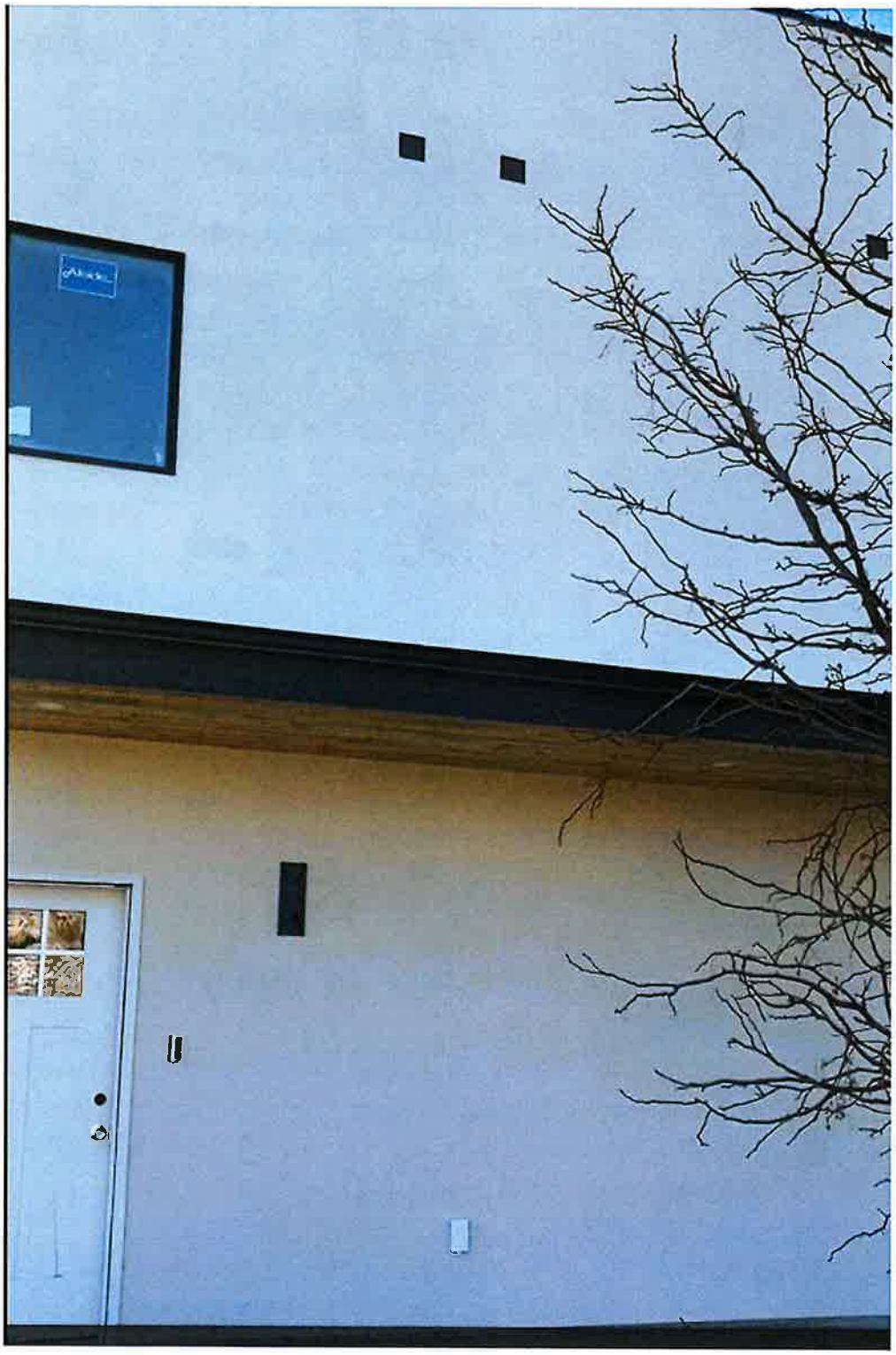
5 3D View 1

Houses will range from 1,300-2,400 sf. Anticipated price range is $500,000 and up.

The homes will provide a sense of appreciation for the surrounding land and offer sustainable sophistication to the neighborhood.







EXHIBIT
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Butte Court Berm and Vicinity

Exhibit 7

EXHIBIT

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7

NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION: 27

Tuesday, January ~~13~~, 2026 at 5:30 PM

CITY COUNCIL:

Wednesday, February 4, 2026 at 5:30 PM

- Attend the meeting at City Hall, **250 N 5th Street**
- Meeting information will be available online by **5 PM on January 6, 2026** at **www.gjcity.org/129/Agendas-Minutes**
- Comment in advance by **5:30 PM on January 12, 2026**
- Comment by phone **(970) 609-9688** and enter **4448**
- Attend virtually: **bit.ly/GJ-PC-1-13-26** (Case-sensitive)
- *For information on the City Council hearing visit www.gjcity.org/129/Agendas-Minutes or call 970-244-1509*

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Planner: Daniella Acosta Stine **Phone:** 970-256-4089
Email: daniellaa@gjcity.org

AVISO DE AUDIENCIA PÚBLICA

Se ha recibido una solicitud para la siguiente petición y se ha programado tentativamente una audiencia pública en el Auditorio del Ayuntamiento.

COMISIÓN DE PLANIFICACIÓN

Martes, 13 de Enero del 2026 a las 5:30 PM

AYUNTAMIENTO:

Miércoles, 4 de Febrero del 2026 a las 5:30 PM

- Asista a la reunión en el Ayuntamiento, **250 N 5th Street**
- La información estará disponible en línea a las **5 PM el 6 de Enero del 2026** en **www.gjcity.org/129/Agendas-Minutes**
- Comentarios por adelantado en antes de las **5:30 PM el 12 de Enero del 2026**
- Comentar por teléfono **(970) 609-9688** e ingrese **4448**
- Asista virtualmente: **bit.ly/GJ-PC-1-13-26** (distingue entre mayúsculas y minúsculas)
- *Obtener información audiencia del Concejo Municipal visite www.gjcity.org/129/Agendas-Minutes o 970-244-1509*

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Considérese la solicitud presentada por Camelback Gardens, LLC y Upland Homes, Inc. para la revisión y aprobación de un Plan de Desarrollo Detallado (ODP) para el proyecto de desarrollo Camelback Gardens, que se propone construir en un terreno de 10,29 acres ubicado en 381 y 409 High Desert Road.

Planificador: Daniella Acosta Stine **Teléfono:** 970-256-4089 **Correo electrónico:** daniellaa@gjcity.org

EXHIBIT
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Colorado Wildfire Risk Viewer

https://co-pub.coloradoforestatlas.org

Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:
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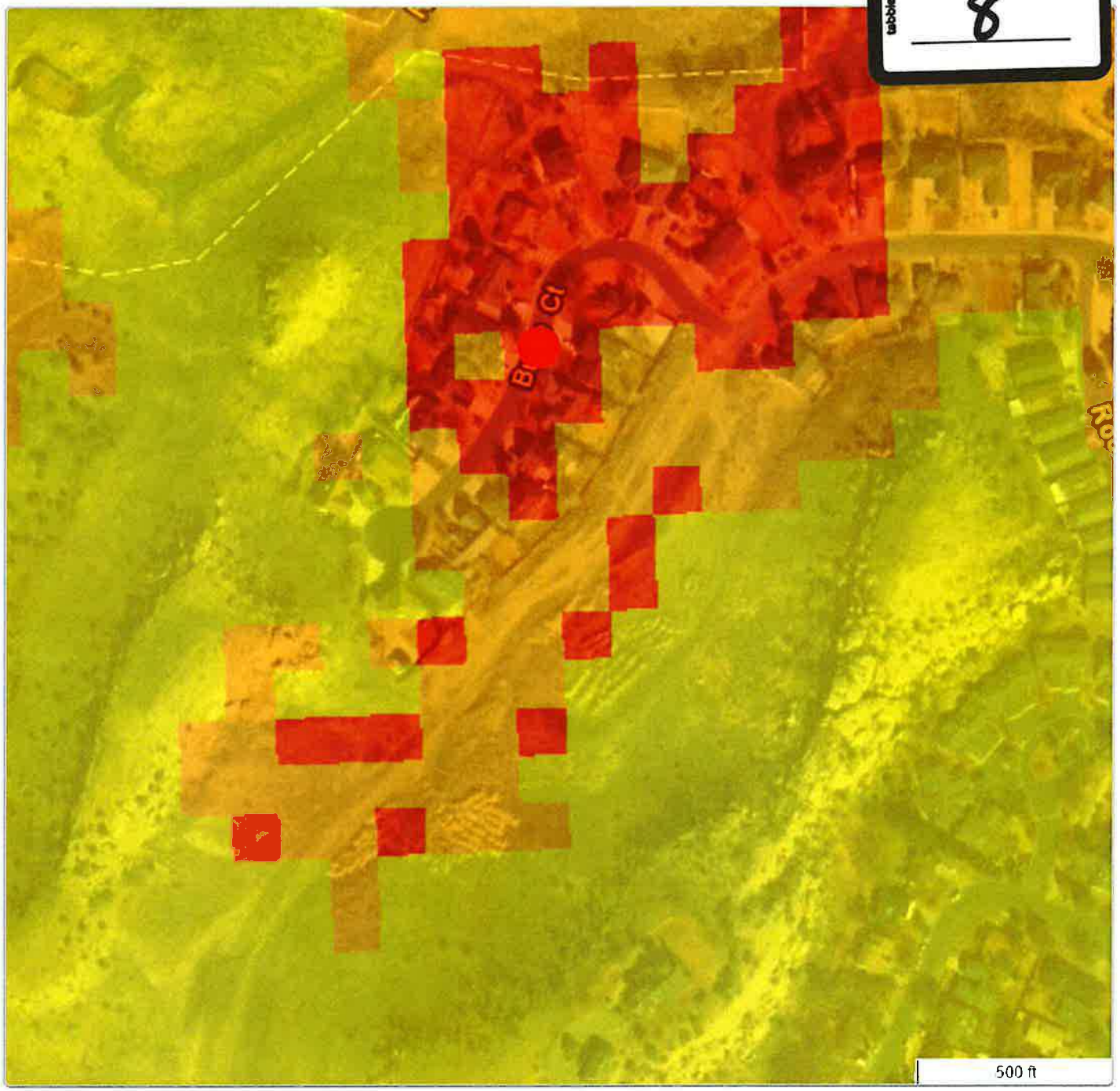

Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

Legend

https://co-pub.coloradoforestatlas.org

Wildland Urban Interface Risk

- Lowest Risk
- Low Risk
- Moderate Risk
- High Risk
- Highest Risk

Counties

Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery
Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,

Christopher G. McAnany

Enclosure

MEMORANDUM

TO: Grand Junction Planning Commission

FROM: Christopher McAnany and Michelle McAnany
396 Butte Court, Grand Junction, CO 81507

RE: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121;
Hearing Date February 10, 2026

Date: February 5, 2026

We submit these comments with respect to the application for the Camelback Gardens ODP (the Application). While we do not oppose the right of the Developers to develop their lands, we oppose the ODP in its current configuration, and we urge the Planning Commission (PC) to recommend a plan that is more in keeping with the scale of development already existing in the Cobblestone Ridges neighborhood. For that reason, we **request that the PC recommend denial of the Application as submitted**. We request that all of these materials be made part of the official record of the Application and forwarded on to the City Council. We request written notice and an opportunity to be hearing at all future hearings on this Application, for the reasons set forth below.

1. Standing.

We own our home at 396 Butte Court and we have lived there continuously since 2005. All of the statements in this memorandum are based on our personal knowledge. Our home directly abuts the lands encompassed by the Application, which is immediately to the east of our backyard. We will be harmed by the proposed development because the Developers propose to construct multiple dwellings up to forty (40) feet high ten (10) feet from our backyard property line, thereby affecting our property values, views, sunlight access, and privacy. We also use a trail that exits our property to access the unbuilt portion of Rana Road, and that access appears to be jeopardized. Additionally, we use the adjacent open space that is referenced in the Application.

We have personal knowledge of all of the lands owned by the Developers because this area has been used by us and many of our neighbors to access nearby City of Grand Junction open space.

2. Review Criteria.

The criteria contained in Section 21.02.150(a) of the Grand Junction Zoning and Development Code (2010) apply.[1] Planned developments rezoning should be used "when long term community benefits will be derived...", including more efficient infrastructure; reduced traffic; more usable public or private open space; recreational amenities; and/or

[1] Unless otherwise noted, all Grand Junction Zoning and Development Code citations in this document are to the 2010 version, which staff has deemed applicable to the current Application.

needed housing choices. Id. Under Section 21.02.150(b)(2), the Applicant has the burden of showing conformance with all of the criteria, subsections i) through x) of that section. We address each of these separately.

i) The Application Does Not Comply with Comprehensive Plans and Policies.

The Staff Report (January 13, 2026)[2] asserts that the proposal is consistent with City advisory plans and policies because it is infill development, context-sensitive development, and harmonious with the 2019 Housing Needs Assessment. Staff Report, p. 281. We agree that the Application is infill development, but dispute the remainder.

First, the Application does not comply with the Grand Junction Comprehensive Plan. The Application lands are currently designated as PD, and much of the existing development in the Ridges includes Planned Unit Developments (PUDs). However, the 2020 Comprehensive Plan, pp. 59-60, designates the future development in the Ridges as "residential low" density, of between 2 to 5.5 dwellings per acre. The Applicant's proposal, which contemplates 90 houses on 10.29 acres amounts to 8.7 dwellings per acre. The Application does not meet this basic consistency requirement, and the staff glosses over this defect.

Second, the application does not comply with the City's Housing Strategy policies. Three of the four top housing needs in Grand Junction are driven by lack of affordability. See Grand Junction Housing Strategy Update 2024, p. 4. While different types of housing may be desirable, this Applicant is not proposing affordable housing. Homes similar to the Applicant's proposal in the Ridges are listed $675,000 (2398 Ridge Circle Drive- Velo Ridge, MLS 20251296). There is no proof that this application supports housing affordability, and the applicant offers no data that the housing mix is needed to satisfy affordable housing needs.

ii) Compliance with the Rezoning criteria provided in GJMC 21.02.140 is not Shown.

We address those criteria as stated in the ordinance.

1. Subsequent Events have invalidated the original premises and findings.
   See #2 below.

2. The character or condition of the area has changed such that the amendment is consistent with the Plan.

   The build-out in the immediate vicinity of the Applicant's property is zoned R-4. In addition to being inconsistent with the Comprehensive Plan, the Application is inconsistent with adjacent zoning.

[2] All references to the Staff Report are to the January 13, 2026 document.

The Cobblestone Ridges neighborhood is closest to the Application property, sitting immediately north and west. Cobblestone Ridges was developed as R-4, a zoning designation deemed appropriate for residential low-density development. R-4 calls for a minimum lot size of 7,000 square feet, with minimum setbacks of 20 feet (front), seven feet (side), and 25 feet (rear). In fact, lot sizes and setbacks in Cobblestone Ridges are considerably larger than these minimums. The houses now existing closest to the Application area (Butte Court, Saddle Court, and Rana Road) are all built to R-4 standards. Cobblestone Ridges Phase 1 comprises 26 lots on 30.48 acres (1.17 lots per acre, inclusive of open space); Phase 2 comprises 21 lots on 9.39 acres (2.2 lots per acre). See Exhibits 1 and 2, Cobblestone Ridges Plats, attached. R-4 is a more appropriate base zone for the Application because it conforms to the existing neighborhood.[3]

This conclusion is buttressed by the fact that the Redlands Mesa development, immediately to the south of the Applicant property, was authorized at an R-4 density. See Grand Junction Ordinance No. 4495 ("The default zoning is R-4 Residential, 4 units per acre."). The Applicant proposal of R-5 amounts to a substantial increase in overall land use density which is inconsistent with the existing neighborhood.

The City seems to miss this point, noting that the R-5 selection by the Applicant designation is appropriate without reference to existing conditions closest to the project. See Staff Report, p. 296.

3. Public and community facilities are adequate to serve the type and scope of land use proposed.

The record does not disclose if existing community facilities are sufficient to serve this project: no service commitment letters are provided (apart from some calculations regarding hydrant flows). The staff discussion and submittals on this subject lack detail and are conclusory.

4. An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use.

Staff notes that the Applicant has provided no detail to satisfy this element. Staff Report, p. 294. The element is not satisfied.

5. The community or area will derive benefits from the proposed amendment.

We strongly disagree that this element is satisfied. On balance, the Application represents a net-loss for the neighborhood in terms of: increased traffic; pedestrian

[3] Admittedly there are higher density projects in the Ridges, but these are all separated from the subject Property by a ridgeline. Additionally, these projects were in many cases developed in the County prior to annexation.

safety; problematic storm drainage; loss of privacy; increased crowding; looming buildings, loss of solar access; and overall quality of life for residents.

iii) The Application Fails to Meet Planned development criteria of Chapter 21.05.

Planned development zones apply "where long term community benefits will be derived" from a particular development. GJMC 21.05.010. Applicable zoning standards in a PD shall be derived from the "underlying zoning." GJMC 21.05.020. Planned developments must "minimally comply with the development standards of the default zone and all other applicable code provisions." CJMC 21.05.040(a). Among these "development standards" is a minimum open space requirement, which provides that "the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or 10 percent of the value of the property" as open space. GJMC 21.06.020.

The Applicant's Open Space Dedication is Unlawful.

This Application proposes to construct 90 housing units on 10.34 acres, and therefore exceeds the ten dwelling units standard. The Staff Report indicates that the Application supports adopted policies by creating new parks or open space. Staff Report, p. 382. This statement is misleading. Exhibit A of the ODP reveals open space areas to be dedicated by the Applicant to be **insignificant**. These open spaced total 23,484 square feet, or 2.2% of the land area of the Application. Response to PD Criteria, Packet p. 374. Indeed, Tract NN on that listing is an unbuildable area that is already occupied by a community trail. The open space shown in the Application fails to satisfy this mandatory 10% dedication requirement of GJMC 21.06.020.[4]

Moreover, all of the open space and trails surrounding the Application property are already dedicated to the City of Grand Junction, and have been used by the public for decades. See Exhibit 3, Open Space Map. These parcels are not part of the Application and cannot constitute a justification for granting the subject Application or for granting any density increase. Indeed, the lands were conveyed by the Ridges Metro District to the City on July 15, 1992, subject to the condition that the "..City will own, operate, and maintain the District parks and trails on the same terms and conditions and up to the same standards..." as similar facilities in the City. Exhibit 4, 1992 Quit Claim Deed. The Application fails to comply with a mandatory open space dedication requirements.

iv) Adequate Stormwater Facilities are Not Shown in the Record.

Cobblestone Ridges has existing stormwater management issues on Rana Road. Portions of the subject property are upgradient from Rana Road. The Application provides no detail on how stormwater will be handled in the proposed development. See P. 360 (discussion of utility services and infrastructure). The Application will undoubtedly result in

[4] The Applicant also fails to meet the more stringent 20% dedication requirement for projects using "cluster development. See GJMC 21.03.60(c)(1)("twenty percent of the gross acreage must be open space.")

increased impervious surfaces in an area with erosion prone soils. This element is not met due to no analysis.

v) The Proposal Will Add to Traffic and Compromise Safety; No Data is Provided to Determine Impacts.

Although staff claims that this criterion is met, Packet p. 383, the Applicant has not provided any traffic study or data to back up this contention. The main point of egress for the project will likely be Rana Road. The Ridges is a largely automobile-dependent neighborhood.

The ITE Trip Generation Manual, 9th Edition, estimates that 90 single family dwelling units would have a weekday trip rate of 9.94/du, or 894.6 trips per day. Much of this new traffic will be directed to Rana Road, as it presents the shortest connection to Ridges Boulevard. Assuming 80% of those new trips use Rana Road, the Application, if approved, could generate 715.6 trips per day, on top of existing usage.[5] Parts of Rana road have no sidewalks, and the portion in Cobblestone Ridges only has a sidewalk on one side.

We have substantial concern about this increased traffic burden—particularly as it affects pedestrians and children in the neighborhood. This criterion is not satisfied because of the absence of any data in the Application.

vi) Buffering for the Cobblestone Ridges Neighborhood is Inadequate.

Staff notes that "except for Pod C" The majority of the development is naturally buffered by existing open space and outcrops. Staff Report, P. 384. Pod C is directly adjacent to the existing homes on Butte Court, and Pods D and E are also adjacent across the project road, and to Rana Road. Staff admits that the portions of the development adjacent to Butte Court and Cobblestone Ridges will have inadequate screening and buffering. This criterion is not met.

No effort has been made to provide buffering or screening to the existing development areas that are most likely to be affected. In truth, the Applicant proposes the greatest density (1,200 square foot lots in Pods C, D, and E) and the greatest impacts for just these areas.

The Applicant proposes to construct houses similar in design and scope to those shown in Exhibit 5, attached. The 100% lot coverage and minimal setbacks proposed mean that these buildings will loom large over adjacent houses, blocking views and sunlight, and resulting in lost privacy for existing homeowners. A privacy fence (or the like) will not remedy the situation. This element is not satisfied.

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[5] The new road connection will likely also funnel traffic from more dense phases of the Redlands Mesa development onto Rana Road.

Possible Alternative.

Cobblestone Ridges Phase 2 was developed with a berm along the length of Butte Court. See Exhibit 6. Virtually all landowners on the east side of Butte court have back gates that access the existing dirt road across the berm. The crest of the berm is approximately 30 feet from the east property line of all homes on Butte Court. A reasonable buffering solution would be to apply a minimum 30-foot building setback for all proposed structures in pods C and D that adjoin existing homes.

vii) The Applicant Unlawfully Uses Historic Open Space to Arrive at Project Densities and Fails to Comply with Mandatory Open Space Requirements.

The Staff Report claims that this project will have a density of 3.6 dwelling units per acre and that this density is within the Residential Low-Density level contained in the 2020 Comprehensive Plan, which calls for 3.6 units per acre. Staff Report, p. 290. As noted, this statement is incorrect, and appears to be derived from a claim by the Applicant that 15 acres of already dedicated open space should be factored into its project acreage. See Response to PD Criteria, Table on, p. 374 (showing 15.01 acres of "previously dedicated open space" . These statements are clearly erroneous, as demonstrated by the title history for the existing open space, discussed *supra*.[6]

The actual density of 8.4 units per acre is out of character for the neighborhood and the adjacent zoning. Further, the Applicant is deliberately opaque as to how many dwellings it proposes for each Pod in the project, as that information is omitted from its submittal. See PD Criteria Table, p. 374. Thus, for example, we cannot tell if the Applicant is proposing 8.4 units per acre for Pods C, D, and E, or something of higher density. Accordingly, this criterion is not met.

viii) The City Violated Its Ordinances and Basic Due Process to Give the Applicant Improper Special Treatment.

The Applicant will likely point to a resolution adopted by the Grand Junction City Council on February 4, 2026, to support its contention that the project density is appropriate. The resolution allows "inclusion" of dedicated City open space for purposes of the Camelback Gardens ODP boundary, presumably to allow an otherwise unlawful project to meet City density standards. This action was unlawful.

The GJMC 21.02.080(g) provides that "(n)otice of public hearings allow for community input and due process (the opportunity to be heard)." Further, "any person may offer relevant information in writing or in person." GJMC 2102.080(j)(3). Under the United States and Colorado Constitutions an administrative body has a duty to provide a fundamentally fair procedure where an individual property interest is at stake. *Van Sickle v. Boyes*, 797 P.2d 1267 (Colo. 1990). At minimum, due process requires notice and an opportunity to be

[6] No documents or other authority have been provided to explain why this project would be entitled to claim that its density is lower because of historically dedicated open space.

heard before an impartial body. Id. at 1273; also: C.R.S. 31-23-304 (modification of zoning regulations not effective until after a public hearing in which interested persons have an opportunity to be heard).

Here, the City issued to the public a mailed "Notice of Public Hearing," see Exhibit 7 attached, specifying a Council public hearing on February 4, 2026. At the February 4 hearing the City refused to allow public comment, despite receiving an extensive staff presentation.[7] The City then proceed to approve the "Resolution." This action was unlawful and undertaken in violation of the City's ordinances and basic notions of procedural due process.

Moreover, the City's decision is unlawful because it ignores the City's ordinances and amounts to the grant of a special "density bonus" to a favored developer—essentially allowing him to construct more homes on a parcel of land than the City's ordinances would allow. It is a naked attempt to confer a private financial benefit.

The City's ordinances mandate "dedication" of open space—the transfer of ownership by the "owner" (land use applicant) to another party (the City) as part of a development application, and in order to obtain specific PUD approval. See GJMC 21.06.020(a) and 21.10.020 (defining dedication). The ordinance requires the applicant to transfer ownership for required open space to get the land use approval.

Here, the Applicant did nothing of the sort. The City simply waived its requirements and gave the Applicant credit for lands dedicated by others to another local government decades ago. The action was arbitrary and unlawful and not supported by any legal authority.[8]

ix) The Proposed Default Zoning Standard is Inappropriate; No deviation is Justified in the Record; and the Project Violates Mandatory Substantive Standards-with Accompanying Public Safety Risk.

The Staff Report, p. 290, says the R-5 district was selected for the Application. No justification for this selection is provided, other than that the applicant wants it. Id. The R-5 district is inappropriate for this area—R-4 is more compatible with the neighborhood. In any case, the Planning Commission is not bound by this recommendation and it should reject it for the reasons stated herein.

The R-5 designation is also inappropriate because it pushes houses too close together. The Applicant is proposing 2,400 square foot lot areas (1,200 square feet for Pods C-F) and 100% lot coverage, with forty (40) foot building heights, and compressed setbacks of as

[7] The undersigned was present at the hearing and asked the City Attorney for an opportunity to be heard. The Mayor refused to allow public comment, allowing comment only during "unscheduled business" **after the decision was made.**

[8] City staff refused to respond to requests for an explanation of this action.

little as 15 feet (front), 5 feet (side), and 10 feet (rear). If approved, the Camelback Gardens ODP would allow 90 houses on 10.34 acres (8.7 lots per acre).[9] These deviations fail to meet even the more lenient requirements of the R-5 district, which mandates 4,000 square foot minimum lot area, 60% lot coverage, and 20/5/15 front, side, and rear setbacks. GJMC 21.03.040 (Residential District Summary Table).

GJMC 21.05.050(f)(1) provides that setbacks shall not be less than the default zone unless the applicant can prove that:

i) "Buildings can be safely designed and the design is compatible with lesser setbacks. Compatibility shall be evaluated by the International Fire Code or any other applicable life, health, or safety codes...
ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
iii) Reduction of setbacks is required for protection of steep hillsides, wetlands, or other environmentally sensitive natural features."

The Staff Report is devoid of any facts or analysis showing that these criteria were met. There is no or minimal discussion of building safety concerns that arise due to the reduced setbacks.

Recent experience in Colorado with the 2021 Marshall Fire (1,084 homes destroyed) reveals that subdivision developments are indeed vulnerable to wildfire, and compressed setbacks can contribute to fire spreading. The Colorado State Wildfire Risk Viewer delineates the Application area as "moderate" for fire risk with significant "high" risk areas in Cobblestone Ridges. See Exhibit 8.

Second, the Application fails to show any increased screening as a way to justify the compressed setbacks. There is minimal discussion of screening as to the Cobblestone Ridges homes that will be most affected by this Application.

Third, the Staff Report states that the changes are justified to support "clustering of dwellings (p. 385), and a "necessary component" of the Applicant's choice to plat only building envelopes (p. 386). There is no clustering in this Application—only 2.2% of the lands are set aside as open space. If approved, virtually every area that can be built upon will be built upon, with minimal spaces in between. And, the Application does not even comply with mandatory "clustering" rules, which specify an absolute minimum lot size of

[9] The Applicant falsely claims that its project results in 3.48 dwelling units per acre, but this figure is derived by adding into the application 15.01 acres of existing open space previously dedicated to the City of Grand Junction. See Packet P. 374 (description of "pods" and project acreage). All of the open space referenced in the Application was conveyed by others to the Ridges Metro District, and later deeded to the City of Grand Junction when the lands were annexed.

3,000 square feet and dedication of 20% of the land area as open space. See GJMC 21.03.060(c)(3)("In no event shall any lot be less than 3,000 square feet.").[10]

The Applicant fails to show that the default standards are appropriate, and it fails to prove that deviations are justified based on the standard set in the ordinance. The proposal violates mandatory clustering rules. This element is not satisfied.

x) The Phasing Plan Would Allow Long-Term Speculation.

The Applicant provided a phasing plan, Packet p. 368; it calls for full build out of Phase 1 by 2031, Phase 2 by 2040, and phase 3 by 2043. The plan notes those deadlines may be extended. Id. We have no objection to the Phase 1 plan. However, the phasing for the other parts of the project suggest that this development is intended for long-term speculation, rather than responding to immediate housing needs in the City.

Colorado law allows extended project vesting, but there are mandatory development agreement requirements that have not been satisfied here. The default maximum vesting period for a site-specific development plan is no more than three years. See C.R.S. 24-68-103(1)(a property right remains vested for three years, subject to limited exceptions). We submit that a 17-year phasing plan is excessive, especially given the history of lapsed development plans for this property. See Staff Report, p. 287 (noting previous lapse of plans for this property).

3. Conclusion.

Camelback Gardens fails to comply with multiple criteria contained in Grand Junction Ordinances and advisory documents. The City staff have been less than candid in their evaluation of the project, and there are serious legal violations in the process employed to date. The Planning Commission did not cause these defects, but it should not enable them either. The ODP should therefore be denied.

However, if the Planning Commission is inclined to recommend some form of approval, we submit that the following recommendation is appropriate.

Suggested motion:

"I move to approve Camelback Gardens ODP, PLD 2023-121, subject to the following mandatory conditions.

1. The ODP is approved with an R-4 default zone with no deviations from mandatory massing, lot size, density, and setback criteria, except as stated in #2
2. A 30-foot setback is required for structures to be developed adjacent to Rana Road and Butte Court.

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[10] Deviation from standards may be recommended when there is an open space **dedication** of "20% or greater." GJMC 21.05.040(g)(2). No such dedication applies here. See also GJMC 21.03.060(d)("At least 20% of a cluster development shall be open space.")

3. Overall density must be determined without inclusion of already dedicated City open space adjacent to Lots 1 and 2.
4. The Developer must respect and improve existing trails on the property.
5. The Developer must provide a suitable storm water management plan that contains expected stormwater flows on the subject property, as required by

Thank you for listening to our concerns.

By: _____ 2-6-26

Date

Chrisopher G. McAnany
396 Butte Cout
Grand Junction, CO 81507
(970) 248-5862

Attachments:

1. Cobblestone Ridges Phase 1 Plat
2. Cobblestone Ridges Phase 2 Plat
3. Grand Junction Dedicated Open Space Map
4. Ridges Open Space Deed to City of Grand Junction, 1992
5. Architect Rendering of Camelback Gardens Home and Velo Ridge Building Photos
6. Butte Court Berm Aerial Photo
7. City of Grand Junction "Notice of Public Hearing" for February 4, 2026
8. Colorado State Forest Service Wildfire Map of Subject Property

-End of Document-

EXHIBIT
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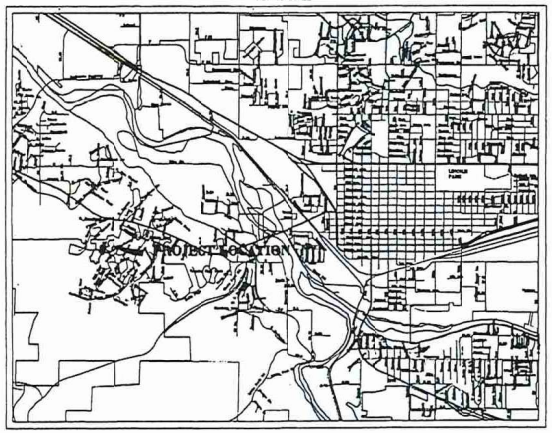
1

COBBLESTONE RIDGES

A REPLAT OF PORTIONS OF LOT 1 BLOCK 23 OF A REPLAT OF PART OF THE RIDGES FILING NO. SIX, & LOT 3 THE RIDGES FILING 6B CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	60.03'	273.00'	13°01'05"	N21°09'04"E	51.89'
C2	33.42'	273.00'	07°00'51"	N11°08'06"E	33.40'
C3	28.20'	200.00'	08°04'43"	N11°40'03"E	28.18'
C4	56.78'	200.00'	17°24'47"	N21°24'47"E	56.58'
C5	34.77'	200.00'	09°57'35"	N38°05'58"E	34.72'
C6	36.40'	286.00'	07°17'32"	N38°25'59"E	36.38'
C7	135.70'	286.00'	27°11'06"	N29°11'40"E	134.43'
C8	22.19'	286.00'	04°25'50"	N06°23'32"E	22.11'
C9	50.18'	70.00'	41°04'26"	N24°42'21"E	49.11'
C10	19.96'	70.00'	16°20'14"	S53°24'51"W	19.89'
C11	43.60'	80.00'	31°13'14"	S45°34'21"W	43.04'
C12	37.91'	80.00'	27°09'56"	S18°43'16"W	37.55'
C13	60.17'	80.00'	43°05'46"	S18°24'04"E	58.77'
C14	15.87'	80.00'	11°13'29"	S45°33'42"E	15.85'
C15	17.06'	80.00'	12°13'13"	S51°17'02"E	17.03'
C16	68.42'	80.00'	49°43'04"	S88°15'11"E	67.26'
C17	27.11'	80.00'	19°24'56"	N51°10'49"E	26.98'
C18	51.89'	80.00'	37°09'52"	N26°53'25"E	50.99'
C19	52.70'	80.00'	37°44'30"	N08°33'46"W	51.75'
C20	6.05'	200.00'	02°35'37"	N26°08'13"W	6.05'
C21	80.88'	200.00'	23°10'14"	N13°15'17"W	80.33'
C22	94.11'	200.00'	26°57'42"	N11°48'41"E	93.25'
C23	27.46'	200.00'	07°51'56"	N25°13'31"E	27.43'
C24	41.90'	242.00'	09°55'17"	N38°07'07"E	41.85'
C25	13.14'	244.00'	02°37'00"	N44°46'16"E	13.14'
C26	60.13'	244.00'	14°07'07"	N31°24'12"E	59.97'
C27	53.77'	244.00'	12°37'33"	N18°01'52"E	53.66'
C28	25.84'	244.00'	06°05'25"	N10°40'24"E	25.83'
C29	83.91'	220.00'	21°50'40"	N18°07'31"E	83.44'
C30	41.72'	114.00'	20°58'13"	S51°05'52"W	41.49'
C31	169.03'	36.00'	269°00'59"	S72°55'31"E	51.35'
C32	44.45'	244.00'	10°26'50"	N02°12'06"W	44.43'
C33	94.31'	226.00'	23°42'00"	S78°09'57"W	93.64'
C34	25.05'	226.00'	06°11'16"	S60°03'19"W	25.04'
C35	45.71'	264.00'	09°55'17"	N38°07'07"E	45.66'
C36	234.77'	222.00'	60°35'30"	N02°51'44"E	223.98'
C37	90.19'	92.00'	57°24'41"	S32°52'38"W	86.38'
C38	133.56'	264.00'	28°59'11"	S18°29'53"W	132.14'
C39	83.34'	275.00'	13°11'45"	S80°25'04"W	83.10'
C40	57.83'	275.00'	12°02'26"	S76°48'57"W	57.73'

RIDGE SETBACK LINE TABLE

LINE	BEARING	DISTANCE
L1	N26°36'42"W	39.37'
L2	N88°12'17"E	48.84'
L3	N04°54'52"E	31.57'
L4	S81°44'42"E	44.05'
L5	N87°01'23"E	44.18'
L6	N59°24'00"E	47.99'
L7	N26°23'55"E	41.89'
L8	N18°52'08"E	39.78'
L9	N32°46'31"W	42.81'
L10	N50°36'26"W	56.22'
L11	N15°11'33"W	31.11'
L12	N34°10'11"E	44.59'
L13	N35°10'45"E	45.20'
L14	N52°04'15"E	43.47'
L15	N14°13'41"E	36.25'
L16	N48°32'22"E	84.18'
L17	N81°36'35"E	34.02'
L18	S80°35'51"E	44.87'
L19	N86°42'10"E	46.39'
L20	N72°25'05"E	45.87'
L21	N56°24'54"E	42.39'
L22	N55°27'20"E	42.77'
L23	S88°51'29"W	28.87'
L24	S40°50'21"E	30.83'
L25	S81°48'23"W	39.73'
L26	S15°19'45"W	47.81'
L27	N11°36'47"E	42.23'
L28	S04°33'33"W	53.05'
L29	S11°12'07"E	45.36'
L30	N03°06'21"E	41.21'
L31	S13°50'09"W	46.35'
L32	S14°50'11"W	33.83'
L33	S15°30'54"W	37.06'
L34	N41°00'37"E	47.30'
L35	S82°47'05"W	48.36'
L36	N53°00'29"E	46.23'
L37	N28°23'51"E	47.05'
L38	S05°37'36"W	71.81'
L39	S64°44'00"E	22.22'
L40	S06°47'46"E	45.70'
L41	S03°58'29"W	46.23'
L42	S08°45'39"W	42.26'
L43	S36°59'27"W	46.52'
L44	S76°29'15"W	26.15'

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 hereon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Cobblestone Ridges, LLC., a Colorado Limited Liability Company, in the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southeast one-quarter and Southwest one-quarter of Section 17, and the Northeast one-quarter and the Northwest one-quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 1725 at Page 360 and in Book 1759 at Page 69 of the Mesa County records, as shown on the accompanying plat said property being more particularly described as follows:

Lot 1 Block 23, replat of Lots 48A through 73A, Block Nine; Lots 31B through 56A, Block Thirteen; Lots 3B through 40A, Block Twenty-three; Lots 1A through 7A, Block Twenty-eight; The Ridges Filing No.Six.

AND Lot 3, The Ridges Filing 6B.

Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

* All District Open Space tracts to the City of Grand Junction for the use of the public.

* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

* Those parcels designated as Common Open Space to the Homeowners Association of the lots and tracts hereby platted for the purpose of parks.

* All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

* Tract A to the Homeowners Association of lots and tracts hereby platted, as open space for the purpose of detaining runoff water which originates from the area hereby platted.

* Tracts B and C to the Homeowners Association of lots and tracts hereby platted, as common open space.

* All Ingress/Egress Easements to the owners of lots or tract specifically identified on the plat as perpetual easements for ingress and egress purposes for the use by said lot or tract owners, their guests and invitees, and also for use by public services including, but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

* Temporary Turnaround Easement to the City of Grand Junction for the use of the public until such time as Rana Road right-of-way is extended and construction completed beyond the limits as shown hereon.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 5th day of November, A.D., 1996.

Steven E. Craven
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
By Cobblestone Communities, Inc., its manager,
by Steven E. Craven, President.

The undersigned, City of Grand Junction is the owner of certain portions of this property previously platted as District Open Space and hereby consents to the the dedicating of said Open Space as affected by this plat.

Mark Achen
City Manager

Linda Afman
Mayor

State of Colorado)
) ss
County of Mesa)

This plat was acknowledged before me on this 5th day of November, 1996 by Steven E. Craven, as President of Cobblestone Communities, Inc., a Colorado corporation, manager of Cobblestone Ridges, LLC, a Colorado limited liability company, and by: Mark Achen City Manager, and Linda Afman Mayor, City of Grand Junction.

Witness my hand and official seal.

Notary Public

My address is: 250 N. 5th St. Grand Jct, CO 81501

My Commission expires 2-26-97

CITY APPROVAL

This plat of COBBLESTONE RIDGES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 6th day of November, 1996.

Mark Achen
City Manager

Linda Afman
Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:02 o'clock P M. this 19th day of December, 1996, and is duly recorded in Plat Book No. 15 Page 199, 200, and 201

Reception No. 1778367 Drawer No. CC-81

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to the effect of restrictions as set forth on the plat of the Ridges, Filing No. Six, and convenants, conditions, and restrictions as contained in instrument recorded in Book 1318 at Page 22, and as amended by instrument recorded in Book 1795 at Page 564, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1845 at Page 388; and covenants, conditions, and restrictions as contained in an instrument recorded in Book 2210 at Page 324.

SURVEYOR'S STATEMENT:

I, Dennis A. Shellhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Dennis A. Shellhorn P.L.S. 19480

Date

LAND USE SUMMARY

LOTS:	23.390 ACRES	76.7%
STREETS:	1.211 ACRES	4.0%
COMMON OPEN SPACE:	1.498 ACRES	4.9%
DISTRICT OPEN SPACE:	4.384 ACRES	14.4%
TOTAL:	30.483 ACRES	100.0%

NOTE: OPEN SPACE TOTALS REFLECT NET NEW OPEN SPACE CREATED BY THIS PLAT. PREVIOUS OPEN SPACE CONTAINED IN LOTS & STREETS ON THIS PLAT CONVEYED TO OWNERS BY CITY OF GRAND JUNCTION. REMAINDER OF DISTRICT OPEN SPACE IS AS PREVIOUSLY PLATTED.

COBBLESTONE RIDGES

SECTION: S/2 S.17-N/2 S.20 | TOWNSHIP: 1S | RANGE: 1W | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: DRS	Checked By: KST	Job No.: 0252-001
Model: D:\0252\0252REV	Date: Sept. 3, 1996	Sheet 1 of 3

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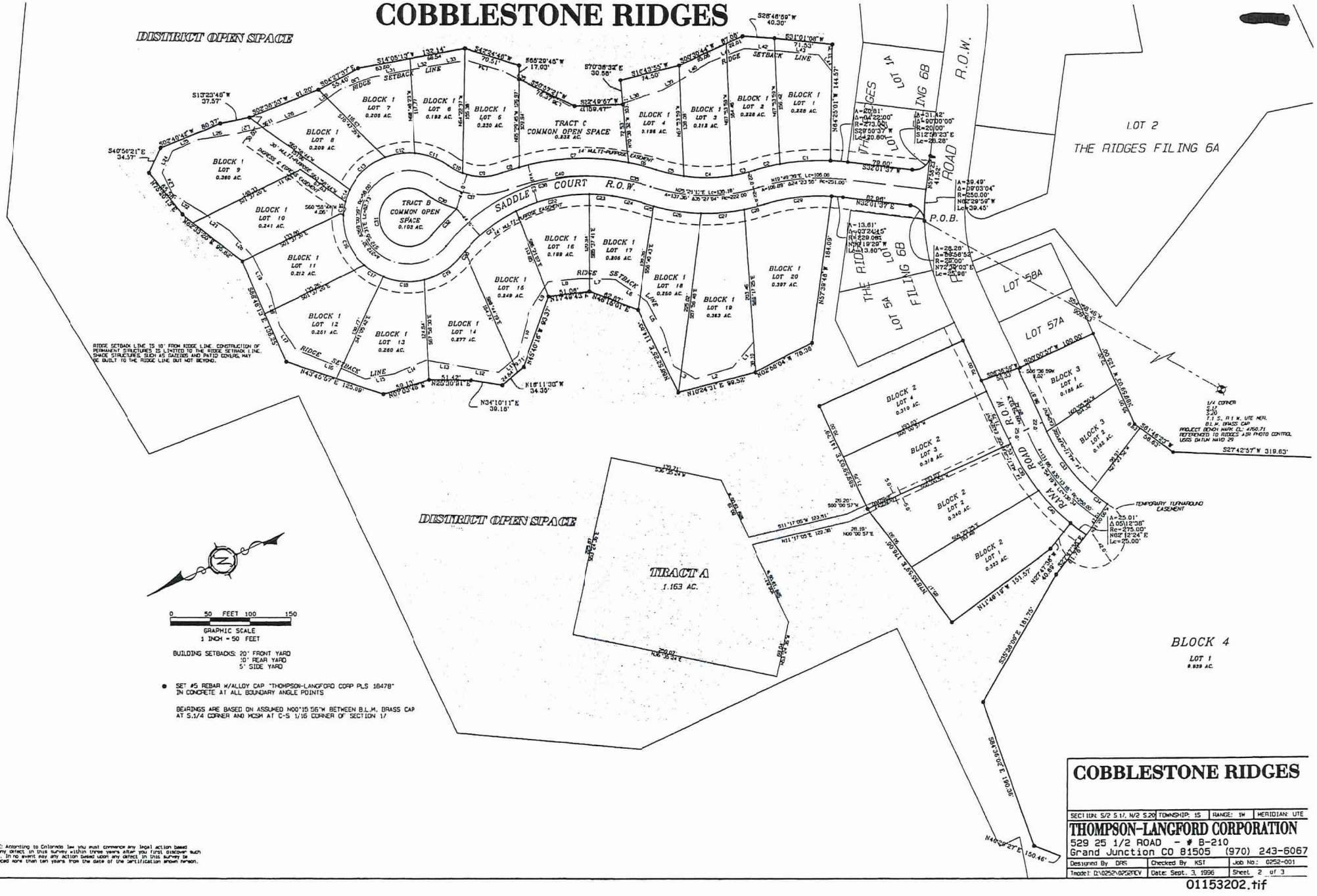

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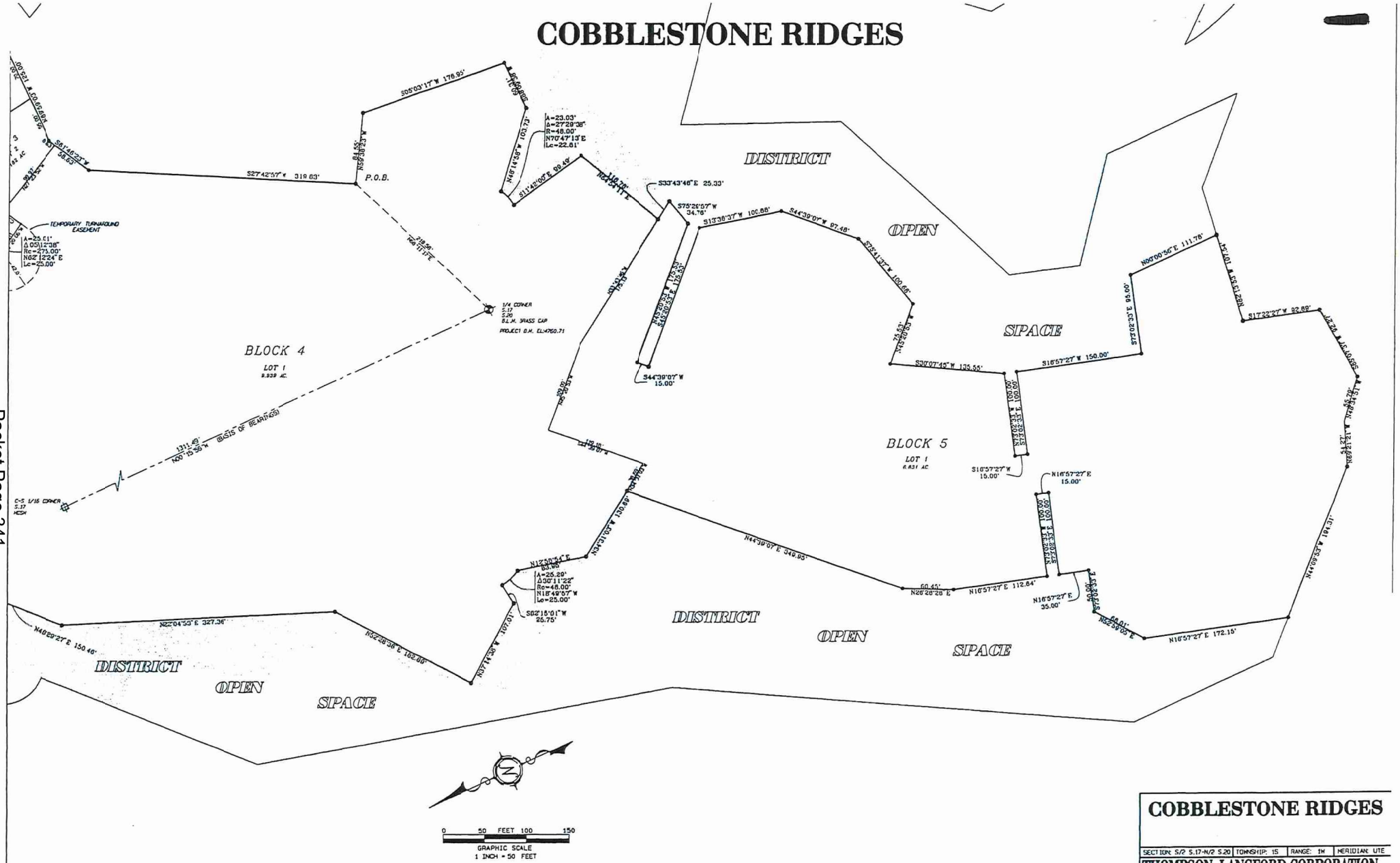
COBBLESTONE RIDGES



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 hereon.

COBBLESTONE RIDGES

SECTION: S/2 S.17-N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: DRS	Checked By: KST	Job No.: 0252-001
Tmplnt: D:\0252\0252REV	Date: Sept. 3, 1996	Sheet 3 of 3

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EXHIBIT

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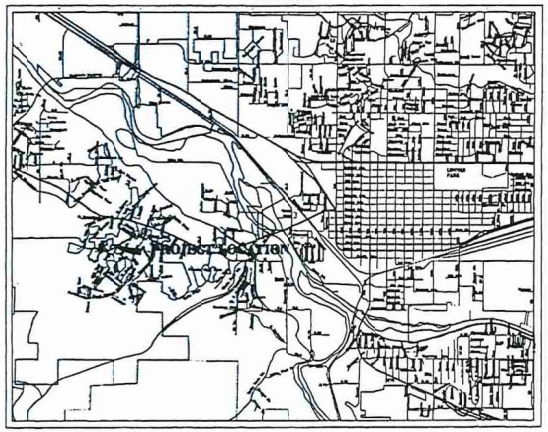
COBBLESTONE RIDGES
PHASE 2
A REPLAT OF LOT 1 BLOCK 4 COBBLESTONE RIDGES
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	DISTANCE	RADIUS	DELTA	BEARING	CHORD
C1	137.19'	297.00'	26°26'57"	S46°34'12"W	135.99'
C2	62.15'	178.00'	20°00'19"	N46°38'10"W	61.84'
C3	49.69'	152.00'	24°51'46"	N49°53'05"W	49.29'
C4	53.39'	152.00'	27°38'40"	N75°99'08"W	52.88'
C5	45.87'	152.00'	23°27'53"	S79°07'26"W	45.55'
C6	77.88'	112.00'	39°44'22"	S47°51'28"W	76.33'
C7	34.84'	112.00'	17°49'22"	S19°04'36"W	34.70'
C8	38.67'	465.00'	04°45'53"	S12°12'53"W	38.66'
C9	78.58'	465.00'	09°26'11"	S19°30'54"W	78.50'
C10	78.20'	465.00'	09°38'15"	S29°11'08"W	78.13'
C11	81.77'	465.00'	10°04'30"	S39°32'31"W	81.66'
C12	4.65'	465.00'	00°34'21"	S44°31'56"W	4.65'
C13	28.34'	23.56'	68°56'21"	S79°12'17"W	26.66'
C14	36.71'	48.00'	43°49'19"	N68°39'08"W	35.83'
C15	61.79'	48.00'	73°46'32"	S33°35'01"W	57.56'
C16	44.23'	48.00'	52°47'56"	S59°19'30"E	42.68'
C17	60.54'	48.00'	72°15'43"	N32°08'34"E	56.69'
C18	9.76'	23.56'	23°38'24"	N12°49'55"E	9.63'
C19	3.17'	509.00'	00°21'23"	N44°39'25"E	3.17'
C20	73.45'	509.00'	08°15'09"	N40°89'40"E	73.40'
C21	71.07'	509.00'	07°59'59"	N32°31'36"E	71.01'
C22	68.03'	509.00'	07°39'53"	N24°11'40"E	68.04'
C23	76.57'	509.00'	08°37'07"	N16°03'10"E	76.49'
C24	14.02'	509.00'	01°34'41"	N10°57'16"E	14.02'
C25	156.89'	68.00'	133°12'03"	N75°45'57"E	124.81'
C26	39.73'	222.00'	10°15'13"	S41°45'36"E	39.68'
C27	40.69'	222.00'	10°30'08"	N52°38'19"W	40.64'
C28	98.72'	228.00'	24°48'23"	S54°99'46"W	98.00'
C29	56.88'	228.00'	14°17'37"	S34°53'45"W	56.73'
C30	57.50'	213.00'	15°27'59"	S35°26'57"W	57.32'
C31	5.46'	213.00'	01°28'10"	S43°35'02"W	5.46'

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 hereon.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cobblestone Ridges, LLC, a Colorado Limited Liability Company, is the owner of that real property in the City of Grand Junction, County of Mesa, State of Colorado, being situated in the Southwest one-quarter and Southwest, one-quarter of Section 17, and the Northeast one-quarter and the Northwest one-quarter of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in Book 1726 at Page 368 and in Book 1759 at Page 69 of the Mesa County records, as shown on the accompanying plat, said property being more particularly described as follows

Lot 1 Block Block 4, Cobblestone Ridges.

City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as COBBLESTONE RIDGES PHASE 2, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

* All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;

* All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

* All Drainage Easements to the owners of lots and tracts hereby platted as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground;

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements, the right to dredge, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 6th day of November A.D. 1996.

Steven E. Craven
Cobblestone Ridges, LLC, a Colorado Limited Liability Company
by Cobblestone Communities, Inc., its manager,
by Steven E. Craven, President.

State of Colorado)
) ss
County of Mesa)

This plat was acknowledged before me on this 6th day of November, 1996 by Steven E. Craven, as President of Cobblestone Communities, Inc., a Colorado corporation, manager of Cobblestone Ridges, LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public
My address is: 250 N 5th St. Grand Jct, CO 81501
My Commission expires 9-20-97

CITY APPROVAL

This plat of COBBLESTONE RIDGES PHASE 2, a subdivision to the City of Grand Junction, County of Mesa, State of Colorado, was approved this 9th day of December 1996

City Manager

Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:02 o'clock P M. this 19th day of December 1996, and is duly recorded in Plat Book No. 15 Page 202, 203 as Reception No. 1795368 Drawer No. CC102

Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to the effect of restrictions as set forth on the plat of the Ridges, Filing No. Six, and convenants, conditions, and restrictions as contained in instrument recorded in Book 1318 at Page 22, and as amended by instrument recorded in Book 1796 at Page 564, and covenants, conditions, and restrictions as contained in instrument recorded in Book 1845 at Page 388, and covenants, conditions, and restrictions as contained in an instrument recorded in Book 1990 at Page 500

SURVEYOR'S STATEMENT:

I, Dennis R. Shelhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of COBBLESTONE RIDGES PHASE 2 were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable requirements of the regulations of the State of Colorado and to all applicable requirements of the subdivision and development code of the City of Grand Junction.

Dennis R. Shelhorn P.L.S. 18480

Dec 5, 1996
Date

LAND USE SUMMARY

LOTS:	8.832 ACRES	88.9%
STREETS:	1.107 ACRES	11.1%
TOTAL:	9.939 ACRES	100.0%

COBBLESTONE RIDGES
PHASE 2

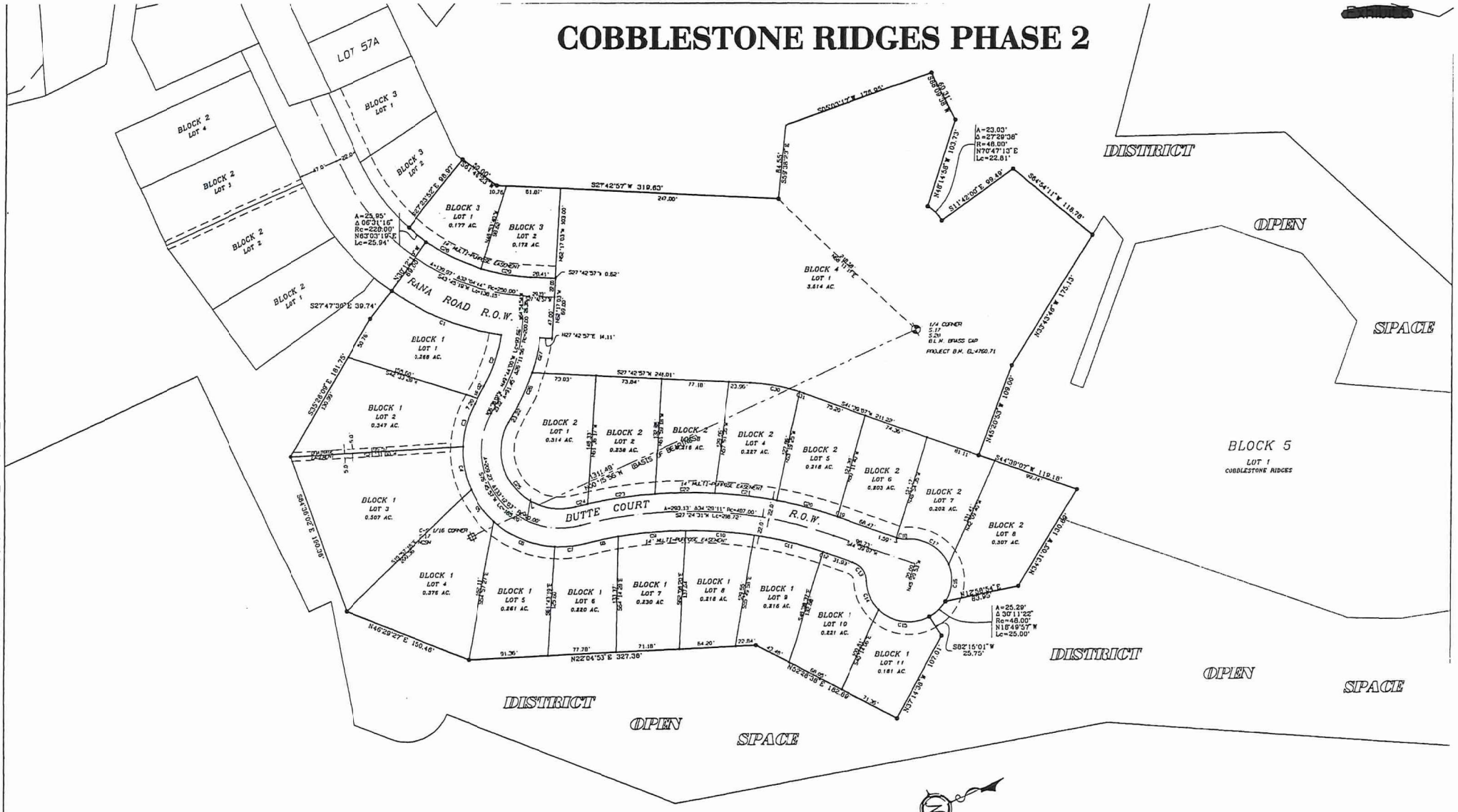
SECTION: S/2 S.17-N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: DRS	Checked By: KST	Job No.: 0252-001
Model: D:\0252\PREV	Date: Sept. 3, 1996	Sheet 1 of 2

01153301.tif

COBBLESTONE RIDGES PHASE 2



0 50 FEET 100 150

GRAPHIC SCALE
1 INCH = 50 FEET

• SET #5 REBAR W/ALLOY CAP "THOMPSON-LANGFORD P.L.S 18478" IN CONCRETE AT ALL BOUNDARY POINTS

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 hereon.

COBBLESTONE RIDGES PHASE 2

SECTION: S/2 S.17-N/2 S.20	TOWNSHIP: 1S	RANGE: 1W	MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B-210
Grand Junction CO 81505 (970) 243-6067

Designed By: DRS	Checked By: KST	Job No: 0252-001
Tandem: D:\0252\0252REV	Date: Sept. 3, 1996	Sheet 2 of 2

01153302.tif

Ridges Open Space

he Geographic Information System (GIS) and its components are designed as a source of reference for answering inquires, r planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and her information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, e representations of location in this GIS cannot be substitute for actual legal surveys.
he information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth ove. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume

0 0.0425 0.085 0.17 mi

0 0.05 0.1 0.2 km

1/21/2026

Mesa County, Colorado
GIS/IT Department

EXHIBIT tabbies 4

QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1914 PAGE 315

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

2945-163-24-944(038)
2945-163-24-944(022)
2945-163-24-944(018)

1609906 03:58 PM 07/30/92
Monika Todd Clk&Rec Mesa County Co
DOC EXEMPT

and,

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-14-944(015)
2945-201-04-944(022)
2945-201-01-944(010)
2945-174-24-944(033)
2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-212-13-944(009)
2945-201-09-944(029)
2945-212-14-944(030)
2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-13-944(033)
2945-201-04-944(022)
2945-201-08-944(029)
2945-201-07-944(025)
2945-201-06-944(017)

Recorder's Note: Poor Legibility On Document Provided For Recording.

Exhibit

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)
2945-174-29-944(074)
2945-174-34-944(015)
2945-202-17-944(019)
2945-202-06-955(050)
174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

Exhibit B

and, BOOK 1914 PAGE 817

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 14th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by: Ellsworth Stein
Ellsworth Stein
President of the Board of Directors

Exhibit

BOOK 1914 PAGE 818

STATE OF COLORADO)
County of Mesa)

The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

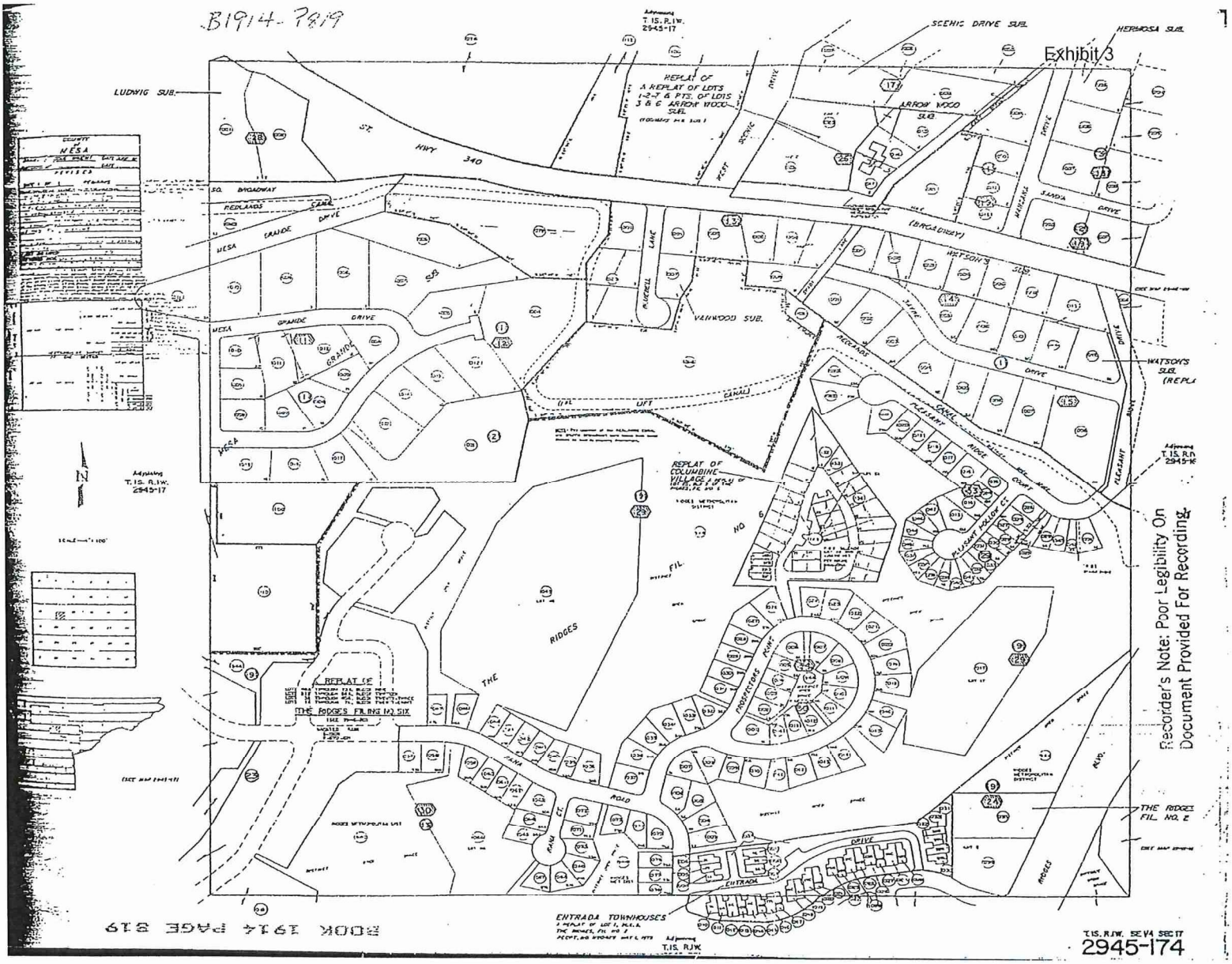
My commission expires 10/26/92.
Witness my hand and official seal.

Mildred B Fowler
Notary Public

Address: 372 Ridges Blvd
Grand Jct. CO 81503

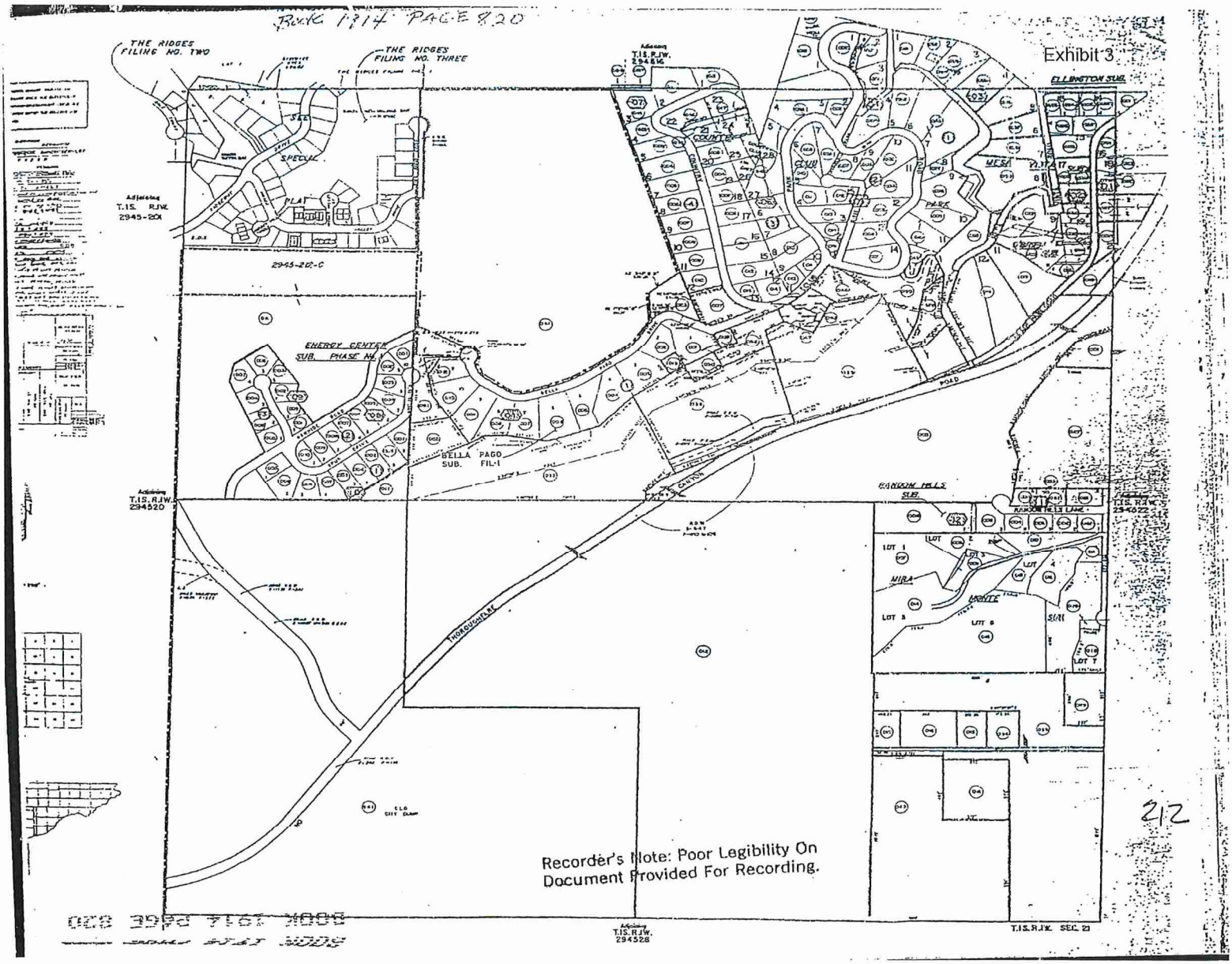
B1914-7819

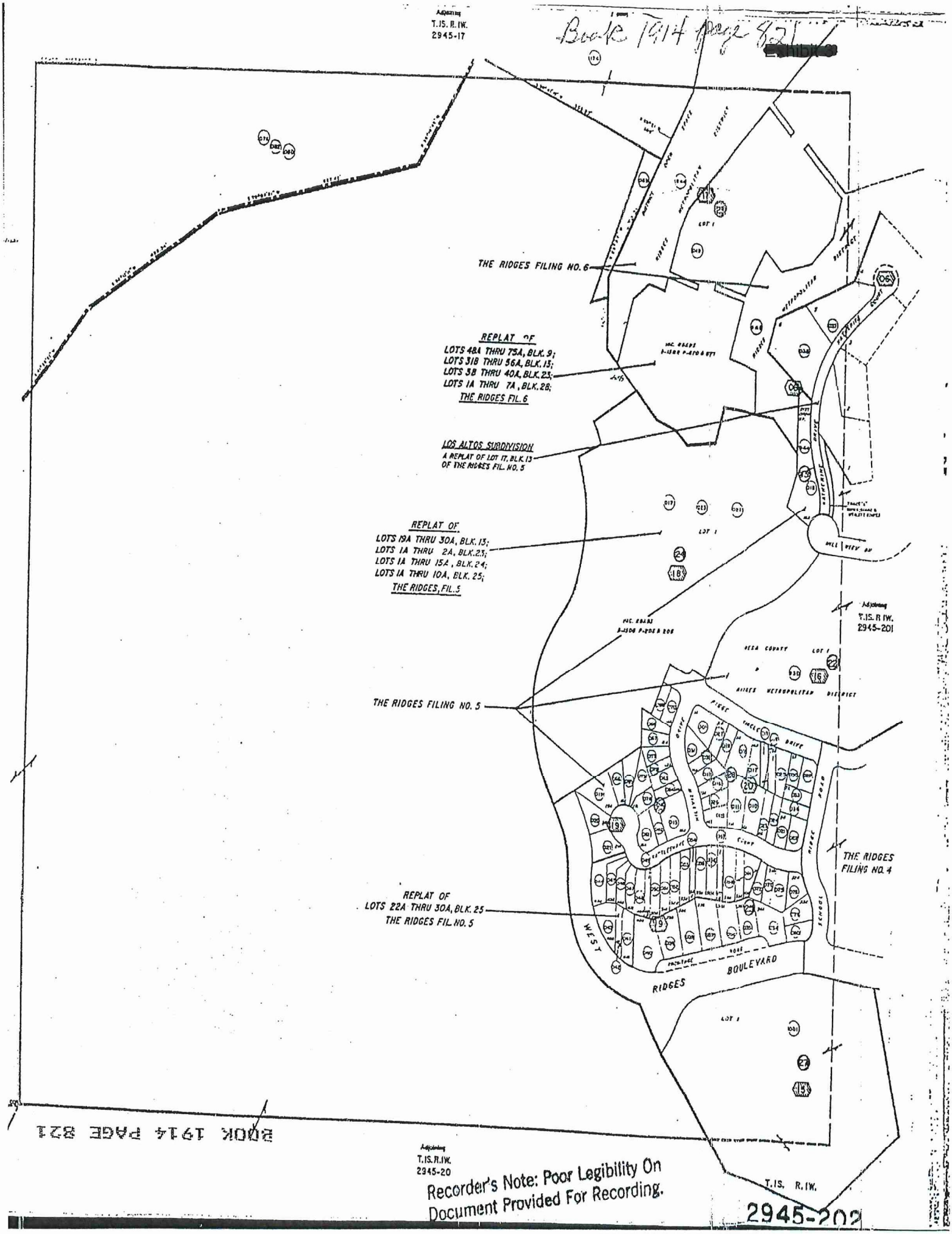
Exhibit 3



Recorder's Note: Poor Legibility On Document Provided For Recording.

BOOK 1914 PAGE 819


BOOK 1314 PAGE 820
Exhibit 3
THE RIDGES FILING NO. TWO
THE RIDGES FILING NO. THREE
ELLINGTON SUB.
ENERGY CENTER SUB. PHASE NO.
BELLA PAGO SUB. FIL-1
RAINBOW HILLS SUB.
MIRA MONTE
THOROUGHFARE
212
Recorder's Note: Poor Legibility On Document Provided For Recording.



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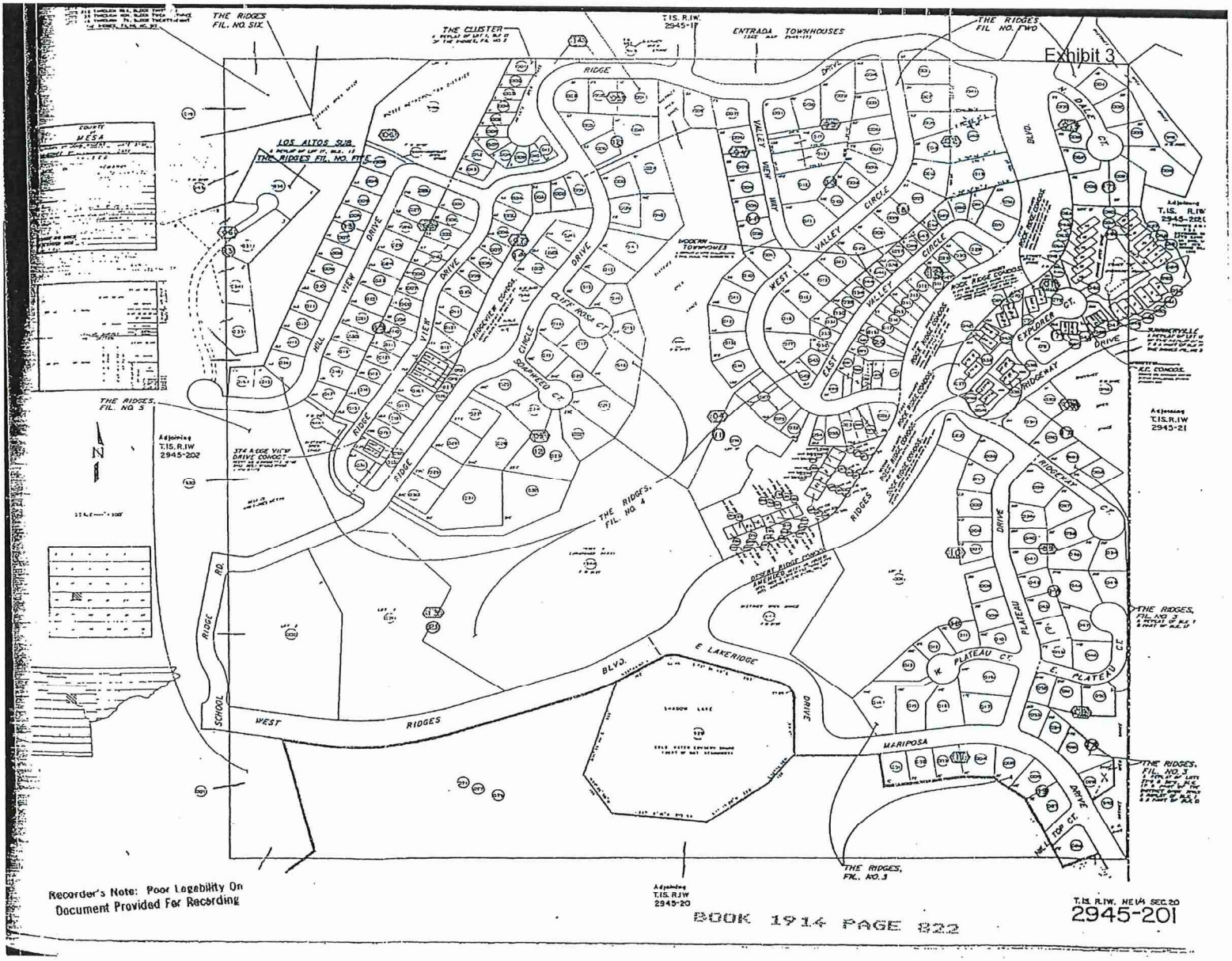


Recorder's Note: Poor Legability On Document Provided For Recording

BOOK 1914 PAGE 822

T.1S. R.1W. NE¼ SEC.20
2945-201

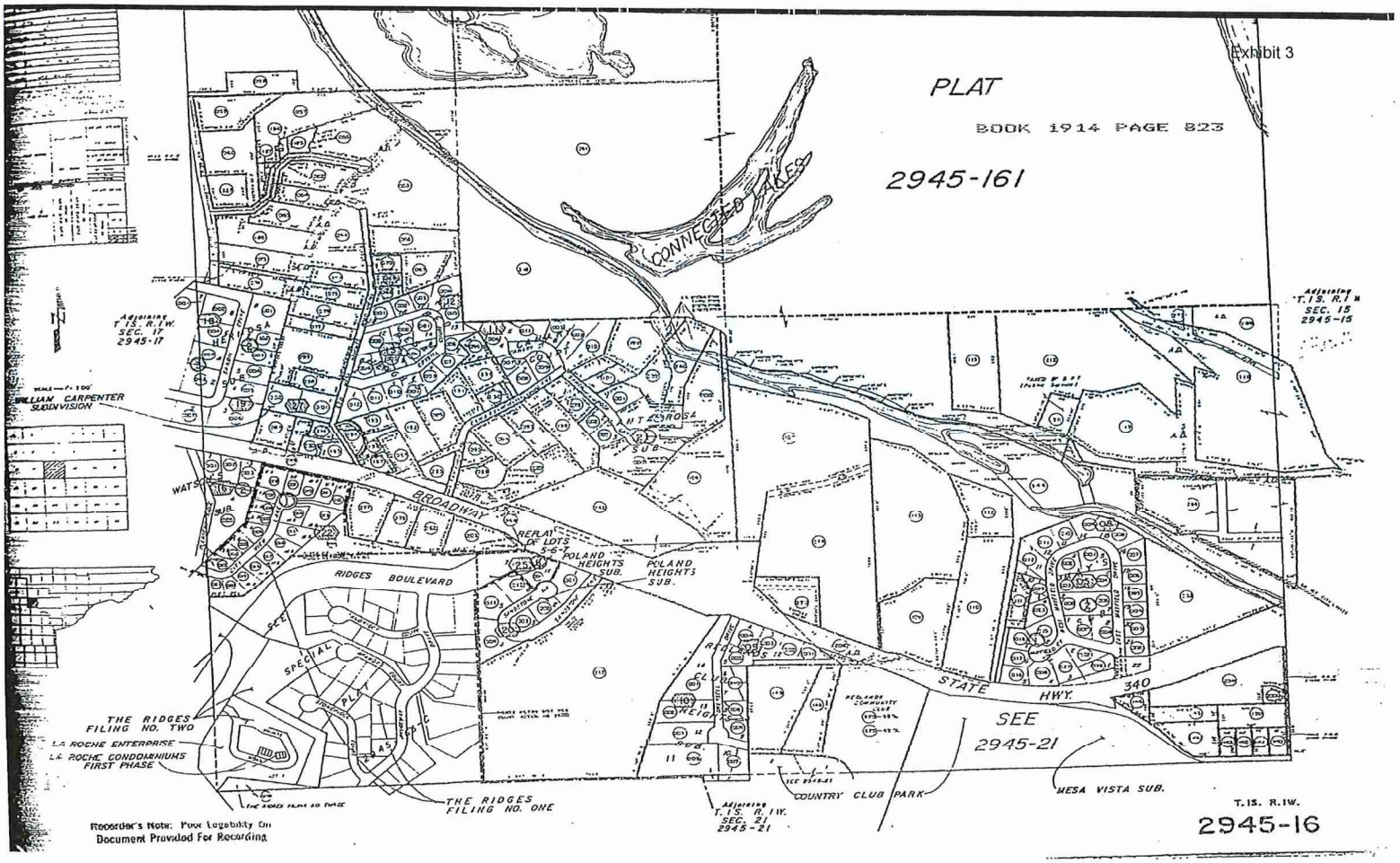
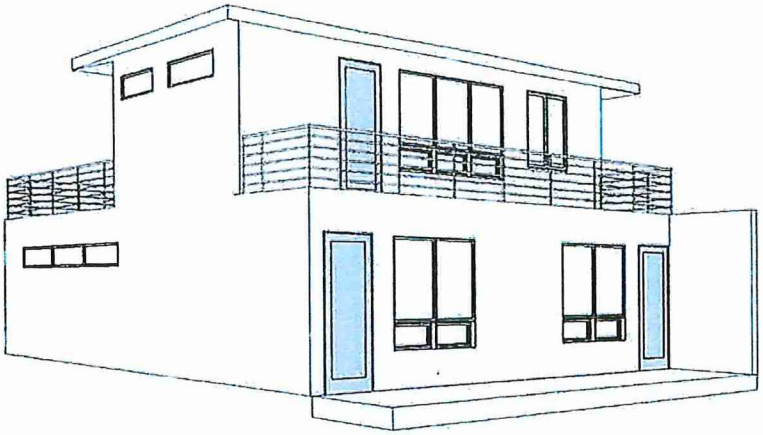


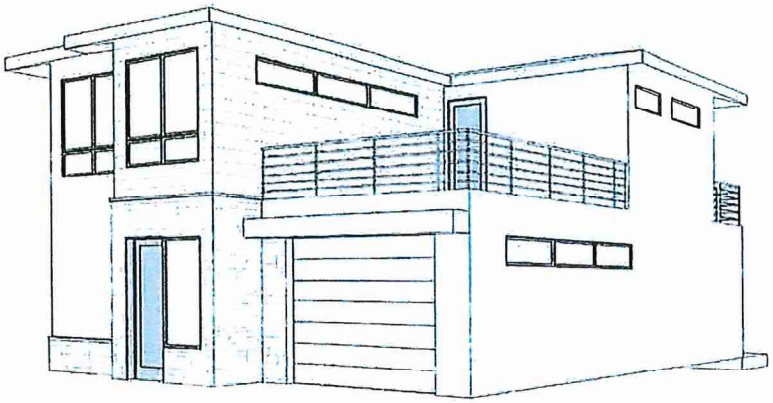
Exhibit 3
PLAT
BOOK 1914 PAGE 823
2945-161
CONNECTED LAKES
BROADWAY
RIDGES BOULEVARD
POLAND HEIGHTS SUB.
STATE HWY. 340
SEE 2945-21
THE RIDGES FILING NO. TWO
LA ROCHE ENTERPRISE
LA ROCHE CONDOMINIUMS FIRST PHASE
THE RIDGES FILING NO. ONE
COUNTRY CLUB PARK
MESA VISTA SUB.
T.1S. R.1W.
2945-16
Recorder's Note: Poor Legibility On Document Provided For Recording

EXHIBIT
5

Architecture – Modern Desert

The developer has chosen Eric Kraai of Kraai Design to create the architecture for Camelback Gardens.

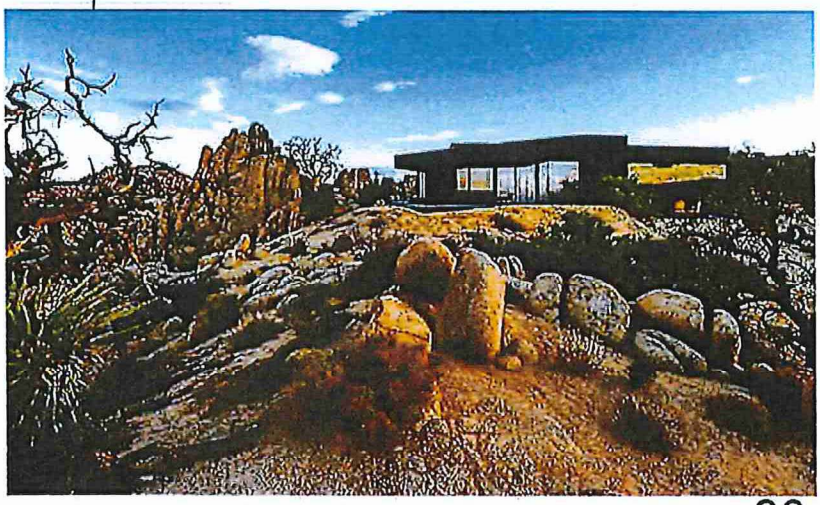


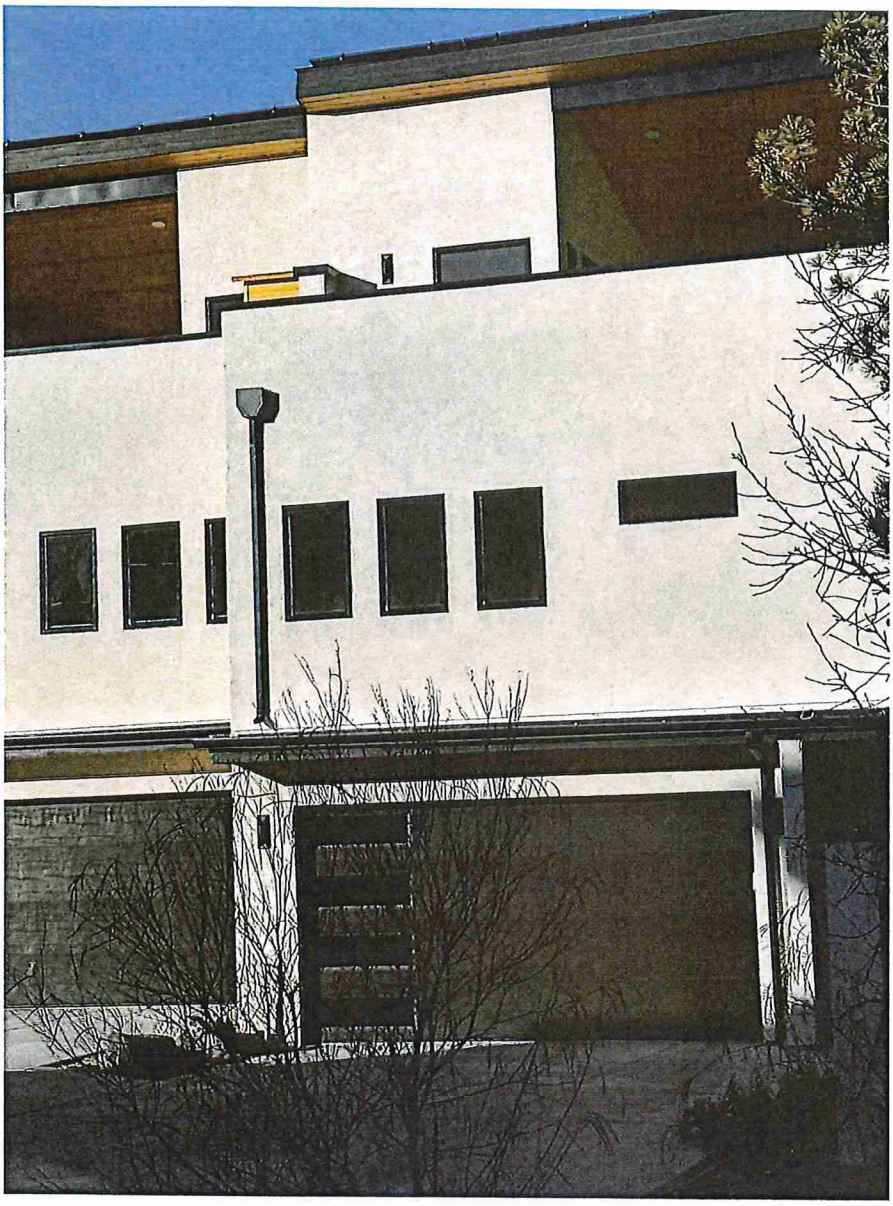


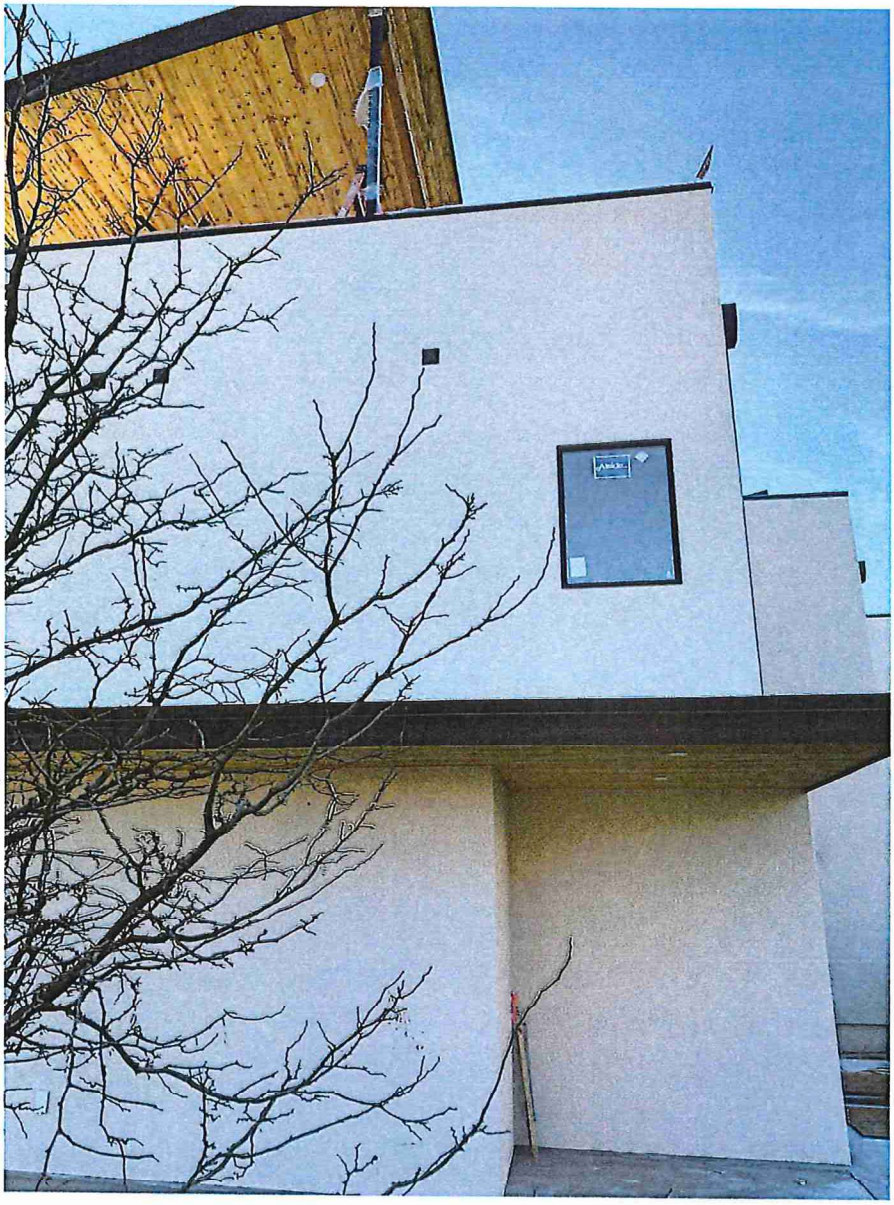
Houses will range from 1,300-2,400 sf. Anticipated price range is $500,000 and up.

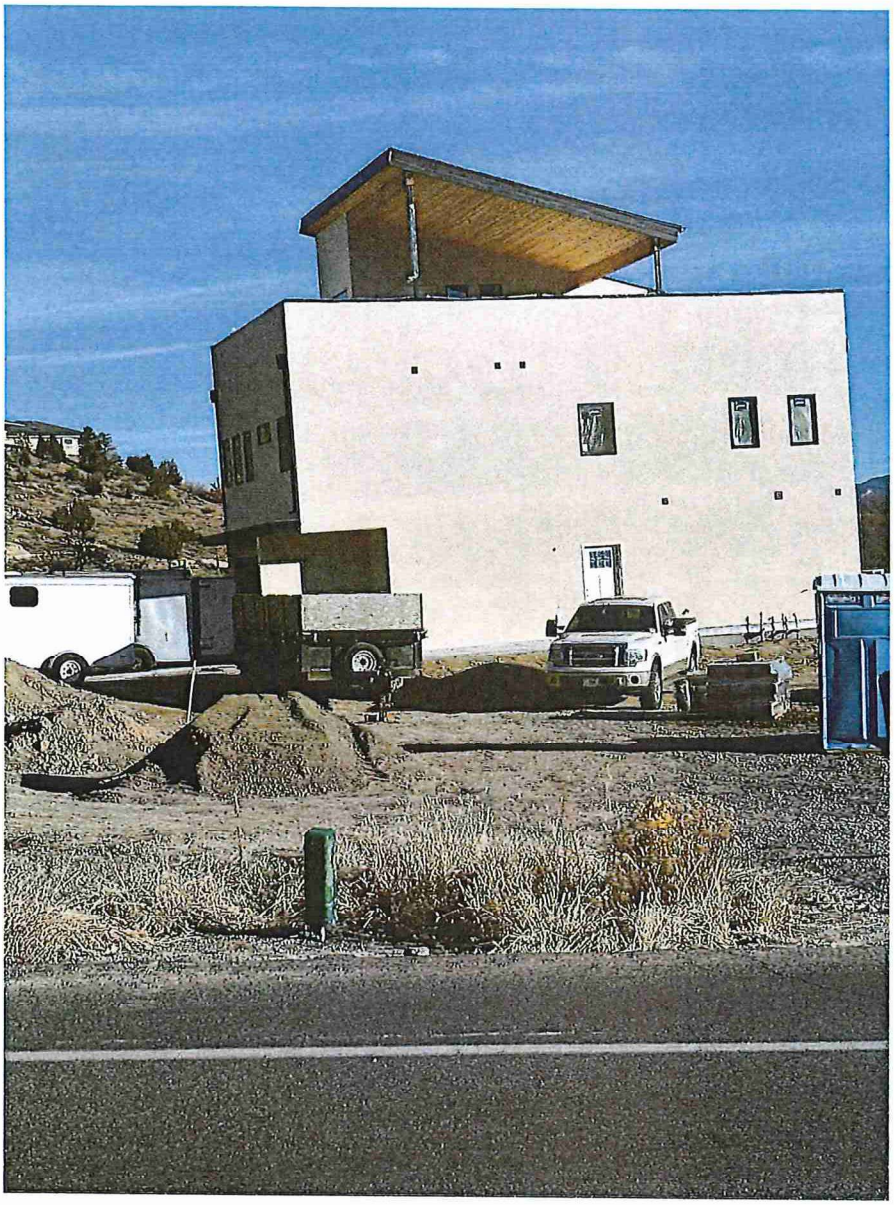
5 3D View 1

The homes will provide a sense of appreciation for the surrounding land and offer sustainable sophistication to the neighborhood.









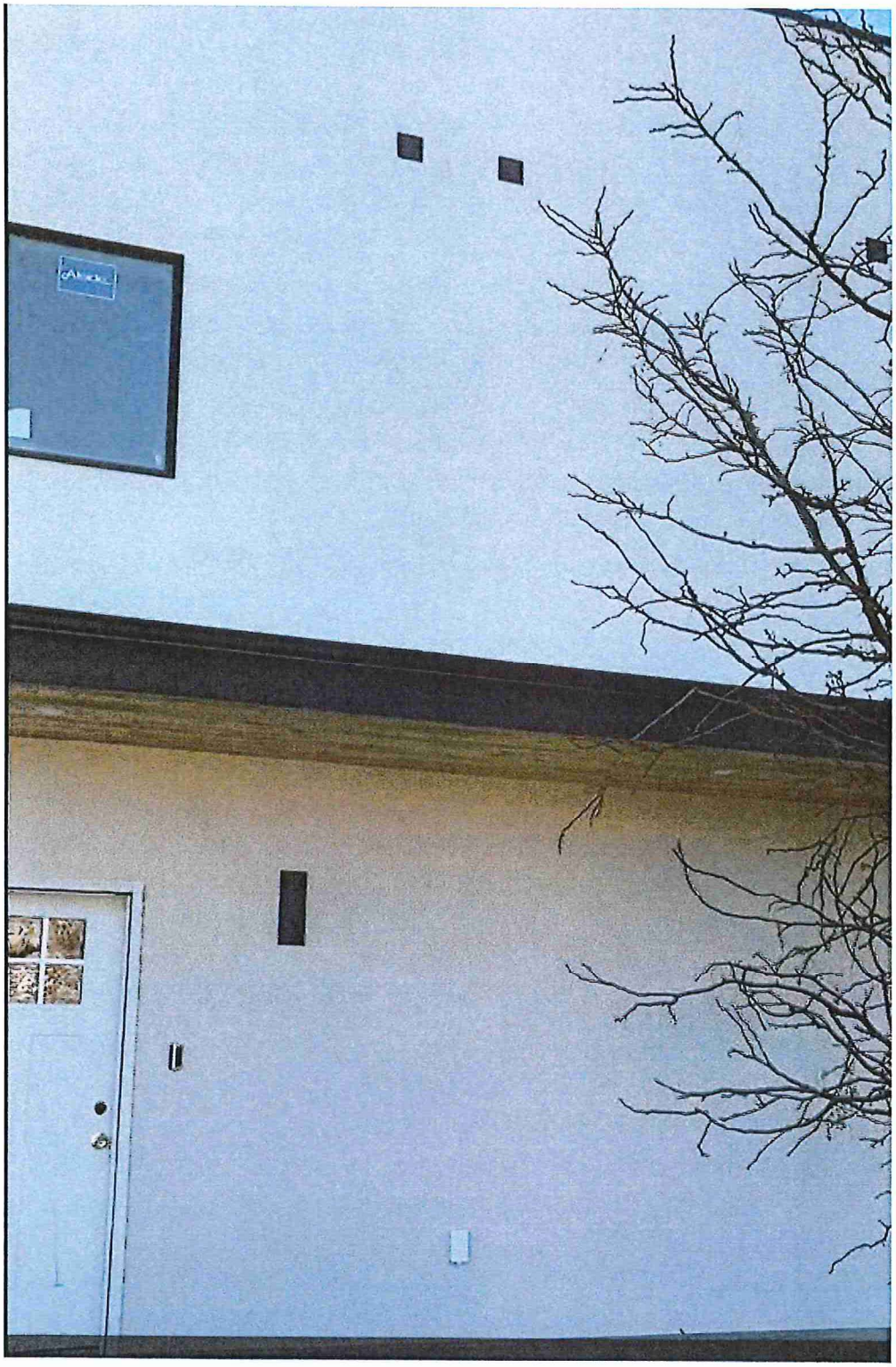


EXHIBIT
tabbies
6

Butte Court Berm and Vicinity

Exhibit

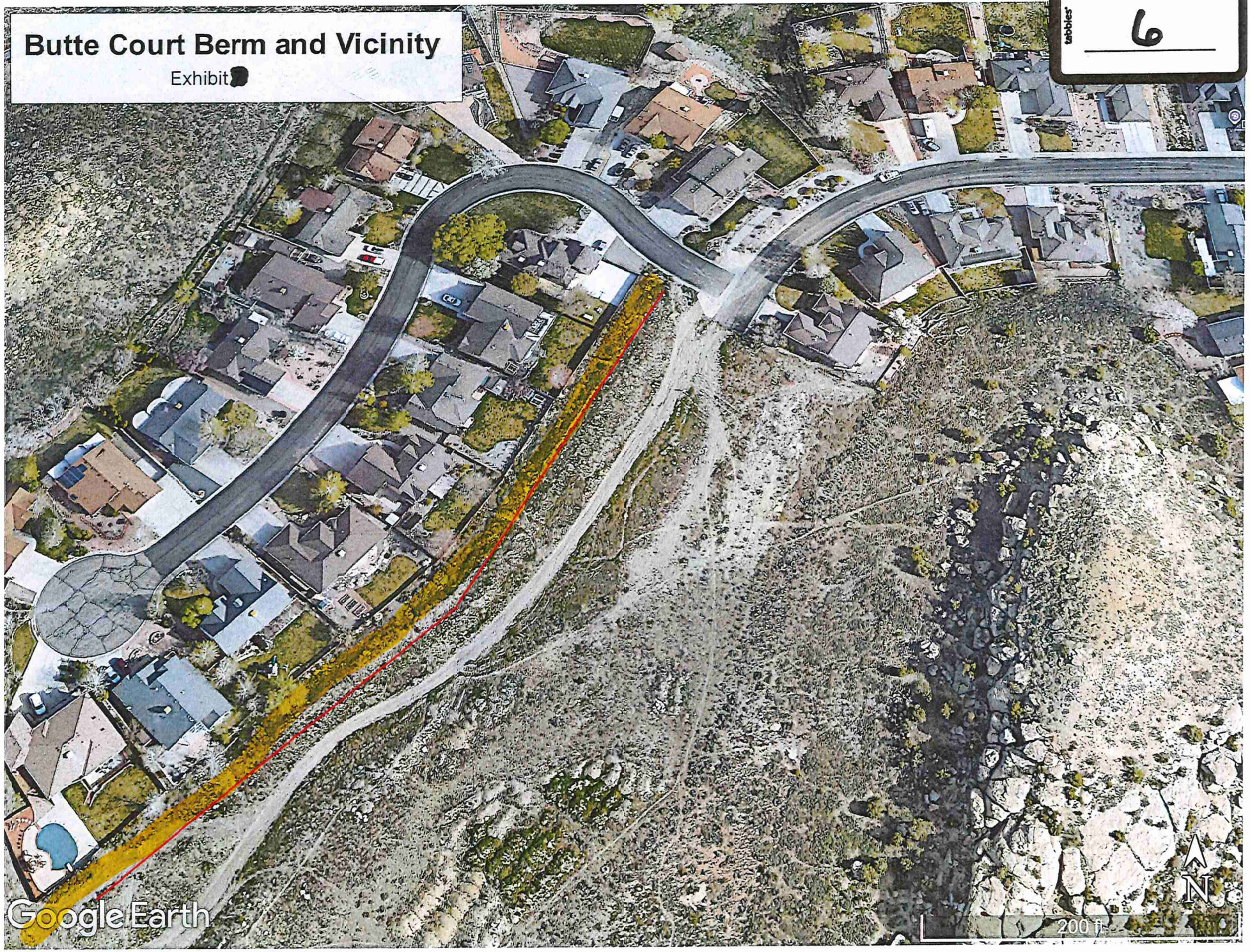


EXHIBIT 7

NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION: ~~13~~ 27
Tuesday, January ~~13~~, 2026 at 5:30 PM
CITY COUNCIL:
Wednesday, February 4, 2026 at 5:30 PM

- Attend the meeting at City Hall, **250 N 5th Street**
- Meeting information will be available online by **5 PM on January 6, 2026 at www.gjcity.org/129/Agendas-Minutes**
- Comment in advance by **5:30 PM on January 12, 2026**
- Comment by phone **(970) 609-9688** and enter **4448**
- Attend virtually: **bit.ly/GJ-PC-1-13-26** (Case-sensitive)
- *For information on the City Council hearing visit www.gjcity.org/129/Agendas-Minutes or call 970-244-1509*

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Planner: Daniella Acosta Stine **Phone:** 970-256-4089
Email: daniellaa@gjcity.org

AVISO DE AUDIENCIA PÚBLICA

Se ha recibido una solicitud para la siguiente petición y se ha programado tentativamente una audiencia pública en el Auditorio del Ayuntamiento.

COMISIÓN DE PLANIFICACIÓN
Martes, 13 de Enero del 2026 a las 5:30 PM
AYUNTAMIENTO:
Miércoles, 4 de Febrero del 2026 a las 5:30 PM

- Asista a la reunión en el Ayuntamiento, **250 N 5th Street**
- La información estará disponible en línea a las **5 PM el 6 de Enero del 2026** en **www.gjcity.org/129/Agendas-Minutes**
- Comentarios por adelantado en antes de las **5:30 PM el 12 de Enero del 2026**
- Comentar por teléfono **(970) 609-9688** e ingrese **4448**
- Asista virtualmente: **bit.ly/GJ-PC-1-13-26** (distingue entre mayúsculas y minúsculas)
- *Obtener información audiencia del Concejo Municipal visite www.gjcity.org/129/Agendas-Minutes o 970-244-1509*

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Considérese la solicitud presentada por Camelback Gardens, LLC y Upland Homes, Inc. para la revisión y aprobación de un Plan de Desarrollo Detallado (ODP) para el proyecto de desarrollo Camelback Gardens, que se propone construir en un terreno de 10,29 acres ubicado en 381 y 409 High Desert Road.

Planificador: Daniella Acosta Stine **Teléfono:** 970-256-4089 **Correo electrónico:** daniellaa@gjcity.org

EXHIBIT
tabbies
8

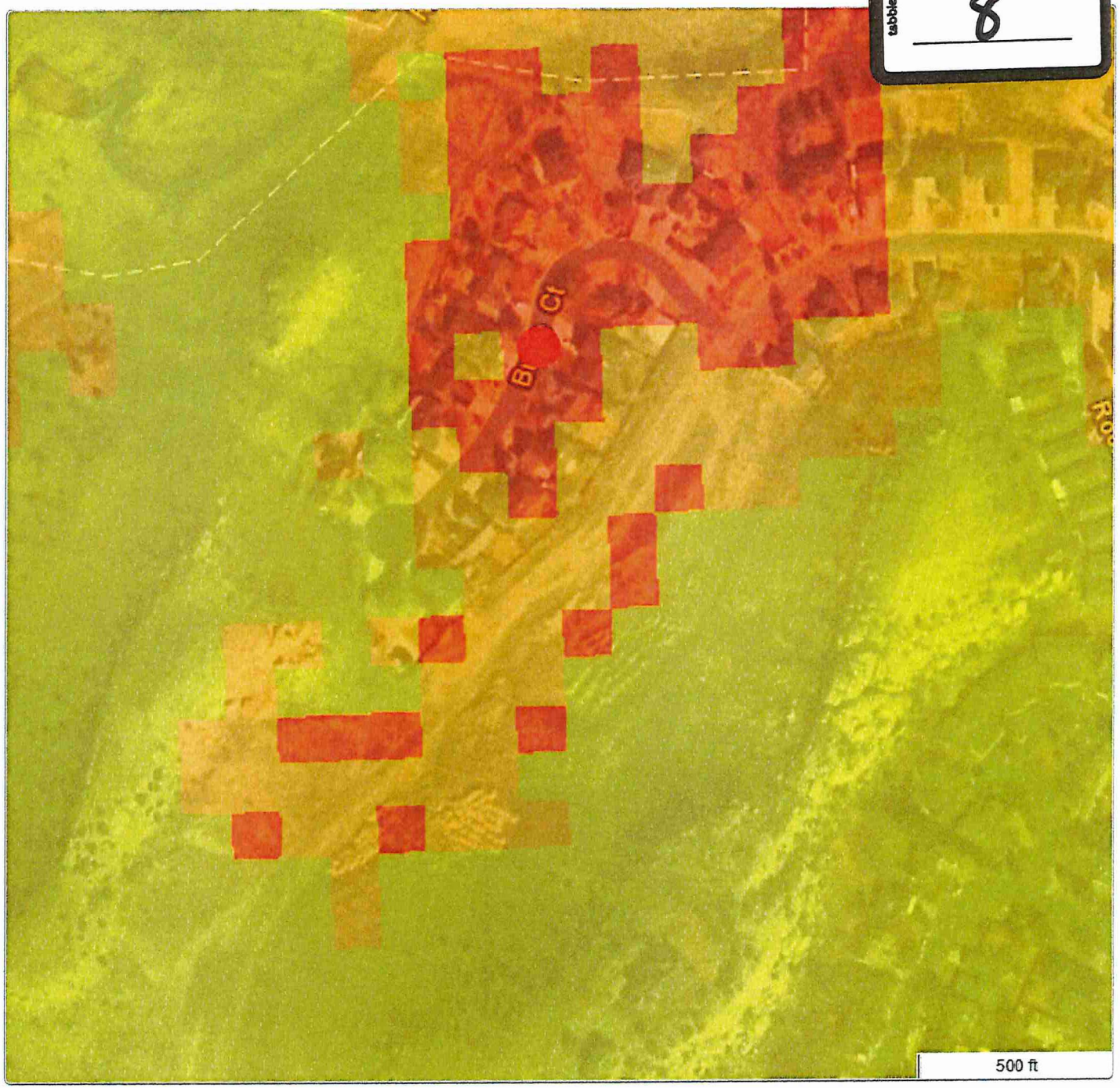
Colorado Wildfire Risk Viewer

https://co-pub.coloradoforestatlas.org

Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:
1/20/2026, 3:24 PM



Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

Legend

https://co-pub.coloradoforestatlas.org

Wildland Urban Interface Risk

- Lowest Risk
- Low Risk
- Moderate Risk
- High Risk
- Highest Risk

Counties

From: Cathlin Craver
To: Daniella Acosta
Cc: Mike Ackerson
Subject: Camelback Gardens ODP No. PLD-2023-121
Date: Monday, February 9, 2026 6:03:51 PM
Attachments: Camelback Gardens ODP.pdf

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Ms. Acosta,

We are respectfully submitting our comments regarding the proposed Camelback Gardens development at 381 Rana Rd. Our letter is attached to this email.

Thank you,

Cathlin Craver and Richard Ackerson
395 Butte Ct
Grand Junction, CO 81507

Date: February 9, 2026

From: Cathlin Craver and Richard Ackerson 395 Butte Ct. Grand Junction, CO 81507

To: Grand Junction Planning Commission

Regarding: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121

Dear Members of the Planning Commission,

We are writing to formally express our strong opposition to the proposed development of up to 90 homes on the site located at 381 Rana Rd. As a resident of Cobblestone Ridges, we believe this project, as currently designed, represents significant over-development that is incompatible with the established safety and character of our community.

Our concerns are centered on the following critical issues:

1. Pedestrian Safety and Traffic Our neighborhood currently lacks comprehensive sidewalk infrastructure. We are a community of pedestrians—families with strollers, neighbors walking dogs, bikers, seniors exercising and most importantly, children walking to and from school bus stops.

- Adding 90 homes alone will likely introduce 150–200 additional vehicles to our streets daily.
- This does not account for the opening of the corridor from High Desert Road to Rana Road which would result in an even larger increase in the number of vehicles using this new route from existing neighborhoods.
- The influx of traffic into an area without adequate walkways creates a high-risk environment for our most vulnerable residents.

2. Neighborhood Character and Scale The proposed density and height are entirely inconsistent with the surrounding area, which consists exclusively of 1-to-2-story single-family homes. Allowing buildings up to **40 feet high** with minimal **10-foot rear setbacks** ignores the existing character and quality of life and will result in a permanent loss of privacy, light, and views for adjacent homeowners.

3. Storm Water and Drainage Cobblestone Ridges, particularly Rana Road has historically had drainwater issues, and this concern only increases with unpredictable and extreme weather. The proposed development does not address stormwater mitigation.

4. Economic Impact While development is often equated with progress, creating high-density developments into a low-density area can decrease the desirability and property value of

long-standing homes. The reduction in open space and increased crowding detracts from the very qualities that make our neighborhood a stable, sought-after place to live.

Conclusion We urge the Commission to deny this proposal in its current form. Any development on this site should be scaled down to reflect the height, setbacks, and density of the existing neighborhood to ensure the safety and quality of life for all current residents.

Sincerely,

Cathlin Craver and Richard Ackerson

Gmail

Frank Margos <margosfrank6@gmail.com>

CAMELBACK GARDENS ODP PLD-2023-121 DEVELOPMENT (381 & 409 High Desert Road, Grand Junction, CO)

1 message

Frank Margos <margosfrank6@gmail.com> Fri, Feb 13, 2026 at 9:07 AM
To: Frank Margos <margosfrank6@gmail.com>

To: Grand Junction City Council

From: Cobblestone Ridges Homeowners Association

Subject: Formal Opposition to the Proposed Camelback Gardens ODP PLD-2023-121 at 381 & 409 High Desert Road.

Date: February 13, 2026

On behalf of the homeowners of the Cobblestone Ridges HOA, the Board of Directors are writing to formally express our collective opposition to the proposed development project located at 381 & 409 High Desert Road. As espoused in our Resolution attached detailing our specific concerns, including traffic congestion, safety hazards, drainage and irrigation impact we request this formal record of our position be included in all public records regarding the Proposed Camelback Gardens ODP PLD-2023-121 located at 381 & 409 High Desert Road.

In addition we express our collective opposition to Resolution No. 13-26 passed by the City Council that would allow adjacent city owned public open space to be used for the purpose of allowing the developers to increase density. We believe this to be an egregious misuse of discretionary powers of the city council.

We urge the City Council to reject the current proposal and seek alternatives that better align with the established residential character of our neighborhood.

Respectfully,

Frank Margos
Cobblestone Ridges HOA

Cobblestone Ridges Camelback Gardens Resolution.pdf
444K

COBBLESTONE RIDGES HOA RESOLUTION
IN OPPOSITION TO PROPOSED CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
January 21, 2026

The Cobblestone Ridges Homeowners Association (HOA) represents the 43 homeowners in the Cobblestone Ridges subdivision immediately to the north of the proposed Camelback Gardens development (PLD-2023-121). Cobblestone Ridges will suffer the most severe and adverse impacts from the currently proposed Camelback Gardens development. The Cobblestone Ridges HOA Board and members have reviewed Revision 7 of the Camelback Gardens Outline Development Plan (ODP) and have a number of serious concerns about the ODP that we believe the City of Grand Junction Planning Commission needs to address before granting any approval to the development. These concerns fall in five areas:

- Housing density
- Traffic
- Safety
- Drainage
- Irrigation

Our concerns in these five areas are described below, followed by our recommendations for how the Planning Commission should proceed.

1. Housing Density

As discussed in the ODP, housing density is quite varied throughout the Ridges Development, fluctuating from 2 homes per acre (R2) to 24 homes per acre (R24). The ODP states that the Camelback Gardens Development will fit well with existing housing and does not have an impact in this area. However, the ODP does not take into consideration the density of the adjoining Cobblestone Ridges and High Desert neighborhoods, which is consistent with the current RL-4 zoning, and which will be most impacted by the Camelback Gardens development. In addition, the ODP calculations include City of Grand Junction Open Space in their estimation of housing density. By inappropriately including 15.01 acres of Open Space in their density calculations, they arrive at a figure of 3.48 units/acre on page 22 of their ODP. With the Open Space owned by the City excluded, their actual proposed density is 90 units spread over 10.63 acres, or 8.47 units/acre. When the development is broken into the southern lot 1, which comprises Pods A and B with 20 housing units, and the northern lot 2, which comprises Pods C, D, E, F, and G with 70 housing units, the proposed densities are 6.43 units/acre for lot 1 and 9.31 units/acre for lot 2.

On page 23 of the ODP, they state that "Camelback Gardens largely incorporates RL5 (sic) in the PD." In the first place, RL-5 zoning has a maximum density of 5.5 units/acre, less than the 8.47 units/acre they are proposing. Secondly, the numerous deviations from RL-5 standards they are requesting leave their development more in line with RM-8 standards than RL-5 standards. The proposed density for lot 2 exceeds even the RM-8 maximum density of 8 units/acre.

This is a dramatic contrast to the existing density of 3.82 units/acre on Butte Ct in Cobblestone Ridges. This density does not even include the road surface area of Butte Ct itself, whereas the calculations for Camelback Gardens above do include the road surface area. The density in the rest of Cobblestone Ridges (Rana Rd and Saddle Ct) is also less than 4 units/acre.

Figure 1 below demonstrates the difference in density between the 19 existing units on Butte Ct (outlined in BLUE), as compared to the 70 proposed units of Camelback Gardens lot 2 shaded in RED. The proposed density for Camelback Gardens is inconsistent with the character of the adjoining neighborhoods, and would have a major impact on traffic on Rana Rd as discussed in the next section.

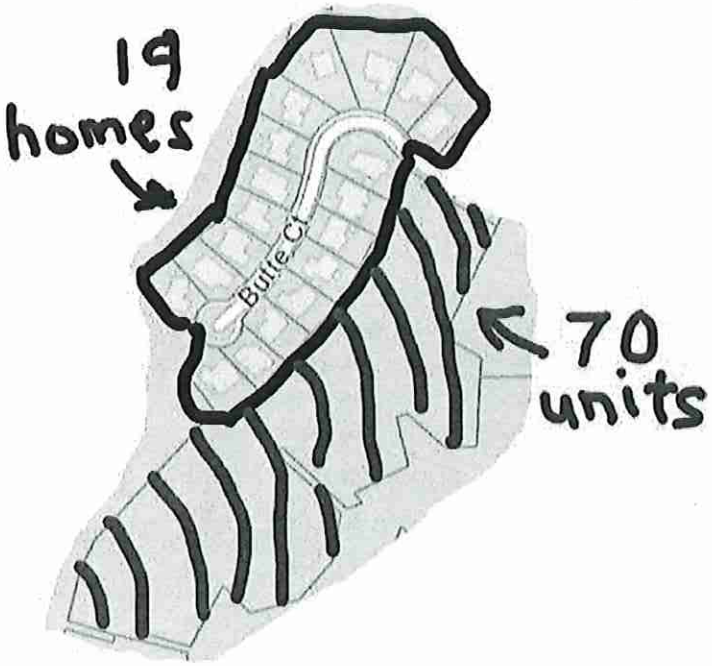


Figure 1. Home density comparison between Butte Ct and Camelback Gardens Lot 2

2. Traffic

At the top of page 17 of the ODP, it is stated that "Commuter traffic is likely to be impacted in a small way." This grossly understates the impact of the proposed development on traffic. Rana Rd, the designated access road for Camelback Gardens, is currently (and has been for over 25 years) a quiet residential road that is effectively a dead-end road when combined with Butte Court. By connecting Rana Rd to High Desert Rd, it opens Rana Rd to much more than just the Camelback Gardens development. This connection will also make Rana Rd the shortest route from the lower (northern) end of the existing High Desert Rd down to the intersection of Ridges Blvd and Ridge Circle Dr on the way to Broadway. Starting at the intersection of High Desert Rd and Club Estates Dr, it is a distance of approximately 0.94 miles down High Desert Rd, Rana Rd, and Ridge Circle Dr to Ridges Blvd. The alternative route that goes up High Desert Rd to Ridges Blvd and then down to Ridge Circle Dr is a distance of approximately 1.25 miles (see Figure 2).

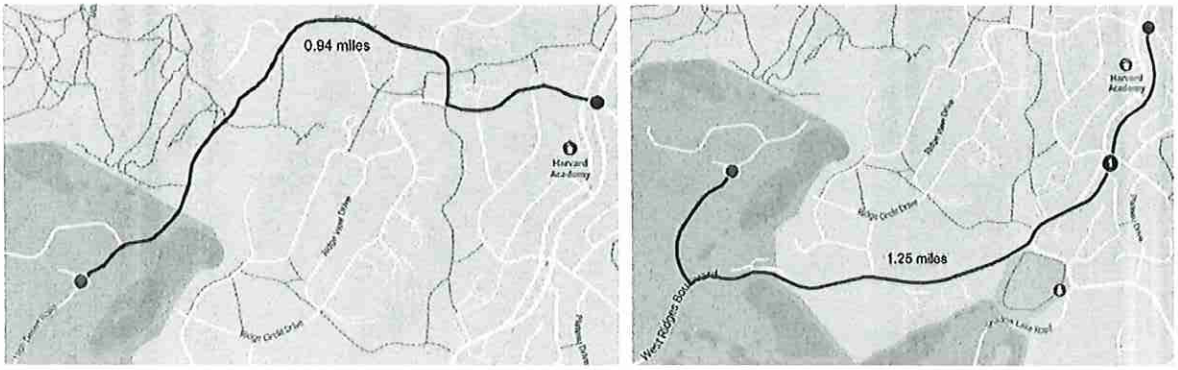


Figure 2. Comparison of Rana Rd and Ridges Blvd routes to intersection of Ridge Circle Dr and Ridges Blvd

Thus, the 36 planned or existing units on High Desert Rd north of Club Estates Dr and in the Lonetree development (T-Club Villas at Redlands Mesa) (see Figure 3), and potentially homes higher on High Desert Rd, are also likely to use Rana Rd once a connection is established.

Figure 3. High Desert Rd and Lonetree units likely to use Rana Rd to access Broadway

Therefore, the proposed Camelback Gardens development would result in a minimum of 126 units newly accessing Rana Rd. The impact of this on traffic is shown in Table 1.

Table 1. Current and Potential Future Housing Units Accessing Each Intersection on Rana Rd

Intersection	Number of Existing Units Accessing Each Intersection	Number of Units Accessing Each Intersection With Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units,	Percent (%) of Increased Access at Each Intersection with Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units
Rana Rd & Ridge Circle Dr	155	281	81%
Rana Rd & Prospector Pt	147	273	86%
Rana Rd & Rana Ct	77	203	164%
Rana Rd & Saddle Ct	59	185	214%
Rana Rd & Rockwood Ln	43	169	293%
Rana Rd & Butte Ct	19	145	663%

Traffic at each intersection along Rana Rd might increase by 81 to 663 percent, hardly a small impact. Rana Rd would change from a quiet residential street to one of the busiest roads in The Ridges, adversely affecting property values and the quality of the neighborhood in Cobblestone Ridges.

3. Safety

Rana Rd is currently a quiet residential street with little traffic. It is popular with pedestrians, both those simply walking through the neighborhood and those using it to acess the Open Space that adjoins the proposed Camelback Gardens development. Because Rana Rd has no sidewalks over most of its length, pedestrians are typically walking in the street. These pedestrians would be put at increased risk by the substantially increased traffic that would result from the Camelback Gardens development as proposed.

These pedestrians include school-age children walking to the school bus stop at the intersection of Rana Rd and Ridge Circle Dr. While waiting for the bus, these children stand on the street at that intersection. If cars from 136 additional households are funneling through that intersection around the same time, these children will be placed at risk.

Additional risks are associated with greatly increased traffic making left turns at the intersections of Rana Rd and Ridge Circle Dr, Ridge Circle Dr and Ridges Blvd, and Ridges Blvd and Broadway (both entering and leaving The Ridges).

4. Drainage

This past summer, a major rainstorm (City workers estimated at 4" in one hour) hit the Cobblestone Ridges area. During this rainstorm, the stormwater drain on Rana Rd could not keep up with the runoff and resulted in water filling Rana Rd like a river, and eventually leaving massive mud deposits at the mouth of the storm drain that empties into the holding pond north of Rana Rd in the open area. The City did not have manpower or time to clean up this mud, so homeowners utilized shovels and wheelbarrows to haul the mud back up to the west end of Rana Rd where the Camelback Gardens development is proposed. This same type of challenge with mud and lack of drainage has occurred three times in the last two years.

The ODP does not address drainage in an adequate manner, but briefly mentions soil tests. With the additional area of asphalt connecting to the west end of Rana Rd along with a significant slope that will come off development, drainage issues will be greatly impacted unless additional drainage channels are created. Developed areas, particularly asphalt, concentrate and transport water much faster in a rainstorm than open ground. This can lead to water reaching drainage points faster, which can overwhelm local infrastructure and increase the risk of local or flash flooding.

5. Irrigation

Within the Camelback Gardens ODP, it is mentioned on page 12 with respect to irrigation that the City completed a recent upgrade to the system. The City did complete an upgrade within the Prospector Point area, but no improvements were made in the Cobblestone Ridges area adjacent to Camelback Gardens. Over the past several years, the City continues to clear shells out of the system that create partial and total blockage for homeowners within Cobblestone Ridges, especially on Rana Rd.

With the development of Camelback Gardens, an extension to the irrigation line on Rana Rd will require the City to mitigate the existing shell issues, along with other challenges the irrigation maintenance staff could expand upon. It will be expensive and very labor-intensive.

Summary and Recommendations

The Camelback Gardens development as currently proposed will have major adverse impacts on Cobblestone Ridges and other current residents who use Rana Rd. The housing density proposed for Camelback Gardens is several times higher than in Cobblestone Ridges and the current High Desert Rd. The proposed interconnection between Rana Rd and High Desert Rd will convert Rana Rd from the current quiet, effectively dead-end status it has enjoyed for the past 25+ years into a major transportation route. This will radically degrade the quality of the Cobblestone Ridges neighborhood and result in a major increase in traffic that will be hazardous to the pedestrians and school children who currently walk on Rana Rd. The development has the potential to exacerbate drainage problems already existing on Rana Rd, and may necessitate renovation of the irrigation system.

To prevent the worst of these impacts from happening and preserve the quality of the neighborhood insofar as possible, the Cobblestone Ridges HOA makes the following recommendations:

1. We recommend that the Camelback Gardens development be given an RL-4 zoning designation with no deviations, allowing the developer to develop his property in a reasonable manner consistent with the adjacent neighborhoods.

2. With respect to both traffic and safety, we recommend that instead of High Desert Rd being extended to connect to Rana Rd, High Desert Rd should be extended only into a cul de sac in the developer's lot 1, while Rana Rd is extended into a cul de sac in lot 2. This will limit the increase in traffic on Rana Rd to just the new units constructed in lot 2, reducing the danger to pedestrians on Rana Rd and to school children waiting for the school bus at Rana Rd and Ridge Circle Dr. It would also greatly reduce the number of left turns from Rana Rd onto Ridge Circle Dr and from Ridge Circle Dr onto Ridges Blvd.

3. We further recommend that the effects of the Camelback Gardens development (in whatever form) on drainage of storm water be more critically assessed to ensure that Rana Rd is not flooded whenever it rains.

4. Finally, we recommend that the expansion of the current irrigation system serving Rana Rd to serve the new Camelback Gardens be better evaluated so that the City is aware of the cost and effort that will be required.

Respectfully submitted,

Cobblestone Ridges Homeowners Association
Board of Directors

Frank Margos, President

Rick Beauhelm, Vice President

Marnie Margos, Secretary/Treasurer

GRAND JUNCTION PLANNING COMMISSION
March 10, 2026, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ian Moore, Ian Thomas, Gregg Palmer, Caleb Abeloe, and Merritt Sixbey.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Eric Mocko (Transportation Engineer), and Madeline Robinson (Planning Technician).

There were 47 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from February 24, 2026.

   Commissioner Ehlers moved to approve the Consent Agenda.

   Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. **Camelback Gardens ODP** **PLD-2023-121**
   Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) and the City of Grand Junction for the Camelback Gardens Development Proposed on a total of 25.36 Acres located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa being all that land within Camelback Gardens Boundary Line Adjustment same as recorded at Reception Number 3148907, portions of the District Open Space shown on the following four (4) subdivision plats 1) The Ridges Filing No. Six same as recorded at Reception Number 1259706, 2) Cobblestone Ridges same as recorded at Reception Number 1778367, 3) Cobblestone Ridges Phase 2 same as recorded at Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat same as recorded at Reception Number 1789624 said District Open Space also known as Mesa County Parcel Number 2945-202-17-020 and Tract A Public Open Space dedicated on said Cobblestone Ridges Phase 2 Replat also known as Mesa County Parcel Number 2945-174-41-012 over a 17-year timeframe.

   Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked if future development of the subject parcels necessitated a road connection from High Desert Rd to Rana Rd.

Commissioner Thomas asked for more details about the land exchange and use of City-owned open space that were approved by City Council.

Applicant Scott Preisendorf provided some context on his plans for development on Lot 1 of Camelback Gardens.

Applicant Mike Stubbs provided some context on the history of the parcels and his plans for the development of Lot 2 of Camelback Gardens.

Commissioner Moore asked Mike if the viewsheds would be preserved.

Commissioner Ehlers asked Mike what his expected square footage was for an individual unit.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, March 3, 2026, via www.gjcity.org.

Chair Quintero asked Assistant City Attorney Jamie Beard for clarification on the policies for providing a public comment.

There was discussion amongst the Commission about allowing the public to give their three minutes to someone else or increasing the time allotted for individual public comments.

Commissioner Ehlers moved to keep the public comment at 3 minutes per person.

Commissioner Palmer seconded; motion passed 6-1.

Leanne Mumpy noted her disagreement with allowing the development to use the City-owned open space.

Bill Gulley expressed his concerns with the proposed density and the projected increase in traffic.

John Currier argued that the surrounding neighbors should be compensated for the potential decrease in property values.

Tom Politzer reiterated the previous public comments and asked if the open space would be available to everyone or only the residents of the development.

Chris Mcanany suggested the density of the ODP be limited to 4 units per acre and disallow the use of the City-owned open space in the density calculations. He stated that the staff recommendations conflicted with the goals of the comprehensive plan.

Rick Beauheim argued that City staff were granting special permissions to the developers and provided excerpts from the review comments of the plan case (PLD-2023-121). He had a letter prepared and indicated that the public comments following his would use their time to read the letter in its entirety.

Commissioner Ehlers indicated that the use of the City-owned open space for density calculations weas not within the purview of the Planning Commission.

Dana Nkana continued Mr. Beauheim's comments.

Randy Greathouse continued Mr. Beauheim's comments.

Kurt Nelson continued Mr. Beauheim's comments.

Frank Margos continued Mr. Beauheim's comments.

Kimberly Greathouse stated that the granting of City-owned open space for density calculations was unprecedented and requested the property be zoned to RL-4.

Dee Wernette echoed the previous comments and expressed his disagreements with how the public comments were being addressed.

Teresa Edwards expressed her disagreements with the City Council allowing the developer to use the 15-acres of City-owned open space.

Terry Keane commented on the projected increase in traffic and the proposed max height for the PD.

Carol Bierbower echoed Ms. Keane's comments on increased traffic and the dangers it poses to pedestrian safety.

Danny Wenzinger requested this item be remanded back to staff for further review.

Ralph Wahlers commented on Staff's attention during the public comment period.

Todd Hegstrom comment that the proposed development was unfair to the surrounding neighbors.

The public comment period was closed at 7:07 p.m. on March 10, 2026.

Mike Stubbs provided his arguments to the public comments.

Commissioner Palmer asked what Council Resolution 13-26 says.

There was discussion about the specific language on the use of City-owned open space granted by Resolution 13-26. Jamie Beard commented that Resolution 13-26 allowed the City-owned open space to be included in the gross acreage of the ODP and the Planning Commission was responsible for determining if they agreed with Staff's findings on the appropriate range of density for the ODP.

Commissioner Moore asked about the land exchange and its impact on the approval or denial of the ODP. He asked the applicant to clarify their proposed unit count.

The public hearing was closed at 7:20 p.m. on March 10, 2026.

Discussion
Commissioner Ehlers commented that the density calculation was not something that could be modified by the Planning Commission.

There was additional discussion about the compatibility of the proposed housing types with the surrounding area, alternative development types, property ownership, and the Planning Commission's role in approving or denying the ODP.

Motion and Vote
Commissioner Palmer made the following motion "Mr. Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report."

Commissioner Thomas seconded; motion passed 6-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.

REDLANDS MESA
Master Association

Date: March 9, 2026
To: City of Grand Junction Planning Commission
Grand Junction City Council
From: Redlands Mesa HOA Board of Directors
RE: Camelback Gardens Planned Development (PLD-2023-121)

The Redlands Mesa Master Association (RMMA) HOA represents approximately 400 homeowners within the Redlands Mesa subdivision, including homes located immediately to the south of the Camelback Gardens Planned Development on High Desert Road, as well as homes on Hillview Drive that abut the proposed development. We have serious concerns, as outlined in this document and respectfully request that the Grand Junction Planning Commission and City Council address these matters. We further request that this correspondence be entered into the public record. Representatives from our community attended the February 10 Planning Commission Meeting and spoke about these issues, which are summarized below.

1. Housing Density and Neighborhood Compatibility

The planned development lies within an area designated Residential Low under the One Grand Junction Comprehensive Plan. Adjacent neighborhoods, including Redlands Mesa and Cobblestone Ridges, have been developed at RL-4 densities (fewer than four dwelling units per acre). These neighborhoods reflect a low-density character, consistent with the Residential Low designation, emphasizing larger lot sizes, open space, and a suburban residential pattern compatible with the surrounding area.

The current Camelback Gardens proposal includes building 90 dwelling units on 10.29 acres, with building heights up to 40 feet. This proposed density substantially exceeds that of adjacent neighborhoods and is inconsistent with the Residential Low designation identified in the Comprehensive Plan. The scale and intensity of development would materially alter the character of surrounding residential areas.

2. Density Calculation Methodology

We are very concerned about City Council Resolution No. 13-26, which allows approximately 15 acres of City-owned open space to be included in density calculations for the project, enabling density to be calculated using approximately 25 acres rather than the 10.29 acres proposed for development. This strikes us as highly disingenuous: Housing density should reflect the land area actually being developed. We are not aware of any precedent for this type of action nor is it standard practice in

Outlook

Camelback Gardens Subdivision

From Kathryn Lund <drkathylund@gmail.com>
Date Mon 3/9/2026 12:09 PM
To Daniella Acosta <daniellaa@gjcity.org>; Council <council@gjcity.org>

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

I would like to express my disagreement with the planning commission about the development of Camelback Gardens as being presented.
Please see my issues below: I ask that this be reconsidered as there are some unprecedented evaluations being made.

To address these concerns, we recommend that the Grand Junction Planning Commission and City Council adopt the following recommendations prior to final approval for the Planned Development:

1. Apply RL-4 Density Standards Without Deviation
Limit the Camelback Gardens development to RL-4 density (four units per acre or fewer) to ensure compatibility with surrounding neighborhoods.

2. Base Density on Developable Acreage Only
Rescind Grand Junction City Council Resolution No. 13-26. Calculate allowable residential density using only the acreage proposed for development, excluding City-owned open space.

3. Modify Roadway Design to Protect Neighborhood Safety- decrease the amount of traffic thru the existing subdivisions.
Replace the proposed High Desert Road–Rana Road connection with:

*

A cul-de-sac termination of High Desert Road within the development area

* A cul-de-sac termination of Rana Road within the adjoining lot

I understand the need for housing in Grand Junction. I support responsible growth that is thoughtfully integrated to match existing neighborhoods. The Camelback proposal as is ...does not comply with the adjacent neighborhoods.

--Thank you for your time.
Dr. Kathy Lund

Outlook

RE: March 10, 2026, Planning Commission Public Hearing/ PLD-2023-121

From Jacob Kaplan <jacobk@gjcity.org>
Date Tue 3/10/2026 12:05 PM
To Daniella Acosta <daniellaa@gjcity.org>; Madeline Robinson <madeliner@gjcity.org>; Olivia Coe <olivia.coe@gjcity.org>

Do we need to print a copy for Scott and Mike?

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | EngageGJ

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Tuesday, March 10, 2026 11:41 AM
To: Madeline Robinson <madeliner@gjcity.org>; Jacob Kaplan <jacobk@gjcity.org>; Olivia Coe <olivia.coe@gjcity.org>
Subject: FW: March 10, 2026, Planning Commission Public Hearing/ PLD-2023-121

Hello – could one of you assist with printing enough copies for the PC, me and Jamie?

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: George Gatseos <g_gatseos@yahoo.com>
Sent: Tuesday, March 10, 2026 11:37 AM
To: Daniella Acosta <daniellaa@gjcity.org>

Cc: g__gatseos@yahoo.com; George Gatseos II <gggatsos@gmail.com>
Subject: March 10, 2026, Planning Commission Public Hearing/ PLD-2023-121

⚠ EXTERNAL SENDER ⚠

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From: Dr. George G Gatseos II
408 Rockwood Ln.
Grand Junction, CO 81507
To: Planning Commission, City of Grand Junction, CO
Community Development
250 North 5th Street
Grand Junction, CO 81501-2628

Chair Weckerly, and Commissioners,
I live at the southeast corner of Rockwood Ln. & Rana Road,
(408 Rockwood Ln, Grand Junction, CO 81507). Several of my neighbors have given you input for your consideration regarding their concerns in public hearing, regarding PLD-2023-121, a request by applicant Camelback Gardens LLC, and Upland Homes. Inc. As a former Planning Commissioner of the City of Grand Junction, (2014-2021) I have been an individual who likes PD (Planned Development) and think it is a good way to use for planning future land use development, both for the community and the developer. I am writing today to not object to the development of this parcel of land; but to add my individual concerns and in addition to the ones such as cluster development and density, storm water drainage, traffic flow, I understand that the Commission upon Hearing this case prior voted 6-1 to favor of the motion to Approve and forward to City Council for Final public hearing (which is scheduled April 1st. I am not opposed to the development of this urban infill property. I do want to comment regarding the following issues that I would like the Applicant and City to consider with the development process and construction as it is probably close to final approval.
I also have besides, the obvious concerns of the neighborhood, with traffic concerns, safety, water drainage impact, and the clustering to go from RL4 zoning to RL-5 allowance of increased units per acre, and 40 foot allowable. building height
following specific concerns:
1) Additional Waste water storm sewer drainage onto rhw existing infrastructure on Rana Road. With the elimination of the pervious existing soil, and surface area asphalt parking lots, the water drainage will add amounts more that the capabilities of existing drains on Rana Road., from the intersection of Butler & Rana road the northern boundary of the planned property to the intersection of Rana road & larger connector street Ridges Circle West the linear drivable distance is 0.3 miles. Only 3 three storm water drains with concrete curbing exist presently on Rana Road, minimal amount to handle stormwater drainage. in addition, more than 2/3rds of the length of Rana road from Ridges Circle west to my corner (Rockwood Ln. & Rana road, does NOT have any concrete curbing whatsoever, and No stormwater drains. The city needs to assess the impact of the proposed development water drainage on the existing infrastructure.
2) Traffic concern: Although this PD has a proposed connector street to join HighDesert road with Rana road; the impact of traffic on the neighborhood is poor and difficult resulting in safety concerns and traffic congestion during hours of maximum traffic flow. Indeed, their is only one each of ingress/egress with Hig Desert road on the south, and Rana road on the north. It is my belief that Most all of the traffic will follow the north route down Rana road to leave the proposed development Both, Rana road and High desert are residential streets until you get to Ridges Circle West collector road on the north. In addition to the southbound traffic will follow an uphil residential street to the Redlands Mesa golf club intersection, with more congestion.
3) Open Space recreation trails use, & Maintenance concern. The Open space that is owned by the city and used as part of the development for inclusion to allow clustering and increased

zoning density is not used for recreation at this time by the neighborhood residents, as no trails are present in most of the upper regions of the open space. In addition the PD clearly says that the financial maintenance of the future trail additions and the private park should be maintained by the HOA or HOAs. that is an added financial burden on HOA's that are limited in scope. as the City Parks & Recreation are off the hook and not stipulated to provide maintenance of these future trails.

Thank You, for reading this letter with my concerns and could you please forward this letter and my comments to the City and also the Applicants, Mike Stubbs and Scott Preisendorf.

Sincerely,

George G Gatseos II,

Dear Planning Commissioners, support staff, and other interested parties.

I spoke at the earlier public meeting on this topic, suggesting some aspects of the development I saw in danger of being overlooked. I ended my remarks with a "good luck" wish, which brought a few chuckles from you if I remember. As you can see, my good luck wish has not been granted. So in my few written remarks today I'm going to offer something hopefully more helpful: a larger perspective and approach which may help avoid such contentious situations going forward. I'll do that by offering answers to three main questions:

1 – What is the "big picture" here, including the causes for the current dispute which you are having to address?
2 – What are the options for the Planning Commission in addressing this and by implication future disputes, and what are the probable consequences for the community and Commissioners of each option? and
3 – What are the next steps for the Commission if the analysis presented is accepted as valid?

The "Big Picture" of the causes of the dispute

Mesa county and the larger valley is experiencing current and projected future population growth, with a related housing shortage. Government officials have developed policies and procedures to regulate the construction of new housing developments, and the Commission is charged with applying those policies and procedures. Such policies may and often do overlook salient aspects which negatively affect some of the parties involved. For development projects, especially larger ones, inevitably affect a variety of parties (property owners, developers, neighbors, etc.) often with conflicting interests. That comes with the territory.
When the policies and regulations appear to be biased in the eyes of some of the parties, those parties often try to mobilize public support to affect the outcome to their advantage, which can in turn lead to an escalation of the dispute. This can have larger negative ramifications. We've seen this recently concerning streets and the Grand Junction city council, and a controversy concerning library board appointments.
Another factor involved in the situation is the availability of public involvement and where appropriate conflict mediation. Do the parties feel able to obtain a fair and honest "hearing" for their interests, and do they see their interests reflected in the outcome of the development project? When the procedures involved in project approvals don't allow for adequate public involvement and input, the resulting conflicts can harm both the commissioners' perceived legitimacy and pubic support for other local government projects and actions. No one "wins" when that occurs.

Options for the Planning Commission, potential consequences, and next steps

One option is to approve the proposed development, and assume/hope that the dispute and controversy will "go away".
Potential consequences:

1) Future development proposals will follow, based on the assumption that this has set a precedent to be followed.
2) If the underlying issues involved don't "go away", the parties who feel disadvantaged may spread the "word" with their local networks more broadly, with negative results for future projects, with increased mistrust and dissent, and with political and legal ramifications.

Outlook

Fw: Planning Commission Meeting - Camelback Gardens

From Daniella Acosta <daniellaa@gjcity.org>
Date Tue 3/10/2026 9:23 AM
To Olivia Coe <olivia.coe@gjcity.org>; Jacob Kaplan <jacobk@gjcity.org>; Madeline Robinson <madeliner@gjcity.org>

Could someone assist in printing enough copies of this email for the PC, me and Jamie?

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | EngageGJ

From: jpolitzer@comcast.net <jpolitzer@comcast.net>
Sent: Tuesday, March 10, 2026 5:39 AM
To: Daniella Acosta <daniellaa@gjcity.org>; Council <council@gjcity.org>
Cc: Tom Politzer <tpolitzer@msn.com>
Subject: Planning Commission Meeting - Camelback Gardens

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Good Morning,

We are writing to encourage you to not grant final approval for the Camelback Gardens development. We recommend that the Grand Junction Planning Commission and City Council adopt the following recommendations prior to final approval for the Planned Development:

1. **Apply RL-4 Density Standards Without Deviation**
2. **Base Density on Developable Acreage Only**
3. **Modify Roadway Design to Protect Neighborhood Safety**

We understand the need for housing in Grand Junction. We support **responsible** growth that is thoughtfully integrated into existing neighborhoods using standard density standards. We

believe development should balance community character, infrastructure capacity, and long-term sustainability to benefit both current and future residents.

We plan to attend the planning commission meeting this evening to express our concerns and in support of our Redlands Mesa Master Association HOA who has submitted a letter outlining our concerns in further detail.

Thank you for your consideration.

Respectfully,

Joni Politzer
Tom Politzer
2301 W Ridges Blvd
Grand Junction, CO 81507

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE CAMELBACK GARDENS DEVELOPMENT THEREBY AMENDING THE OVERALL PLAN FOR THE RIDGES LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA BEING ALL THAT LAND WITHIN CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT SAME AS RECORDED AT RECEPTION NUMBER 3148907, PORTIONS OF THE DISTRICT OPEN SPACE SHOWN ON THE FOLLOWING FOUR (4) SUBDIVISION PLATS 1) THE RIDGES FILING NO. SIX SAME AS RECORDED AT RECEPTION NUMBER 1259706, 2) COBBLESTONE RIDGES SAME AS RECORDED AT RECEPTION NUMBER 1778367, 3) COBBLESTONE RIDGES PHASE 2 SAME AS RECORDED AT RECEPTION NUMBER 1778368 AND 4) COBBLESTONE RIDGES PHASE 2 REPLAT SAME AS RECORDED AT RECEPTION NUMBER 1789624 SAID DISTRICT OPEN SPACE ALSO KNOWN AS MESA COUNTY PARCEL NUMBER 2945-202-17-020 AND TRACT A PUBLIC OPEN SPACE DEDICATED ON SAID COBBLESTONE RIDGES PHASE 2 REPLAT ALSO KNOWN AS MESA COUNTY PARCEL NUMBER 2945-174-41-012

Recitals:

Camelback Gardens, LLC and Upland Homes, Inc., and the City of Grand Junction (Applicants) are proposing a Planned Development (Project or PD) to be known as Camelback Gardens. The project is to be constructed on 25.36 acres of land located in Sections 17 And 20, Township 1 South, Range 1 West Of The Ute Meridian, City Of Grand Junction, County Of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded At Reception Number 3148907, Portions Of The District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As Recorded At Reception Number 1778368 And 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 within The Ridges. The proposed PD will establish an Outlined Development Plan (ODP) for the properties to be developed within a 17-year timeframe, which constitutes an amendment to the plan for The Ridges.

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 ODP, finding the ODP conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low for the overall Ridges, 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 of the overall Ridges, 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 PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBIT A ATTACHED HERETO, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2023-121 IS ADOPTED WITH THE EXHIBIT BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

Sections 17 And 20, Township 1 South, Range 1 West Of The Ute Meridian, City Of Grand Junction, County Of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded At Reception Number 3148907, Portions Of The District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As Recorded At Reception Number 1778368 And 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012

County of Mesa, State of Colorado
Parcel contains 25.36 acres.

DEVELOPMENT SCHEDULE
The Camelback Gardens Planned Development Shall consist of three phases, which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to provide flexibility in responding to market conditions. However, each Phase remains subject to the Requirement Expiration Dates shown in the table, which apply to the first, second, or subsequent pod completed within that Phase, regardless of pod designation.

Development and phasing are subject to these deadlines. To satisfy deadline requirements, a pod must obtain the first planning clearance or record the first plat the Requirement Expiration Date. The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follows:

Phase	Pod	Requirement Expiration Date
Phase 1	A, B	Frist Pod by December 2028 Second Pod by December 2031

Phase 2	C, D, E	First Pod by December 2034 Second Pod by December 2037 Third Pod by December 2040
Phase 3	F, G	First Pod by December 2040 Second Pod by December 2043

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.
2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase's development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

PARK AND TRAILS IMPROVEMENTS

Park and trail improvements within the Camelback Gardens Planned Development are an integral component of the overall development phasing and shall be provided in coordination with the development of each Pod, as generally depicted on Exhibit B.

Concept Plan and Agreement Requirements

Prior to the commencement of Phase 2, the Applicant/Developer shall submit to the City a conceptual design plan for all park and trail improvements associated with the Planned Development. The conceptual plan shall include the general alignment, layout, and intended design of the improvements and shall be subject to review, approval, and acceptance by the City.

Following City acceptance of the conceptual design plan, and prior to issuance of the first planning clearance or recordation of the first plat within Phase 2, the Applicant/Developer shall execute a Maintenance and Operations Agreement with the City for the park and trail improvements. The agreement shall address long-term responsibilities for maintenance, operations, and any other terms required by the City.

Construction and Acceptance Requirements

The construction of park and trail improvements shall occur in coordination with the development of the Pods to which the improvements are adjacent or directly related.

Improvements shall be constructed concurrent with, or prior to, the completion of the Pod they abut, as follows:

- Pod D – Trail improvements
- Pod E – Park improvements
- Pod F – Trail improvements
- Pod G – Trail improvements

Such improvements shall be completed at the time of the City's Initial Acceptance for the pod and shall be included as part of the Initial Acceptance process, together with any other public improvements required to serve the development.

All park and trail improvements shall be incorporated into the applicable Development Improvements Agreement for each pod and shall be securitized in the same manner as other required public infrastructure improvements, including but not limited to streets, utilities, and drainage facilities.

The Applicant/Developer shall ensure that these improvements are constructed in accordance with City-approved plans and are eligible for acceptance concurrent with the City's Initial Acceptance of the pod's public improvements.

ALLOWED USES, DENSITY, AND DIMENSIONAL STANDARDS

Allowed land uses, maximum residential density, and dimensional development standards for the Camelback Gardens Planned Development are established in Exhibit A, attached hereto and incorporated by reference.

In the event of a conflict between the provisions of this Planned Development, including Exhibit A, and the City of Grand Junction Zoning and Development Code, the provisions of the Planned Development shall control.

Where this Planned Development, including Exhibit A, is silent as to a specific use or development standard, the applicable provisions of the Zoning and Development Code shall apply.

INTRODUCED on first reading this 18th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 1st day of April 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

EXHIBIT A

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RLS

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

NOTES:

(1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
(2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
(3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
(4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
(5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR PARAPET.
(6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
(7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
(8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

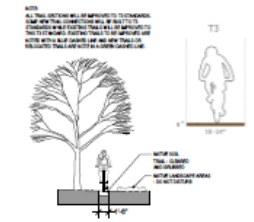
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 28

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

Land Use Areas

LAND USE BREAKDOWN	AREA	SF	AREA	AC	% TOT	DU
UNDERLYING DENSITY ZONE: RLS						
PROPOSED ZONING: PD						
LAND USE						
LOT 1 (SOUTH)						
RESIDENTIAL:						
POD A	54,447	SF	1.25	AC	5.1%	
POD B	61,458	SF	1.41	AC	5.7%	
SUB-TOTAL:	115,905	SF	2.66	AC	10.8%	
STREETS:	19,671	SF	0.45	AC	1.8%	
TOTAL:	135,576	SF	3.11	AC	12.7%	
LOT 2 (NORTH)						
RESIDENTIAL:	AREA	SF	AREA	AC	% TOT	DU
POD C	49,563	SF	1.14	AC	4.6%	
POD D	26,952	SF	0.61	AC	2.5%	
POD E	57,346	SF	1.32	AC	5.4%	
POD F	67,291	SF	1.54	AC	6.3%	
POD G	53,140	SF	1.22	AC	5.0%	
SUB-TOTAL:	254,292	SF	5.84	AC	23.8%	
PUBLIC LAND & OPEN SPACE:						
PUBLIC AREA	1,550	SF	0.04	AC	0.1%	
PUBLIC AREA - TRACT MH	9,482	SF	0.22	AC	0.9%	
PUBLIC AREA - TRACT NH	4,047	SF	0.09	AC	0.4%	
COMMUNITY GARDEN	8,405	SF	0.19	AC	0.8%	
SUB-TOTAL:	23,484	SF*	0.54	AC	2.2%	
STREETS:	57,382	SF	1.32	AC	5.4%	
TOTAL:	282,918	SF*	6.47	AC	26.3%	
PREVIOUSLY DEDICATED OPEN SPACE:	693,836	SF	15.93	AC	61.0%	
TOTAL:	1,071,430	SF	24.60	AC	100.0%	3.68

T3 | Recreational


1 Trail Connections Section (Typ.)
1/8" = 1'-0"

Camelbaok Gardens
Grand Junction, Colorado

Landscape Architect:
NVISION DESIGN STUDIO, INC.
677 32 Road Grand Junction, CO 81504
Phone: 970.314.2333 Email: rob@nviz.biz
Web: www.nviz.biz

Robert A. Breaston LA 462
03/21/2000
Original Date of Licensure
STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'
Sheet: ODP

COPYRIGHT NOTICE: This drawing is an instrument of service and is the property of Nvision Design Studio, Inc. No reproduction of this sheet in whole or part, for this or any other project, shall be done without authorization from Nvision Design Studio, Inc.

EXHIBIT B

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RL5

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

NOTES:

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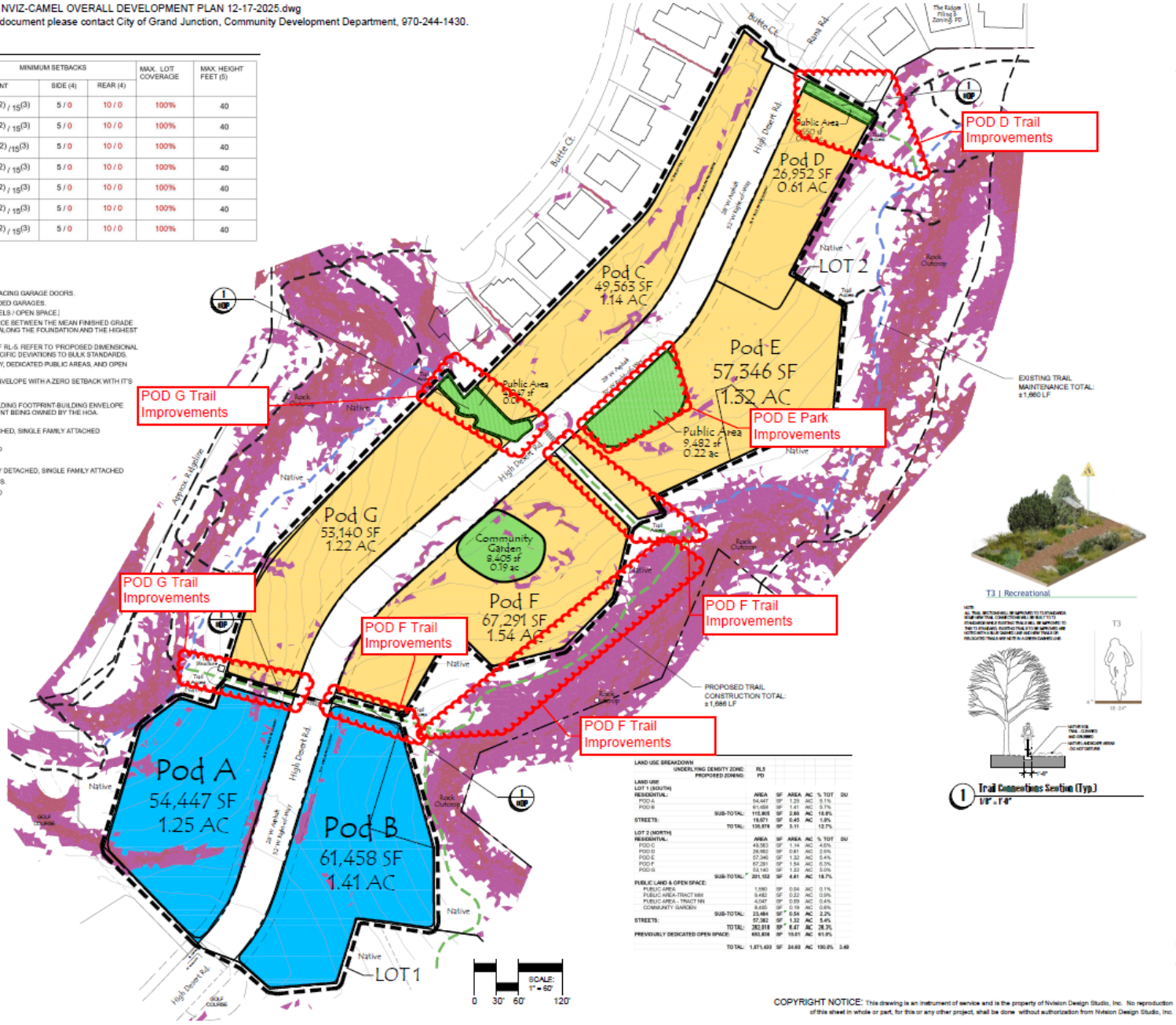
CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



Project Name: Camelback Gardens
Grand Junction, Colorado

Landscape Architect: NVISION DESIGN STUDIO, INC.

Registration: Robert A. Breeden LA 462 03/21/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Submittal:

Sheet Title: Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'
Sheet: ODP

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Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: March 18, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County for Final Design

RECOMMENDATION:

Authorize the Mayor to sign a Memorandum of Understanding with Mesa County for I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract

EXECUTIVE SUMMARY:

The proposed memorandum defines the partnership between Mesa County and the City of Grand Junction for design services for I-70 and 29 Road Interchange and 29 Road Corridor.

BACKGROUND OR DETAILED INFORMATION:

The purpose of the MOU is to establish the lines of communications and responsibility for the various work items necessary to design the I-70 and 29 Road Interchange and 29 Road Corridor.

The MOU also establishes the intention of both the CITY and COUNTY to cooperatively fund their share of the Project.

FISCAL IMPACT:

The I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract are included in the 2026 Adopted Budget. The project is funded in part by $2.0 million Congressionally Directed Spending grant through the US Department of Transportation administered by the Colorado Department of Transportation (CDOT). The balance of the $415,751 is funded equally by Mesa County and the City of Grand Junction.

Anticipated costs in each respective year are $1,207,875.50 for 2026 and $1,207,875.50 for 2027. The City is funding its share of the project from the Transportation Capacity Payment (TCP) fund.

SUGGESTED MOTION:

I move to (approve/deny) the request for the Mayor to sign the attached Memorandum of Understanding with Mesa County for the I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract.

Attachments

1. MOU 29 Rd-I-70 Interchange final design

MEMORANDUM OF UNDERSTANDING
between
The City of Grand Junction and Mesa County, Colorado for the
I-70 AND 29 ROAD INTERCHANGE AND 29 ROAD CORRIDOR DESIGN SERVICES CONTRACT

The parties to this Memorandum of Understanding ("AGREEMENT") are Mesa County, Colorado, a political subdivision of the State of Colorado, acting through the Board of County Commissioners of Mesa County, Colorado ("COUNTY"), and the City of Grand Junction, Colorado, a Colorado Municipality, acting through the City Council of the City of Grand Junction, Colorado ("CITY").

I. Introduction

Both the City and the County ("the Parties" or "Parties") have responsibilities for developing and implementing transportation plans and authorizing capital improvements under their respective jurisdictions. The Parties recognize that transportation related improvement decisions by one party effect similar decisions by the other and that cooperative planning and spending can maximize the community's resources that are available for improvements.

The Parties further recognize the need to make improvements to the 29 Road Corridor ("the Project"). Portions of the 29 Road Corridor from Patterson Road (F Road) to I-70 straddle the meandering City/County limits line. It is further recognized that it is in the best interests of the Parties to work cooperatively in the planning for the Project.

The County and the City have jointly pursued development of the 29 Road corridor as a major arterial since the early 2000s. Mesa County completed a Planning and Environmental Linkages (PEL) study in 2021 with David Evans and Associates, followed by CDOT's 1601 process, completed by Felsburg, Holt & Ullevig (FHU), which will conclude in Spring 2026.

Although the November 2024 ballot measure to authorize bonding did not pass, community feedback identified uncertainty regarding CDOT and Federal Highway Administration (FHWA) approval as a key concern. As of September 2025, the City and County reached an agreement on a project scope acceptable to both CDOT and FHWA.

The City of Grand Junction has received federal Congressionally Directed Spending (CDS) funds to complete environmental documentation, advance the I-70/29 Road interchange design to 30%, and complete 100% design for the 29 Road corridor improvements from I-70 to Patterson Road, including intersection upgrades at Patterson. Because the project is partially funded through federally Congressionally Directed Spending administered by the Colorado Department of Transportation (CDOT), all work must comply with CDOT's Local Agency project requirements.

The 29 Road corridor improvements will be designed for construction in two phases:
• Phase 1: A three-lane section with multimodal features to meet immediate local needs.
• Phase 2: Widening to the full arterial section, constructed in coordination with the interchange.

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The consultant will be responsible for the alternative development of the Phase 1 scope, with the intention of minimizing the amount of infrastructure that would need to be removed to accommodate Phase 2.

II. Purpose

The purpose of this AGREEMENT is to establish the lines of communications and responsibility for the various work items necessary to design I-70 and 29 Road Interchange and 29 Road Corridor. This AGREEMENT also establishes the intention of both the CITY and COUNTY to cooperatively fund their share of the Project.

III. Procedure

Now, therefore, it is agreed that the Parties will:

1) Include funds in their respective budgets for the cost of the final design, the Parties will make every effort to budget funds as shown below:

Project Budget:

Fund Source	2026	2027	Total
Federal funds	$1,000,000.00	$1,000,000.00	$2,000,000.00
City	$103,937.75	$103,937.75	$207,875.50
County	$103,937.75	$103,937.75	$207,875.50
TOTAL	$1,207,875.50	$1,207,875.50	$2,415,751.00

2) The Parties agree to carry over any unexpended funds for the Project to the following year.

3) The CITY shall select and contract with a Consultant to prepare the final design in accordance with CDOT and FHWA standards.

4) The CITY and COUNTY will co-manage the 1601 study. The Project Management Team will consist of the Engineering and Transportation Director for the CITY and Public Works Director for COUNTY. The CITY will provide a Project Manager. The COUNTY will provide a representative. Both the CITY and COUNTY will perform their respective public relations coordinated through the Project Manager.

5) ~~To minimize the effect of receiving revenue limitations under TABOR, the consultant contract may be written so that payments may be made directly to the consultant(s) by either the CITY or the COUNTY in amounts determined by mutual agreement of the Parties.~~

6) The CITY and the COUNTY may not necessarily pay exactly equal shares of every individual portion of the Project; however, both Parties agree that the total local share of the Project actual cost will be divided equally. Should either Parties receive an additional grant for this Project, the grant money will be applied to the

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project as a whole, thereby reducing each Parties shares equally. The Parties further agree that the total funding expected of either party will not exceed the amount shown in the table in paragraph 1) except by mutual, written modification of this AGREEMENT.

7) The Project will generally include the 30% design of an interchange at 29 Road and I-70 as well as 100% design of a principal arterial on 29 Road from Patterson north to the interchange. The general configuration of the design will not be changed except by mutual, written modification of this AGREEMENT. All work will be in accordance with FHWA and CDOT requirements / standards.

IV. Administration

A) Nothing in this AGREEMENT will be construed as limiting of affecting in any way the authority or legal responsibility of the COUNTY and/or the CITY, or as binding either Party to perform beyond the respective authority of each, or as requiring either Party to assume or expend any sum in the excess of appropriations available.

B) This AGREEMENT shall become effective when signed by the Parties hereto. The Parties may amend the AGREEMENT by mutual written attachment as the need arises. Any Party may terminate this AGREEMENT after 30 days notice in writing to the other in the intention to do so and fulfillment of all outstanding legal obligations.

C) The CITY advertised, received proposals, and will award the proposal upon recommendation of the Project Management Team. The CITY shall include all the terms and conditions regarding bonding, insurance and indemnification provisions as part of the CITY'S contract so that the Project is protected.

IN WITNESS WHEREOF, the parties herein have caused this document to be executed as of the date of the last signature shown below.

MESA COUNTY

_____ _____

JJ Fletcher, Chair
Mesa County Board of Commissioners

ATTEST: Bobbie Gross, Clerk
Date:

CITY OF GRAND JUNCTION

_____ _____

Cody Kennedy, Mayor
Grand Junction City Council

ATTEST: Selestina Sandoval, Clerk
Date:

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Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: March 18, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

Authorization for I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract

RECOMMENDATION:

Staff recommends authorizing the City Purchasing Division to execute a contract for design services with Felsburg Holt & Ullevig for the I-70 and 29 Road Interchange and 29 Road Corridor Design Services project in an amount not to exceed $2,399,660.

EXECUTIVE SUMMARY:

This item is for consideration awarding a contract for design services on the I-70 and 29 Road Interchange and 29 Road Corridor Design Services project, which includes all design and permitting services necessary for the construction of 29 Road Corridor from Patterson to G Road and 30% design for the I-70/29 Road Interchange.

BACKGROUND OR DETAILED INFORMATION:

Mesa County and the City of Grand Junction have jointly pursued development of the 29 Road corridor as a major arterial since the early 2000s. Mesa County completed a Planning and Environmental Linkages (PEL) study in 2021 with David Evans and Associates, followed by CDOT's 1601 process, completed by Felsburg, Holt & Ullevig (FHU), which will conclude in Spring 2026.

Although the November 2024 ballot measure to authorize bonding did not pass, community feedback identified uncertainty regarding CDOT and Federal Highway Administration (FHWA) approval as a key concern. As of September 2025, the City and County reached an agreement on a project scope acceptable to both CDOT and FHWA.

The City of Grand Junction has received federal Congressionally Directed Spending (CDS) funds to complete environmental documentation, advance the I-70/29 Road interchange design to 30%, and complete 100% design for the 29 Road corridor improvements from I-70 to Patterson Road, including intersection upgrades at Patterson. Because the project is partially funded through federally Congressionally Directed Spending administered by the Colorado Department of Transportation (CDOT), all work must comply with CDOT's Local Agency project requirements.

The 29 Road corridor improvements will be designed for construction in two phases:
• Phase 1: A three-lane section with multimodal features to meet immediate local needs.
• Phase 2: Widening to the full arterial section, constructed in coordination with the interchange.

The consultant will be responsible for the alternative development of the Phase 1 scope, with the intention of minimizing the amount of infrastructure that would need to be removed to accommodate Phase 2.

A formal Request for Proposals (RFP) was issued to solicit proposals from qualified firms to provide the professional design services necessary for the project. The solicitation followed a qualifications-based selection process in compliance with the grant funding requirements.

The RFP was advertised through BidNet Direct, the City's online procurement platform, and posted on the City of Grand Junction Purchasing website. Notice of the solicitation was also distributed through the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association and published in The Daily Sentinel. A total of three proposals were received from the following firm:

Firm	Location
Muller Engineering	Lakewood, CO
Felsburg Holt & Ullevig	Greenwood Village, CO
Huitt Zollars	Denver, CO

A selection committee comprised of representatives from the City and Mesa County reviewed the proposals and conducted interviews with the two highest-ranked firms:

1. Muller Engineering
2. Felsburg Holt & Ullevig (FHU)

Based on initial scoring and interviews, the selection committee identified Muller Engineering Company, Inc. as the top-ranked firm and initiated negotiations. During negotiations, Muller's pricing proposal submitted was significantly higher than the budget for this project, and could not be brought within budget without a substantial reduction to the project scope, which would put the project at risk of not moving

forward. When negotiations with Muller were unsuccessful, negotiations were initiated with the next-highest-ranked firm, FHU. Negotiations with FHU were successful, resulting in a final scope, pricing, and proposed services to be billed at rates established in the contract, with a not-to-exceed amount of $2,399,660.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract are included in the 2026 Adopted Budget. The project is funded in part by a $2.0 million Congressionally Directed Spending grant through the US Department of Transportation, administered by the Colorado Department of Transportation (CDOT), and will need to comply with the CDOT Local Agency project process. The balance is funded equally by Mesa County and the City of Grand Junction. A memorandum of understanding confirming funding with Mesa County is also on the March 18, 2026, agenda.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Felsburg Holt & Ullevig for design services for the I-70 and 29 Road Interchange and 29 Road Corridor project for an amount not to exceed $2,399,660.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date:	March 18, 2026
Presented By:	Trenton Prall, Engineering & Transportation Director, Jay Valentine, Chief Financial Officer
Department:	Engineering & Transportation
Submitted By:	Eric Rink, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for Street Maintenance — Neighborhood Repairs

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Agave Construction, LLC of Grand Junction, CO for the 2026 Contract Street Maintenance - Neighborhood Repairs Project in the amount of $219,703.25.

EXECUTIVE SUMMARY:

This contract with Agave Construction, if approved, will correct road and sidewalk damage on Haven Hill Court, Country Lane Court, Caprock Court, and Kami Circle.

BACKGROUND OR DETAILED INFORMATION:

This year's contract street maintenance program is funded at $3,297,000. This is the first project, among a planned suite of projects that will address major roadway concerns throughout the City.

The proposed project will repair roadway dips that currently hold water, causing it to drain through the road and sidewalk sections, increasing the rate of failure nearby. These locations are shown on the attached vicinity map but more specifically are on Haven Hill Court, Country Lane Court, Caprock Court, and Kami Circle. Work items associated with this contract include removal of existing asphalt pavement where needed, replacing failed aggregate base course areas, removing and replacing failed curb, gutter, and sidewalk sections, adjusting manhole lids and valve covers to grade, and repaving with new asphalt on the surface.The proposed contract includes 1,100 square yards of asphalt removal and replacement, 250 tons of hot mix asphalt

placement, 240 linear feet of curb, gutter, and sidewalk repair, and 1 new storm inlet.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted formal bids, all of which were found to be responsive and responsible in the following amounts:

Firm	Agave Construction, LLC	Oldcastle SW Group, Inc. dba United Companies
Location	Grand Junction, CO	Grand Junction, CO
Responsive and responsible	Yes	Yes
Total Bid Amount	$219,703.25	$317,496.75

The Agave Construction, LLC bid is recommended for award for a total of $219,703.25. If awarded, this project is scheduled to begin in spring with an expected completion by summer.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is included in the 2026 Adopted Sales Tax Capital Improvement Fund budget.

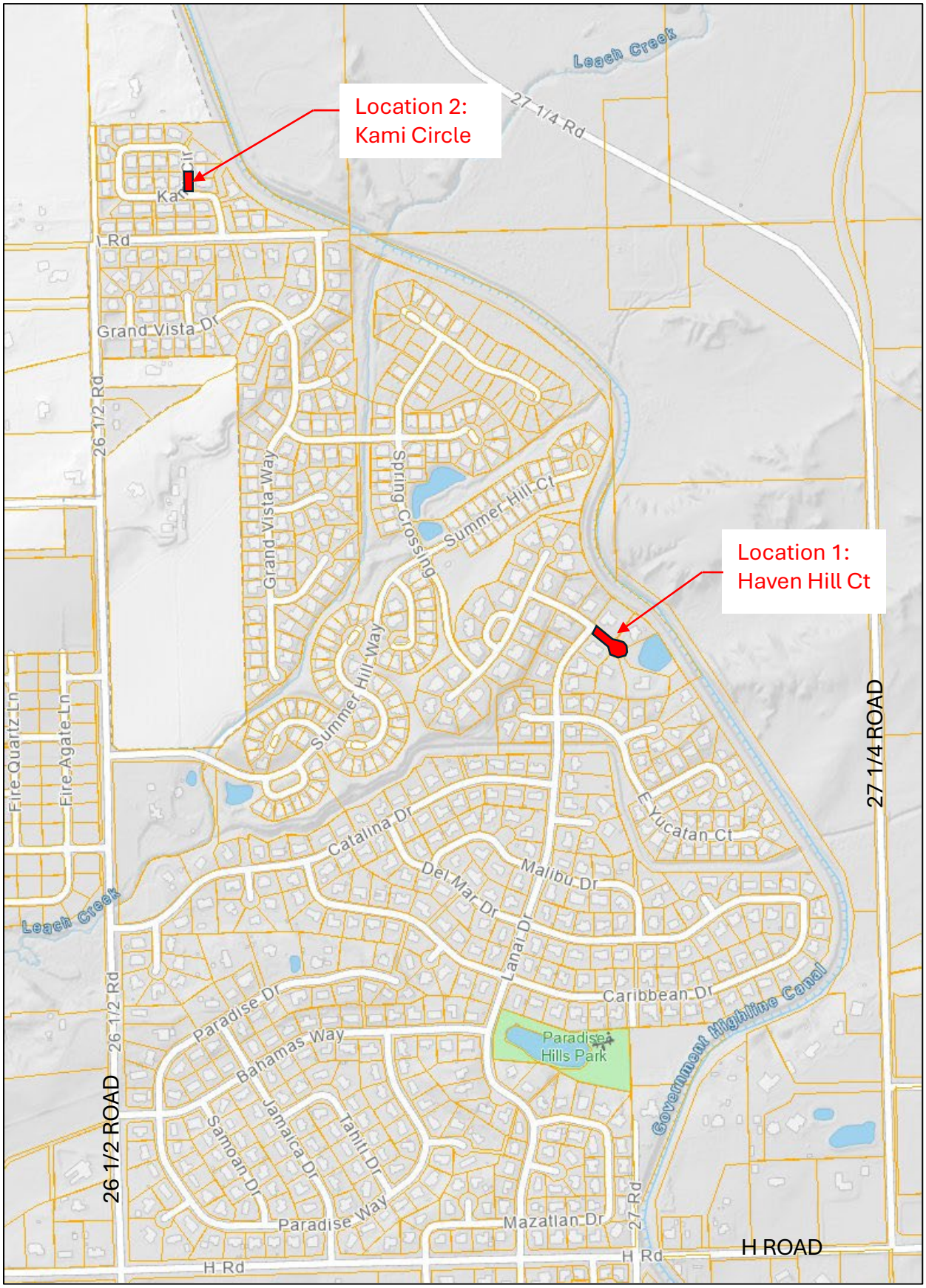
SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Agave Construction, LLC of Grand Junction, CO for the 2026 Contract Street Maintenance - Neighborhood Repairs Project in the amount of $219,703.25.

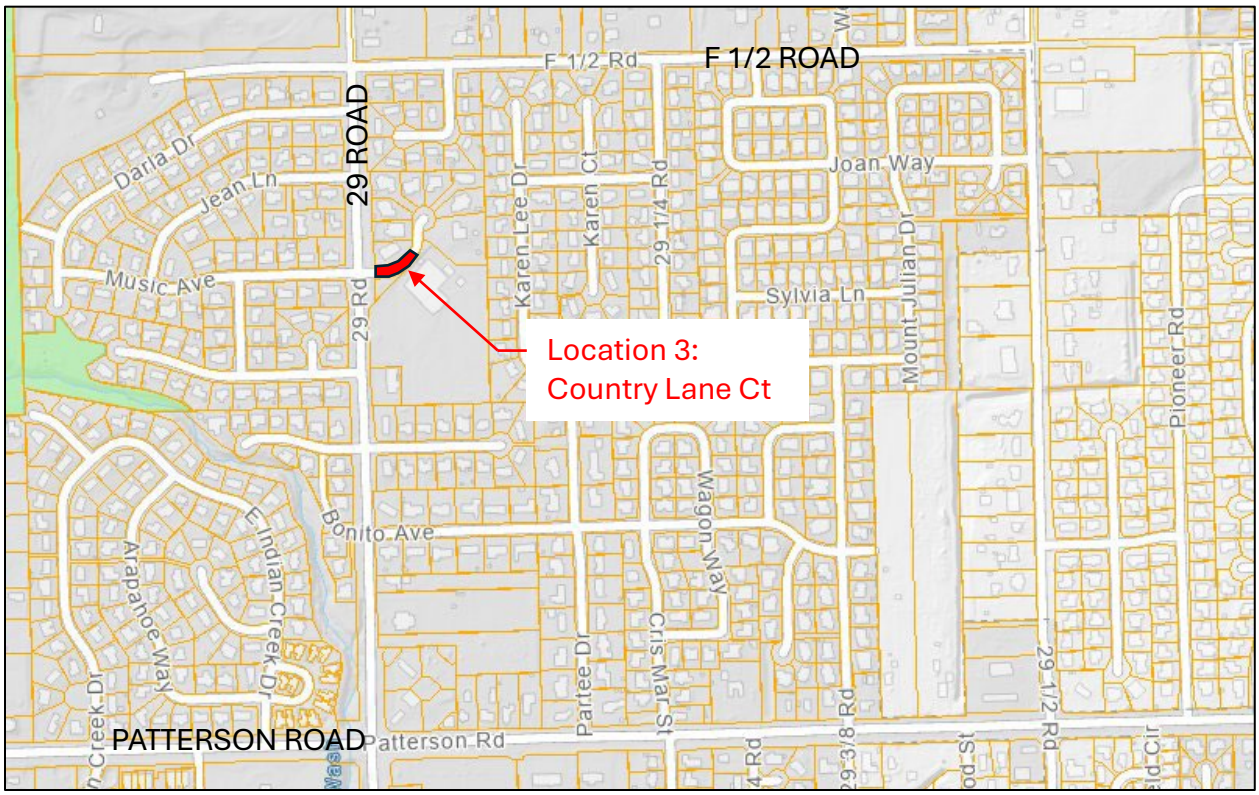
Attachments

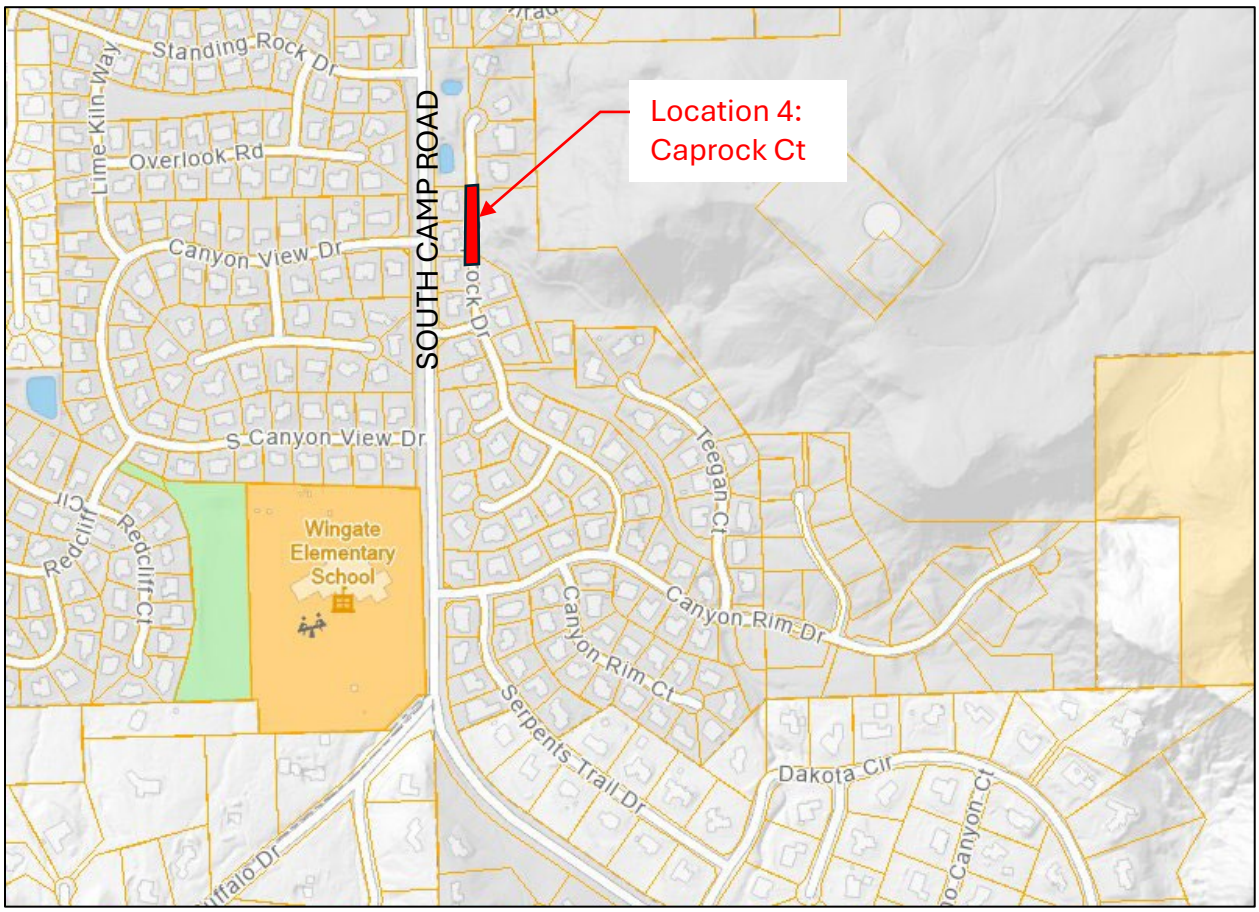
1. Neighborhood Repair Locations Map

2026 Contract Street Maintenance - Neighborhood Repair Areas



2026 Contract Street Maintenance - Neighborhood Repair Areas





Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: March 18, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Lisa Froshaug, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for the SRTS - Hermosa Avenue Sidewalk Project

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a Contract with K&D Construction, Inc. of Grand Junction, CO for the construction of the Safe Routes to School (SRTS) - Hermosa Avenue Sidewalk Project in the amount of $278,663.16.

EXECUTIVE SUMMARY:

This item is to consider authorizing a contract for the construction of sidewalk along the north side of Hermosa Avenue from 12th Street to 13th Street, as well as partial reconstruction of the adjacent street to facilitate proper drainage and to improve the deteriorating pavement.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction is committed to enhancing the safety and mobility of vulnerable users through targeted infrastructure investments delivered under its Safe Routes to School (SRTS) program. This project was prioritized for funding through a direct allocation of Colorado Community Development Block Grant (CDBG) resources due to the corridor's proximity to senior care facilities and the absence of existing pedestrian infrastructure along this segment of Hermosa Avenue.

The proposed improvements include construction of approximately 590 linear feet of new sidewalk, installation of ADA-compliant curb ramps at intersecting streets, partial reconstruction of approximately one-half of the roadway section, and a full asphalt overlay of Hermosa Avenue between 12th Street and 13th Street. The roadway reconstruction and overlay elements were advanced in coordination with the City's

annual Contract Street Maintenance Program to address deteriorating pavement conditions and improve roadway drainage. Delivering the sidewalk and roadway improvements as a single, coordinated project minimizes construction impacts to residents, maximizes cost efficiency, and reduces overall disruption to the traveling public.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Grand Junction Daily Sentinel. The City received formal bids from two (2) contractors that were found to be responsive and responsible in the following amounts:

Firm	Location	Bid Amount
K&D Construction, Inc.	Grand Junction, CO	$ 278,663.16
Agave Construction, LLC	Grand Junction, CO	$ 356,319.95

Pending award, this project is scheduled to begin in April with construction to be completed within 60 calendar days.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

This project is funded in part by funds distributed through the Community Development Block Grant (CDBG) program and funds allocated for Contract Street Maintenance as reflected in the 2026 Adopted Budget.

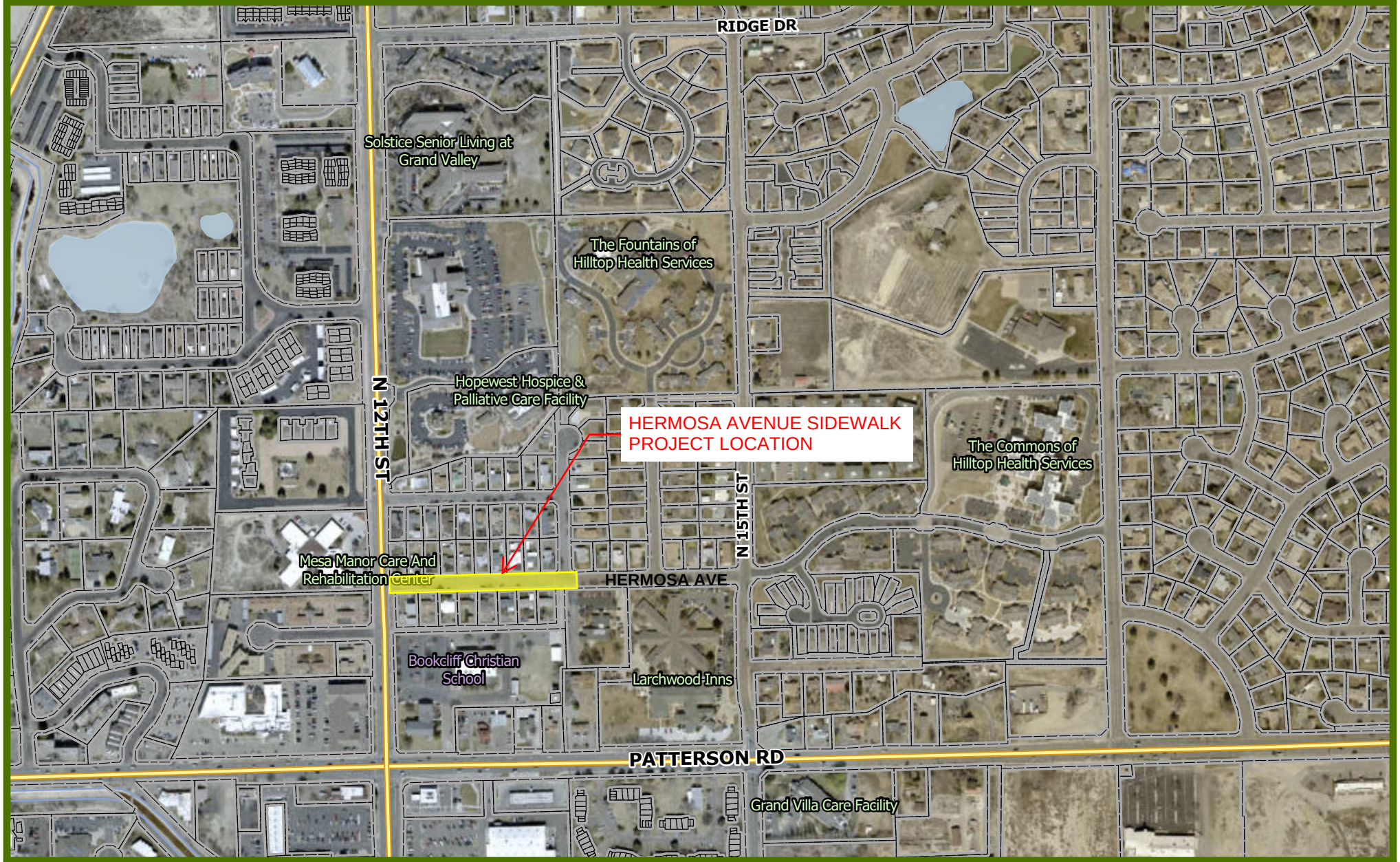
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a Contract with K&D Construction, Inc. of Grand Junction, CO for the construction of the Safe Routes to School (SRTS) - Hermosa Avenue Sidewalk Project in the amount of $278,663.18.

Attachments

1. Hermosa Sidewalk Project Map

STRS Hermosa Sidewalk Project



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Printed: 3/5/2026

1 inch equals 0 miles

Scale: 1:5,722

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: March 18, 2026

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize Change Order #3 with JVA Engineering for the design of the Lake Road Lift Station Project

RECOMMENDATION:

Authorize the City Purchasing Division to execute Change Order #3 with JVA Engineering in the amount of $163,000 for extending JVA's design services contract for completing design of the proposed Lake Road Lift Station Project.

EXECUTIVE SUMMARY:

This request is for approving Change Order #3 with JVA Engineering to extend their design services contract for completing design on the proposed Lake Road Lift Station Project. The proposed Lake Road Lift Station Project is a wastewater project for the that will replace the 50-year-old Ridge's #1 Wastewater Lift Station and remove the existing Brach's Market Wastewater Lift Station and combine the flows from these two existing lift stations into one new state-of-the-art lift station. The location and alignment of the proposed new Lake Road Lift Station will also allow the City to extend sewer service to the Canary Lane, Connected Lakes, and Red Mesa Heights neighborhoods, which have been designated as potential future sewer improvement districts.

The City and JVA Engineering have had an engineering design contract for this project since March 2021. JVA has been the City's "on-call" engineering design services consultant for several years now, and this change order uses JVA's discounted hourly rates. Over the past several years, the lift station has changed locations three times to appease the property owner and the residents in the nearby Connected Lakes neighborhood. The relocation of the lift station and the realignment of sewer pipes have resulted in two change orders with JVA for additional design services and project delays.

The original contract amount with JVA was $349,500. Change Order #1 with JVA added $169,300 to the contract; and Change Order #2 added $108,600 to the contract. Proposed Change Order #3 would add $163,000. Since this change order and previous change orders collectively increase the contract by more than 50%, this change order must be approved by City Council. Per the City Purchasing Procurement Policy, Chapter 12 — *Contract Modifications and Change Orders*, Section 4; modifications to formal solicitation contracts that, alone or collectively with previous changes, increase the initial contract price by more than 50%, or the total contract price to over $200,000 must be approved by the City Council.

BACKGROUND OR DETAILED INFORMATION:

The current location for the new lift station is proposed on the 273 Lake Road property. The City Attorney and the project's real estate consultant are currently working together on acquiring this property and the necessary sewer easements and right-of-way needed for this project.

FISCAL IMPACT:

Funding for Change Order #3 with JVA Engineering is included in the Sewer Fund within the 2026 Adopted Budget.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute Change Order #3 and update the engineering design contract with JVA Engineering in the amount of $163,000.

Attachments

1. Memorandum_Request for CO #3 Approval_JVA_2026-02-20

CITY OF Grand Junction COLORADO
PUBLIC WORKS

Memorandum

To: Mike Bennett, City Manager

Through: Randi Kim, Utilities Director

From: Lee Cooper, Wastewater Project Manager

Cc: Aaron Rice, Wastewater Services Manager

Date: February 20, 2026

Subject: Change Order #3 with JVA Consulting Engineers
Lake Road Lift Station Project

Change Order #3 (CO #3) from JVA Consulting Engineers (JVA) is the result of project delays beyond JVA's control, as well as relocating the proposed wastewater lift station a third time and the additional design fees and permitting fees associated with the relocation of the lift station. Due to past negotiations that failed with the property owner and the City deciding to relocate the proposed lift station one final time, the City's contract with JVA needs to be updated. Attached to this memo are the following items:

- JVA's updated Extension Agreement Letter for Additional Design Services.
- JVA's proposed schedule for design, agency reviews, permitting, and approvals.
- TRS's proposed schedule for real estate acquisitions.

The new location for the proposed wastewater lift station is on the 273 Lake Road property owned by Robert Small. The City, and our real estate consultant, TRS Corp., are currently working with a property appraiser to help determine an appropriate and fair offer amount to Robert Small for the 273 Lake Road property. In addition to purchasing the 273 Lake Road property, the City and TRS will also present an offer to Window Lake, LLC, for the purchase of Lake Road right-of-way (ROW), sewer easements, and temporary construction easements. All of these property acquisitions are necessary for the project to move forward.

Relocating the wastewater lift station to the 273 Lake Road property requires JVA to realign the gravity sewer pipelines and the sewer force-main pipeline; revise the emergency storage calculations and adjust the volume of the gravity sewer pipelines and the wet well accordingly to accommodate the emergency storage requirement; update and resubmit the Site Application and Basis of Design Report to CDPHE for review and approval; complete a new wetlands and cultural resource survey, and update the construction drawings accordingly due to these changes.

JVA's discounted hourly rates with the City are applied to this CO #3 and remain the same per the City's "on-call" engineering contract with JVA.

CITY OF Grand Junction COLORADO

PUBLIC WORKS

Memorandum

Due to unknowns in the property acquisition process and only having proposed schedules developed by JVA and TRS, establishing a clear contract completion date with JVA is difficult. As a result, I propose extending JVA's contract completion date to March 1, 2027. This completion date should cover both proposed schedules.

Depending on how this project develops and progresses through property acquisitions, design, the approval/permitting process, and the construction bidding process, the City and JVA can determine if a contract extension change order is required as we get closer to March 1, 2027, or as we move into the construction phase, whichever comes first. With how difficult it has been in acquiring the lift station property and the associated easements and ROW, establishing a contract completion date with JVA has been a moving target due to circumstances not in JVA's control.

On behalf of the Lake Road Lift Station Project, I would like to request your signatures for approval of CO #3 to allow the City Purchasing Division to execute CO #3 with JVA and update the Purchase Order amount and the contract completion date. The amount of CO #3 is $163,000 with a proposed new design completion date of March 1, 2027.

The GL account for this Project is 902-660-975-8021-M1022, and this account has adequate 2026 funds available.

Recommended by: _____

Randi Kim, Utilities Director Date

Approved by: _____

Mike Bennett, City Manager Date

JVA, Incorporated
817 Colorado Avenue
Suite 301
Glenwood Springs,
CO 81601
970.404.3100
info@jvajva.com

www.jvajva.com

February 18, 2026

Mr. Lee Cooper, P.E.
Wastewater Project Manager
City of Grand Junction
2145 River Road
Grand Junction, CO 81505

Reference: City of Grand Junction Lake Road Lift Station - Letter Agreement for Engineering Services – Additional Services to Revise Final Design

Dear Lee:

JVA appreciates the opportunity to submit this letter agreement for additional engineering services related to the Lake Road Lift Station and related sanitary sewer improvements. The project generally consists of permitting, design, construction documents, bidding, and construction administration for the Lake Road Lift Station and the gravity sanitary sewers, force main, bridge crossings and related improvements as described in the November 20, 2020 Brach's Market/Ridges Lift Station Alternative Analysis memorandum. Following completion of 90 percent construction documents, the City directed a change in location for the Lift Station following public meetings with neighboring residents. JVA completed design for the change in location as directed by the City. Due to subsequent property access constraints, the City has directed JVA to relocate the Lift Station to another third location. This letter agreement outlines the redesign efforts required to accommodate the third relocation of the Lake Road Lift Station.

A brief list of the permitting and design components that this redesign effort requires since completion of the 90 percent construction documents are listed below. These changes in scope are resulting in a need for additional services and fees.

- **Process / Permitting changes**
  - Redesign of overflow storage calculations and wet well calculations due to lower invert into wet well
  - Revisions to drawings to revise wet well size and configuration as needed for overflow storage, working volume requirements, and lower invert into wet well
  - Revisions and resubmittal of the Site Application and BDR to CDPHE and to appropriate review agencies
- **Alignment / Force main and Sanitary Sewer changes:**
  - Redesign of gravity sewer lines entering into wet well
  - Redesign of force main in the vicinity of the wet well
  - Re-stationing for entire alignment, replotting and recutting all sheets
  - Addition of 1 - 2 manholes and associated gravity sewer for the new location

  - Additional design work associated with the addition of a domestic water line to the new lift station
- **Civil / Site changes:**
  - Redesign of civil sheets, including revised site plan, access road, erosion control plan, and site grading plan, accommodating electrical lines on the North side of Power road
  - Obtaining and integrating additional survey
  - Reroute electrical service lines to the new location and update electrical site plan accordingly
  - Additional erosion control measures at the Redlands Water & Power Co. Canal crossing
- **Structural changes:**
  - Obtaining and integrating new soil boring holes for latest proposed location
  - Revising buoyancy calculations and possible redesign of base slab or walls
  - Revising the design of the screen wall
  - Adjusting finished floor to accommodate the new BFE
- **Additional Subconsultant Fees:**
  - Additional work by ERO Resources to delineate wetlands along the revised alignment, as well as a cultural resources survey

This additional services estimate utilizes our discounted City of Grand Junction hourly rates. The following scope of work was developed based on discussions with City Staff, our understanding of the project goals, and the associated remaining scope anticipated to complete the final bid documents, bidding and construction administration.

SCOPE OF SERVICES

The following scope describes the remaining tasks for this in-progress project. JVA will submit defined deliverables at the end of each phase for review and comment by the City as well as hold bi-weekly coordination meetings throughout the project.

Phase III – Lift Station Design and Construction Documents will consist of final plans and specifications for CDPHE approval and construction of the lift station. Includes CDPHE Site Application and BDR revisions and resubmittals.

Phase IV – Sanitary Sewer Improvements Design and Construction Documents include final design for the linear components of the project. Linear components include a gravity sanitary sewer from the Ridges Lift Station site to the Lake Road Lift Station with an aerial crossing at the Redlands Canal, a gravity sanitary sewer from the Brach's Market Lift Station site to the Lake Road Lift Station, a force main from the Lake Road Lift Station with a bridge crossing, and a redundant force main for the existing Rosevale Lift Station force main with a bridge crossing. Permitting for the gravity sanitary sewer is not required from CDPHE with a diameter less than 24 inches.

Phase V – Bidding and Construction Administration will include technical assistance to the City during bidding and construction. We assume the City will conduct the advertisements and bidding coordination, as well as provide a construction inspector during construction.

BASIS OF PAYMENT

The basis of payment for the scope of work described above will be on a time and materials basis. JVA's on-call contract billing rates including the currently agreed upon discounts by title will be used for this project. This amount will not be exceeded without written authorization of the City of Grand Junction. A work breakdown structure (WBS) of the additional scope by phase as of was developed to determine the following fees. **To complete the remaining scope, an additional services amount of $163,000 needs to be added to the current City Purchase Order amount of $627,400, resulting in a revised Contract Amount (and Purchase Order) amount of $790,400.** The detailed WBS is attached to this agreement.

Basic Civil Engineering Fee – Additional Services for Remaining Project Phases:

Phase III – Final Design and Construction Documents	$ 104,800
Phase IV – Sanitary Sewer Improvements Design & Const Documents	$ 58,200
Phase V – Bidding and Construction Administration	$ 0
Total Additional Services	$ 163,000

Resulting Contract Fee Amounts by Phase:

Phase I – Site Location Application	$ 19,300
Phase II – Basis of Design Report and 30% Design	$ 95,100
Phase III – Final Design and Construction Documents	$ 323,400
Phase IV – Sanitary Sewer Improvements Design & Const Documents	$ 277,400
Phase V – Bidding and Construction Administration	$ 75,200
TOTAL CONTRACT AMOUNT (incl. additional services)	**$ 790,400**

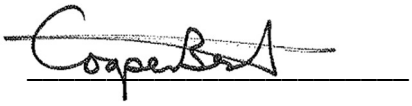
These fees are based upon the above assumptions and discussions to date. Phase V services are unchanged from the original agreement and therefore do not require additional fees. Services resulting from significant changes to the project scope will be considered additional services and may require extension of the time schedule for JVA's work. This proposed fee does not include 1041 permitting, environmental assessment, Rosevale Lift Station site application amendment, CDPHE review fees, surveying, utility locates, geotechnical investigations, water quality sampling, bidding advertisements, or weekly construction meeting attendance or inspection.

SCHEDULE

An updated detailed project schedule has been developed and submitted to the City for this project. If significant scope changes or delays in reviews occur, JVA will promptly notify the City and provide a revised project schedule.

We appreciate the opportunity to continue to serve the City of Grand Junction in your consulting engineering needs. We look forward to another successful project with you and your staff. If you have any questions about this letter or the scope described herein, please do not hesitate to contact me.

Sincerely,
JVA, Incorporated

By: 

Cooper Best, P.E.
Client Services Manager

Enc:
Work Breakdown Structure

Accepted by:

CITY OF GRAND JUNCTION

By: _____

Date: _____

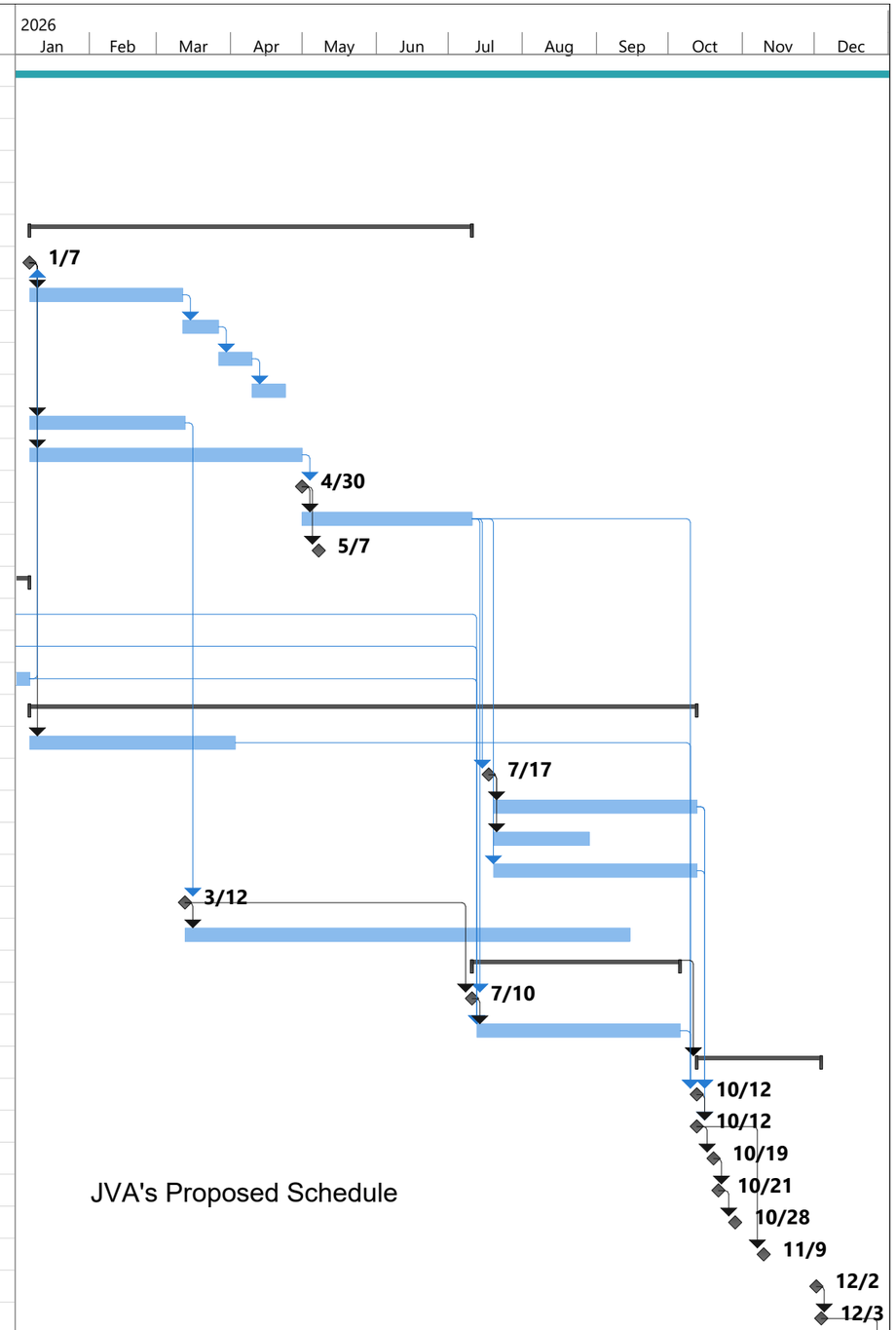
City of Grand Junction Lake Road Lift Station - Additional Services Fee Estimate

February 18, 2026

DESCRIPTION OF SERVICES		PRINCIPAL - QA/QC Michael Katalinich		PROJECT MANAGER Michael LaDue		SENIOR ENGR Laurie Laos		SENIOR PROJECT ENGR Dylan Dunn		PROJECT ENGR Maddy Turner		DESIGN ENGR Anthony Farmelo		STRUCTURAL LEAD Adam Teunissen		DRAFTING LEAD Jon Driggers		ELECTRICAL LEAD Nicholas Frank		ELECTRICAL ENGINEER Alex McPheeters		SUBTOTAL LABOR COSTS				TOTAL COSTS REMAINING (Rounded to Nearest 100)	
City of Grand Junction Discounted Billing Rates		$198/hour		$122/hour		$148/hour		$122/hour		$122/hour		$112/hour		$166/hour		$122/hour		$200/hour		$156/hour		HRS	$	SUB-CONSULTANTS	EXPENSE SUBTOTAL*	Total Costs	
		HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL	HRS	SUBTOTAL						
Phase III	Lake Road Lift Station Construction Documents																										
■	Bi-Weekly Client Coordination Meetings	2	$396	10	$1,980	10	$1,480	6	$732	10	$1,220			4	$664			4	$800			46	$7,272			$7,272	
■	Survey, Geotech, Cultural Resources Survey and Wetland Delineation			4	$488	6	$888			8	$976											18	$2,352			$2,352	
■	Site Location Application - Revised Submittal and CDPHE Coordination	1	$198	25	$3,050	10	$1,480	10	$1,220	10	$1,220	12	$1,344			4	$488					72	$9,000			$9,000	
■	Basis of Design Report - Revised Submittal and CDPHE Coordination	2	$396	35	$4,270	8	$1,184	10	$1,220	8	$976	10	$1,120	1	$166	8	$976	1	$200	1	$156	84	$10,664			$10,664	
■	CDOT Permitting			4	$488	18	$2,664	6	$732	8	$976	6	$672	40	$6,640							82	$12,172			$12,172	
■	Redlands Canal Permitting			4	$488	18	$2,664	6	$732	18	$2,196	4	$448									50	$6,528			$6,528	
■	90% Drawings and OPC	6	$1,188	18	$2,196	18	$2,664	18	$2,196	40	$4,880	22	$2,464	6	$996	20	$2,440	1	$200	1	$156	150	$19,380			$19,380	
■	90% Electrical Drawings	1	$198	8	$976											4	$488	12	$2,400	16	$2,496	41	$6,558	$500	$550	$7,108	
■	90% Mechanical Drawings			8	$976											4	$488					12	$1,464	$500	$550	$2,014	
■	90% Specifications	1	$198	8	$976	8	$1,184	6	$732	10	$1,220	20	$2,240	1	$166							54	$6,716			$6,716	
■	90% Electrical Specifications			2	$244													10	$2,000	18	$2,808	30	$5,052	$500	$550	$5,602	
■	90% Mechanical Specifications			2	$244																	2	$244	$1,500	$1,650	$1,894	
■	Final Drawings and Specifications	2	$396	8	$976	18	$2,664	8	$976	18	$2,196	10	$1,120	4	$664	8	$976					76	$9,968			$9,968	
■	Final Drawings and Specifications - Electrical																	6	$1,200	8	$1,248	14	$2,448	$500	$550	$2,998	
■	Final Drawings and Specifications - Mechanical																							$1,000	$1,100	$1,100	
	PHASE III SUBTOTAL	**15**	**$2,970**	**136**	**$17,352**	**114**	**$16,872**	**70**	**$8,540**	**130**	**$15,860**	**84**	**$9,408**	**56**	**$9,296**	**48**	**$5,856**	**34**	**$6,800**	**44**	**$6,864**	**731**	**$99,818**	**$4,500**	**$4,950**		**$104,800**
Phase IV	Sanitary Sewer Improvements Design and Construction Documents																										
■	Bi-Weekly Client Coordination Meetings	2	$396	10	$1,220	10	$1,480			10	$1,220			2	$332							34	$4,648			$4,648	
■	90% Drawings and OPC	6	$1,188	35	$4,270	46	$6,808	22	$2,684	54	$6,588	40	$4,480	8	$1,328							211	$27,346			$27,346	
■	90% Specifications	2	$396	8	$976	10	$1,480	8	$976	12	$1,464	8	$896	4	$664							52	$6,852			$6,852	
■	Final Drawings and Specifications	2	$396	20	$2,440	36	$5,328	12	$1,464	40	$4,880	34	$3,808	6	$996							150	$19,312			$19,312	
	PHASE IV SUBTOTAL	**12**	**$2,376**	**73**	**$8,906**	**102**	**$15,096**	**42**	**$5,124**	**116**	**$14,152**	**82**	**$9,184**	**20**	**$3,320**							**447**	**$58,158**				**$58,200**
	TOTAL ALL PHASES	**27**	**$5,346**	**209**	**$26,258**	**216**	**$31,968**	**112**	**$13,664**	**246**	**$30,012**	**166**	**$18,592**	**76**	**$12,616**	**48**	**$5,856**	**34**	**$6,800**	**44**	**$6,864**	**2356**				**FEE FOR ADDITIONAL SCOPE**	**$163,000.00**
																									Original JVA Contract Amount	***$627,400***
																									Updated JVA Contract Amount	***$790,400***

** includes 10% markup*

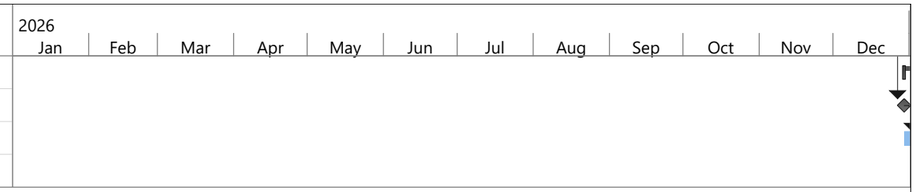
ID	Task Name	Notes	Start	Finish	Duration
1	**Project Work - Lake Road Lift Station**	**Responsible**	**Wed 3/23/22**		
2	**Phase I - Site Application (Complete)**		**Wed 3/23/22**	**Wed 3/23/22**	**0 days**
9	**Phase II - BDR and 30% Design (Complete)**		**Wed 3/23/22**	**Wed 3/23/22**	**0 days**
18	**Phase III - Lift Station Final Design and CDs (Complete)**		**Wed 3/23/22**	**Wed 3/23/22**	**0 days**
25	**Phase IV - Sanitary Sewer Improvements and CDs (Complete)**		**Wed 3/23/22**	**Wed 3/23/22**	**0 days**
31	**90% Design Drawings and Specifications - Revised Location**		**Wed 1/7/26**	**Fri 7/10/26**	**130 days**
32	Finalizing New Location	City	Wed 1/7/26	Wed 1/7/26	0 days
33	Revised Geotechnical Report	RockSol	Wed 1/7/26	Wed 3/11/26	44 days
34	Lift Station Site Required Setbacks Established	City	Thu 3/12/26	Thu 3/26/26	11 days
35	Site Plan, Utilities Plan, Drainage Letter, Mesa County Floodplain	JVA	Fri 3/27/26	Thu 4/9/26	10 days
36	City Review of Mesa County Submittal	City	Fri 4/10/26	Thu 4/23/26	10 days
37	Revise Site Application and BDR for new location	JVA	Wed 1/7/26	Thu 3/12/26	45 days
38	Update 90% Design Drawings and Specification for Revised Site Location	JVA	Wed 1/7/26	Thu 4/30/26	80 days
39	*JVA Internal Team QAQC*	*JVA*	*Thu 4/30/26*	*Thu 4/30/26*	*0 days*
40	City Review of 90% Design Drawings and Specifications	City	*Fri 5/1/26*	Fri 7/10/26	50 days
41	Worksessions to Finalize Bid Form / Unit Price Items and Descriptions	JVA/City	Thu 5/7/26	Thu 5/7/26	0 days
42	**Easements**		**Wed 3/23/22**	**Tue 1/6/26**	**956 days**
43	Parcel 3 - Ridges Sewer Alignment	City	Wed 3/23/22	Wed 1/18/23	208 days
44	Parcel 4 - RW&PC	City	Wed 3/23/22	Wed 1/18/23	208 days
45	Parcel 6 - Robert Small - Lift Station Site	City	Thu 2/1/24	Tue 1/6/26	487 days
46	**Agency Reviews**		**Wed 1/7/26**	**Mon 10/12/26**	**195 days**
47	CDOT Hwy 340 Review	JVA	Wed 1/7/26	Thu 4/2/26	60 days
48	Submittal to City Planning	City/JVA	Fri 7/17/26	Fri 7/17/26	0 days
49	City Planning Review	City/JVA	Mon 7/20/26	Mon 10/12/26	60 days
50	Redlands Canal Review	City/JVA	Mon 7/20/26	Fri 8/28/26	30 days
51	ERO - Finalize wetlands report and file ACoE 404 Permit	JVA	Mon 7/20/26	Mon 10/12/26	60 days
52	Revised Site App and BDR to CDPHE and review agencies	JVA	Thu 3/12/26	Thu 3/12/26	0 days
53	CDPHE Review	CDPHE	Fri 3/13/26	Mon 9/14/26	130 days
54	**Phase V - Bidding and Construction Administration**		**Fri 7/10/26**	**Mon 10/5/26**	**60 days**
55	Submit 95% (BID SET) Design Drawings and Specifications to CDPHE	JVA	Fri 7/10/26	Fri 7/10/26	0 days
56	CDPHE Review and Final Design and Construction Approval	CDPHE/JVA	Mon 7/13/26	Mon 10/5/26	60 days
57	**Bidding**		**Mon 10/12/26**	**Thu 12/3/26**	**36 days**
58	Bid Set Documents	JVA	Mon 10/12/26	Mon 10/12/26	0 days
59	Advertisement to Bid	City	Mon 10/12/26	Mon 10/12/26	0 days
60	Mandatory Pre-Bid Meeting	City	Mon 10/19/26	Mon 10/19/26	0 days
61	Inquiry Period Ends (No futher questions)	City	Wed 10/21/26	Wed 10/21/26	0 days
62	Addendum Posted	City	Wed 10/28/26	Wed 10/28/26	0 days
63	Bid Opening	City	Mon 11/9/26	Mon 11/9/26	0 days
64	City Council Award Date (1st Wednesday of the Month)	City	Wed 12/2/26	Wed 12/2/26	0 days
65	Notice of Award	City	Thu 12/3/26	Thu 12/3/26	0 days



GJ Lake Road Lift Station
Date: 8/21/2024

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

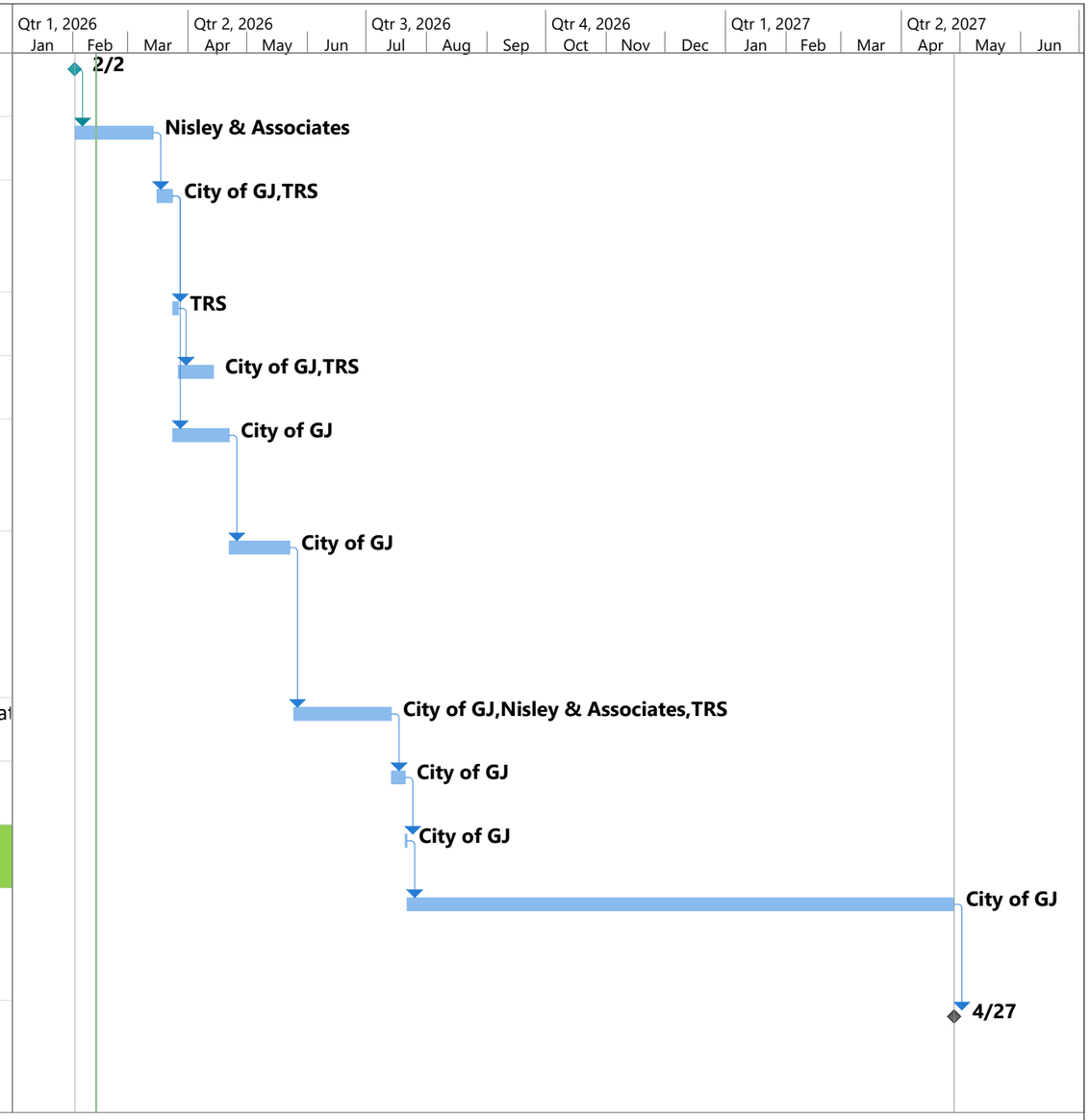
ID	Task Name	Notes	Start	Finish	Duration
66	**Construction Phase - Lake Road Lift Station**		**Tue 12/29/26**	**Thu 1/18/29**	**520 days**
67	Commence Construction	Contractor	Tue 12/29/26	Tue 12/29/26	0 days
68	Construction	Contractor	Wed 12/30/26	Mon 12/18/28	500 days
69	Substantial Completion and Start Up	Contractor	Tue 12/19/28	Thu 1/18/29	20 days



GJ Lake Road Lift Station
Date: 8/21/2024

Task	Project Summary	Manual Task	Start-only	Deadline	
Split	Inactive Task	Duration-only	Finish-only	Progress	
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress	
Summary	Inactive Summary	Manual Summary	External Milestone		

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Notice of Intent to Acquire	0 days	Mon 2/2/26	Mon 2/2/26		
2		Appraisal	30 days	Mon 2/2/26	Fri 3/13/26	1	Nisley & Associates
3		Review of Appraisal and approval for Offer	6 days	Mon 3/16/26	Mon 3/23/26	2	City of GJ,TRS
4		Draft and Send Offer to Acquir	3 days	Tue 3/24/26	Thu 3/26/26	3	TRS
5		Negotiations	12 days	Fri 3/27/26	Mon 4/13/26	4	City of GJ,TRS
6		Secure Council Resolution for Eminent Domain	21 days	Tue 3/24/26	Tue 4/21/26	3	City of GJ
7		File Petition in Condemnation/Service to Record Interests	23 days	Wed 4/22/26	Fri 5/22/26	6	City of GJ
8		Immediate Possession Hearing	36 days	Mon 5/25/26	Mon 7/13/26	7	City of GJ,Nisley & Associat
9		Funding of IP Order with Court	5 days	Tue 7/14/26	Mon 7/20/26	8	City of GJ
10		Possession of Property	1 day	Tue 7/21/26	Tue 7/21/26	9	City of GJ
11		Settlement Negotiations or Value Trial	200 days	Wed 7/22/26	Tue 4/27/27	10	City of GJ
12		Rule & Order-Transfer of Title to City	0 days	Tue 4/27/27	Tue 4/27/27	11	City of GJ



TRS's Proposed Real Estate Acquisition Schedule

Project: ROW Schedule_Window
Date: Fri 2/13/26

Task	Project Summary	Manual Task	Start-only	Deadline			
Split	Inactive Task	Duration-only	Finish-only	Progress			
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress			
Summary	Inactive Summary	Manual Summary	External Milestone				

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: March 18, 2026

Presented By: Sam Wuebbles, Associate Planner

Department: Community Development

Submitted By: Sam Wuebbles, Associate Planner

Information

SUBJECT:

A Resolution Vacating A Sewer Easement Located In Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154

RECOMMENDATION:

The Planning Commission heard this item at their February 24, 2026 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

CIA Landholdings LLC is initiating a request to vacate a 20-foot-wide sewer easement totaling approximately .68-acres located in the Chipeta Hollows Subdivision Filing 1. (The subdivision includes 32 residential lots on approximately 17.71 acres with additional filing(s) to come.) Although a sewer line exists within the easement, it was originally in service but after the subdivisions to the west were developed it has not been used. The sewer line will be physically abandoned during construction of Filing 1 infrastructure. The easement is no longer needed with the dedication of road right-of-way and a utility easement to the City of Grand Junction on the Filing 1 plat and the construction of a new 10 inch sewer line is being constructed within the roadway and easement. The proposed vacation will not affect public facilities, utilities, or City functions.

BACKGROUND OR DETAILED INFORMATION:

The sewer easement proposed for vacation is public and currently owned by the City (previously Orchard Mesa Sanitation District). It runs north-south on the west side of the property beginning at the southern right-of-way line of B ½ Road and terminates at the southern property line of Chipeta Hollows Subdivision Filing 1. The easement is twenty-foot (20') in width, ten feet (10') on either side of the (described) centerline and encompassing 0.68-acres. The easement was dedicated in 1999 and depicted on the

plat of the Morse Subdivision, Reception Number 2776079.

An existing 10-inch sanitary sewer line within the easement is proposed to be abandoned. A new 10-inch sanitary sewer line is to be constructed within the site of the Filing 1. The new sewer line will be located along the new public roads of that subdivision, and such line will be stubbed to the southern property line to accommodate future development. A portion of the Active Transportation Corridor (ATC) trail will be constructed above the area where the easement currently exists. This portion of the ATC will consist of a 10-foot-wide trail with a 2- to 3-foot shoulder. The trail will exist in Tracts J & K within the subdivision.

The applicant is requesting vacation of the sewer easement to remove an encumbrance that is no longer needed for sewer purposes and to prepare the tracts for City acquisition. The removal of the encumbrance over the easement area positions the land appropriately for City acquisition as a portion of the ATC trail is intended for development over the area. Because the sewer line within the easement has been replaced or will be replaced with the Filing 1 development by functioning infrastructure, the easement is no longer needed to serve its function.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed sewer easement vacation request was held virtually on October 16, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicant's consultant, along with 2 attendees. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications for the sewer easement vacation request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with a public hearing notice sign. 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 February 13, 2026. The notice of this public hearing was published February 14, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.050(p) of the Zoning and Development Code, the vacation of public easement shall conform to the following:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

Consistency with Growth and Land Use Policies

Vacating the sewer easement supports the City's emphasis on efficient land use and infill development within the Urban Development Boundary (UDB). The Comprehensive Plan directs growth toward areas where infrastructure and urban services already exist, in order to maximize existing capacity and maintain fiscal sustainability, consistent with

Chapter 2 – Plan Principles and Chapter 3 – Land Use and Growth of the Comprehensive Plan.

By removing an easement no longer necessary for sewer purposes - since the existing sewer line will be abandoned and reconstructed in a new location by the developer - the applicant can utilize the land more efficiently for housing and public benefit. The proposed use of the vacated easement area for a segment of the City's Active Transportation trail directly supports the Plan's priority for Urban Infill (Tier 1) and Suburban Infill (Tier 2) areas and complements the City's goals for multimodal connectivity. This action helps reduce pressure for greenfield expansion, aligning with the City's Tiered Growth Framework. This goal is supported by the Comprehensive Plan's Chapter 3 – Land Use and Growth section.

Alignment with Infrastructure and Coordination Goals
The Comprehensive Plan encourages coordinated improvements and utility efficiency, emphasizing that infrastructure upgrades and development should be integrated to minimize impacts and promote the efficient use of resources. This is supported through Chapter 2 – Plan Principles.

Vacating an easement that is no longer needed for public utility use and repurposing it for a trail connection embodies these coordination principles. The concurrent relocation and reconstruction of the sewer line by the developer ensures that service continuity is maintained and system efficiency is improved. The new trail segment supports the City's Circulation Plan objectives by strengthening pedestrian and bicycle linkages and improving neighborhood connectivity, consistent with Plan Principle 3 ("Connected and Accessible City"). The coordination of sewer relocation and trail construction also minimizes redundant disturbance and promotes sustainable infrastructure use.

Support of Housing and Neighborhood Objectives
The Plan promotes innovative and attainable housing that complements existing neighborhoods and makes efficient use of serviced land. Policies encourage "creativity, flexibility, and innovation in the design and construction of new developments" to foster connected, healthy neighborhoods. This is supported through the Comprehensive Plan Chapter 2 – Plan Principle 5.

Vacating the easement will enable the completion of a residential project that aligns with these objectives by providing needed housing types while incorporating an Active Transportation component that connects residents to surrounding neighborhoods, parks, and community destinations. The reconstruction of the sewer line ensures that infrastructure capacity remains intact and that the project continues to meet City service standards. This is consistent with adopted neighborhood and subarea plans (e.g., Orchard Mesa and Pear Park Plans) that emphasize walkability, connectivity, and infrastructure coordination

Staff determines that this criterion has been met.

b. No parcel shall be landlocked as a result of the vacation;

The easement vacation will not result in the landlocking of any parcels.

Staff determines that this criterion has been met.

c. 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;

Access to any parcel will not be restricted, rendered unreasonable, or become economically prohibitive as a result of the proposed vacation. The subject sewer easement currently contains a sewer line that has been replaced and/or will be replaced, and therefore, its vacation will not affect any established access or sewer connections. In conjunction with the vacation, a new sewer line is proposed in a slightly modified alignment that will provide appropriate service capacity to the lots in Filing1.

Staff determines that this criterion has been met.

d. 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, including, but not limited to, police and fire protection and utility services;

The proposed vacation will not adversely affect the health, safety, or welfare of the community. The existing sewer line within the easement has never served any properties, and a new line is proposed in a slightly revised alignment to provide utility service efficiency to the lots in the Chipeta Hollows Subdivision. Coordination with City Engineering has confirmed that all existing public facilities and services will remain fully functional and accessible.

The vacation will not impact police, fire, or emergency access, nor reduce the quality or reliability of essential public services. Therefore, the proposed action is consistent with this criterion, as it maintains the existing level of service and does not diminish public safety or welfare.

Staff determines that this criterion has been met.

e. The provision of adequate public facilities and services to any property as required in GJMC § 21.05.020 shall not be inhibited by the proposed vacation; and

The proposed easement vacation will not inhibit the provision of adequate public facilities or services to the property. A sewer line exists within the easement but it has or will be replaced with development of Filing 1. Current sewer service will be provided through functioning infrastructure located outside of the easement area. Therefore, vacating the easement will not affect existing or future service or the City’s ability to

provide public facilities and services to the site or surrounding neighborhoods.

Staff determines that this criterion has been met.

f. The proposal shall not hinder public and City functions.

The vacation of this easement will not hinder public or City functions. Although a sewer line exists within the easement area, it has been replaced and/or will be replaced with the development of Filing 1 and then physically abandoned. Because no active public infrastructure or operational function will rely on the easement, its vacation will not interfere with municipal services, public operations, or the City's ability to maintain and provide necessary functions.

Staff determines that this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION
After reviewing the request by CIA Landholdings LLC to vacate a Sewer Easement, as set forth in the attached description and sketch, City file number VAC-2025-627, located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district.

1) The request conforms with Section 21.02.050(p) of the Zoning and Development Code.

Condition: The 10 inch sanitary sewer line in Filing 1 shall be constructed and accepted by the City before the easement vacation will be complete. This condition must be met within two years of City Council approval of the resolution.

Therefore, the Planning Commission recommended approval of the request with the condition as provided in the recommendation.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact.

SUGGESTED MOTION:

I move to adopt Resolution No. 24-26, a Resolution Vacating a Sanitary Sewer Easement on property located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154, with the Condition of Approval as listed in the Staff Report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Legal description and exhibit
4. Exhibit 4 - Planning Commission Minutes

5. Exhibit 5 - Resolution

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

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: Vacation - Easement

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:	2981 B 1/2 Road	Site Acreage:	Approx. 19.25 Acres
Site Tax No(s):	2943-294-48-002	Site Zoning:	R-8

Project Description: To vacate a sewer easement (Reception No. 198145) containing an abandoned sewer line.

Property Owner Information		Applicant Information		Representative Information	
Name:	CIA Landholdings LLC	Name:	CIA Investments, LLC	Name:	River City Consultants, Inc.
Street Address:	218 Easter Hill Drive	Street Address:	218 Easter Hill Drive	Street Address:	215 Pitkin Ave. #215
City/State/Zip:	Grand Junction, CO 8	City/State/Zip:	Grand Junction, CO 8	City/State/Zip:	Grand Junction, CO 8
Business Phone #:	970-986-1159	Business Phone #:	970-986-1159	Business Phone #:	970-241-4722
E-Mail:	charlie@boabuilders.com	E-Mail:	charlie@boabuilders.com	E-Mail:	tstates@rccwest.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Charlie Gechter	Contact Person:	Charlie Gechter	Contact Person:	Charlie Gechter
Contact Phone #:	970-986-1159	Contact Phone #:	970-986-1159	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: 2025.10.16 08:54:44 -06'00' — Date: October 16, 2025

Signature of Legal Property Owner: [signature] — Date: 10/16/25

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) CIA Landholdings LLC ("Entity") is the owner of the following property:

(b) 2981 B 1/2 Road, 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) Member 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) Vacation - Easement

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: Charlie Gechter, Member

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 16th day of October, 2025

by Charlie Gechter, Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2026

TRACY A STATES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064045541
MY COMMISSION EXPIRES NOVEMBER 6, 2026

Tracy A. States
Notary Public Signature

RECEPTION#: 3021369, at 2/25/2022 4:39:18 PM, 1 of 1
Recording: $13.00, Doc Fee $86.50 Tina Peters, Mesa County, CO. CLERK AND RECORDER

RETURN RECORDED DOCUMENT TO:
CIA Investments LLC, a Colorado Limited Liability Company
218 Easter Hill Drive, Grand Junction, CO 81507

Document Fee: $86.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 25th day of February, 2022, is made between **William L. Morse Trust Dated September 29, 2009** ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

CIA Investments LLC, a Colorado Limited Liability Company ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 218 Easter Hill Drive, Grand Junction, CO 81507.

WITNESS, that the Grantor(s), for and in consideration of EIGHT HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($865,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

Lot 2 of
MORSE SUBDIVISION,
County of Mesa, State of Colorado

ALSO KNOWN AS: **2981 B 1/2 Road, Grand Junction, CO 81503**

TOGETHER WITH, all and singular the 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(s), either in law or equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to ***the Statutory Exceptions***

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

William L. Morse Trust Dated September 29, 2009

Timothy L. Morse

Timothy L. Morse, Trustee

State of: **Colorado**
County of: **Mesa** ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 25, 2022**, by **Timothy L. Morse as trustee of the William L. Morse Trust Dated September 29, 2009**

My Commission expires:

NANNETTE J. ALLEN-BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014031863
My Commission Expires October 14, 2025

Witness my hand and official seal.

Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

RECEPTION#: 3028717, at 4/26/2022 11:03:02 AM, 1 of 3
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

THIS DEED, made this 22nd day of APRIL, 2022, between:

GRANTOR: **Timothy L. Morse**,

whose legal address is: **2997 B ½ Rd. Grand Junction, CO 81503**, and

GRANTEE: **CIA Investments LLC**,

whose legal address is: **218 Easter Hill Dr. Grand Junction, CO 81507**.

WITNESS that the Grantor, created and existing under and by virtue of the laws of the State of **Colorado**, and duly authorized to transact business in the State of Colorado, for and in consideration of **$10** (Ten) Dollars, and other good and valuable consideration, in hand paid. Grantor, CONVEYS and WARRANTS to Grantee, the following described Real Estate, situate in the State of Colorado, County of Mesa, to wit:

Legal Description:

All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, lying west of Morse Subdivision as recorded at Reception Number 2776079 and east of Chipeta Glenn Subdivision as recorded at Reception Number 2243695 and east of B1/2 Road Right-of-Way as recorded at Reception Number 1404528, City of Grand Junction, County of Mesa, State of Colorado, Containing 11,883 Square feet (0.27 acres), more or less.

As seen on Exhibit A and Exhibit B

IN WITNESS WHEREOF, the Grantor has executed this instrument as the date set forth above.

By Timothy L Morse
Timothy L Morse

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This foregoing instrument was acknowledged by me this 22nd day of April, 2022 by Timothy L. Morse

Witness my hand and official seal: Danielle DeWitt

My commission expires: January 9, 2025

DANIELLE LYNN DE WITT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042294
My Commission Expires January 9, 2025

EXHIBIT A

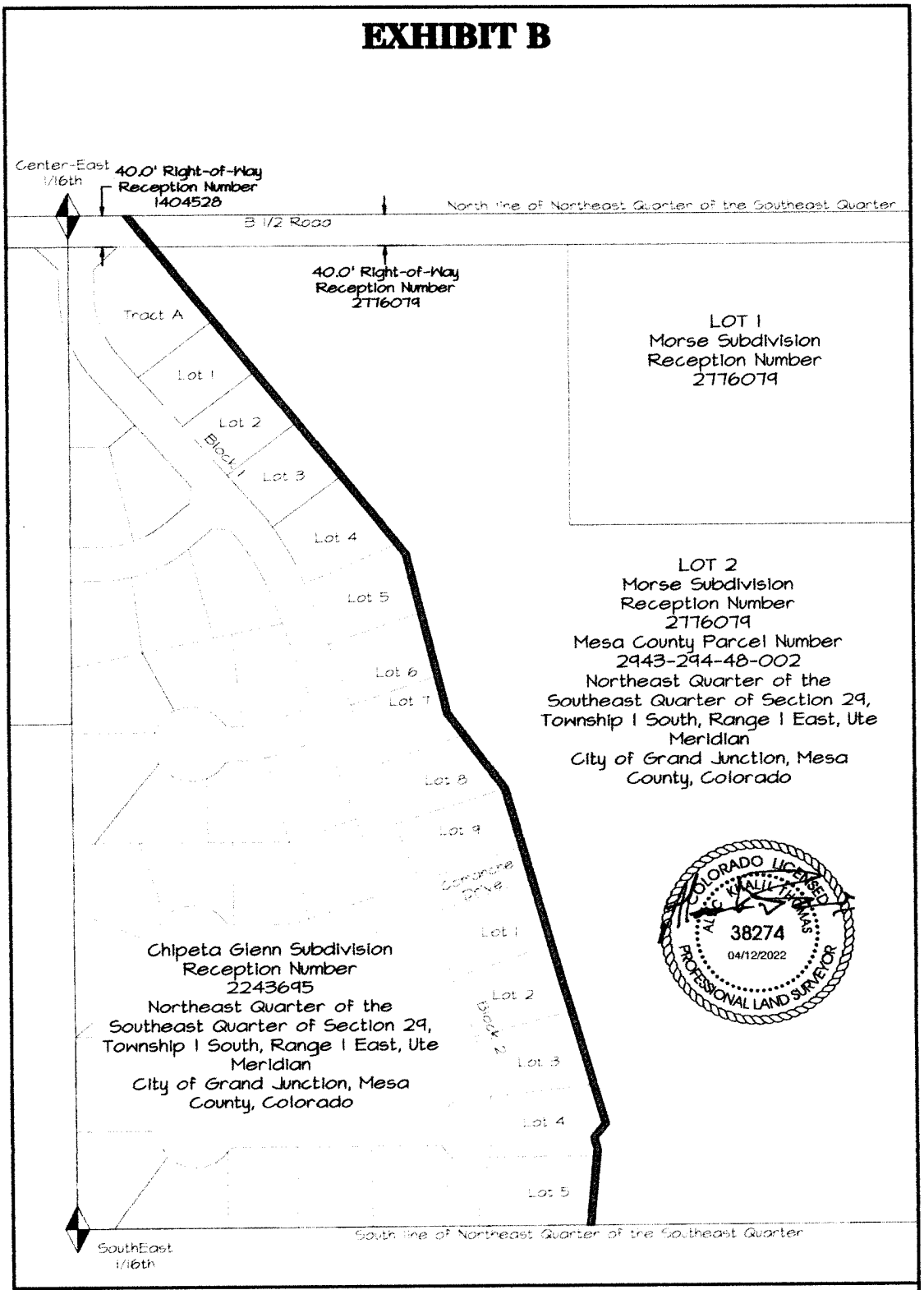
All that part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, lying west of Morse Subdivision as recorded at Reception Number 2776079 and east of Chipeta Glenn Subdivision as recorded at Reception Number 2243695 and east of B1/2 Road Right-of-Way as recorded at Reception Number 1404528, City of Grand Junction, County of Mesa, State of Colorado,

Containing 11,883 Square feet (0.27 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVER CITY
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: BDM	4/12/22	Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B.5 Road\Survey\DWG\1718-011 GC EXHIBIT.dwg

RECEPTION#: 3059809, at 3/31/2023 10:58:31 AM, 1 of 1
Recording: $13.00, Doc Fee $86.66 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

THIS DEED, made this 31 day of March, 2023, between:

GRANTOR: **CIA Investments LLC,** whose legal address is: **218 Easter Hill Dr. Grand Junction, CO 81507,**

and

GRANTEE: **CIA Landholdings LLC,** whose legal address is: **218 Easter Hill Dr. Grand Junction, CO 81507.**

WITNESS that the Grantor, created and existing under and by virtue of the laws of the State of **Colorado ,** and duly authorized to transact business in the State of Colorado, for and in consideration of $ **866,610.06** Dollars($Eight hundred sixty six thousand, six hundred ten dollars and six cents), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of the said **limited liability company** , Grantor, CONVEYS and WARRANTS to Grantee, the following described Real Estate, situate in the State of Colorado, County of Mesa, to wit:

Legal Description: **Lot 2 of Morse Subdivision**

Also Known As: **2981 B ½ Road, Grand Junction, CO 81503**

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its Authorized Member or Manager as the date set forth above.

By _____
Charlie Gechter, member CIA Investments LLC

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

This foregoing instrument was acknowledged before me on this 31st day of March, 2023 by **Charlie Gechter as member CIA Investments LLC**

My commission expires:

DANIELLE LYNN DE WITT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042294
My Commission Expires January 9, 2025

Witness my hand and official seal.

_____
Notary Public

RECEPTION#: 3123818, at 4/24/2025 8:13:48 AM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
CIA Landholdings LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
The type of entity is: Limited Liability Company.
The entity is formed under the laws of the State of Colorado.

The mailing address for the entity is: 218 Easter Hill Drive, Grand Junction, CO 81507
.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Charlie Gechter, Member OR
Wendi Gechter, Member.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

NONE.

Executed this 23rd day of April, 2025

Signature

CIA Landholdings LLC

Print
Charlie Gechter, Member

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

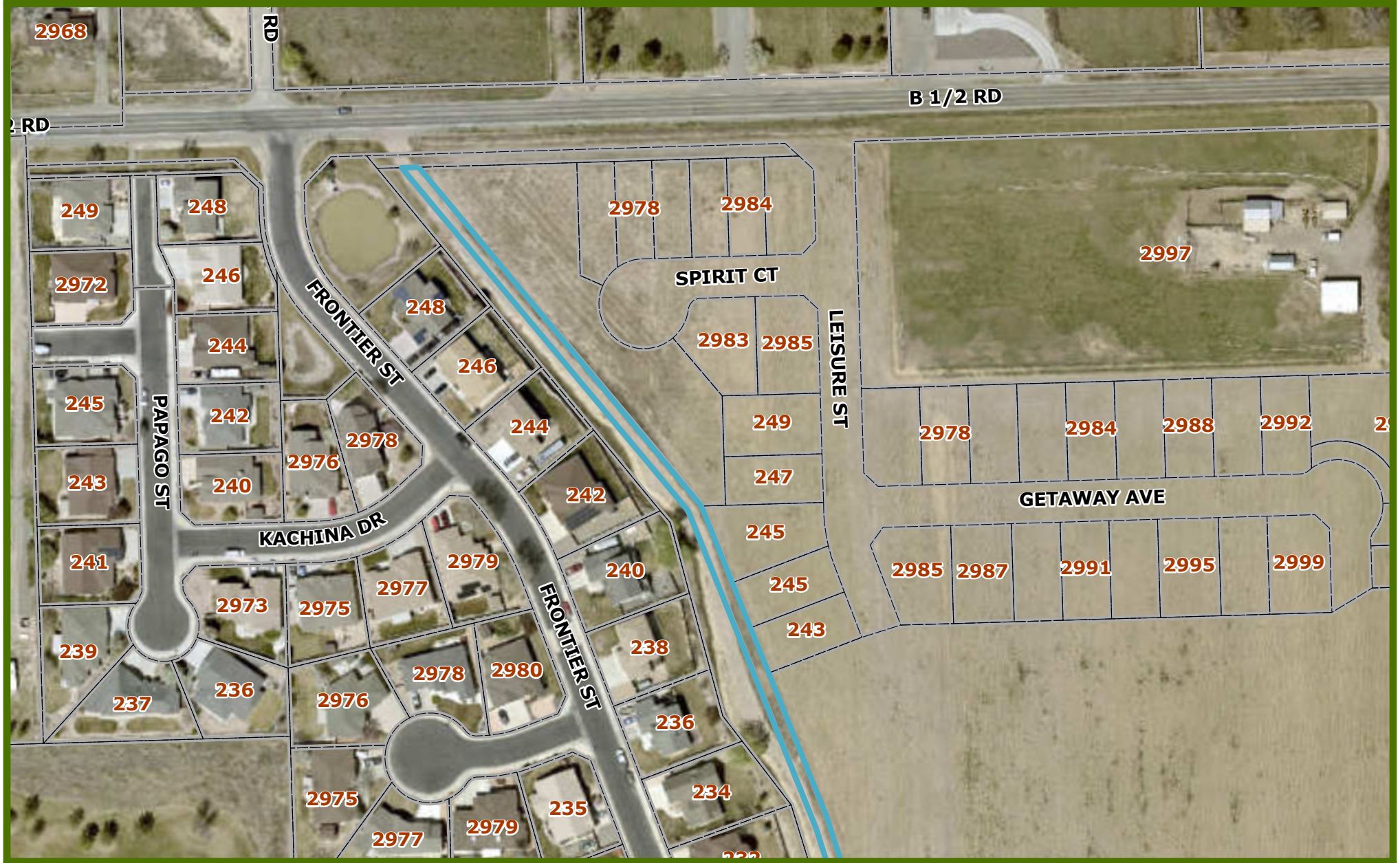
The foregoing instrument was acknowledged before me this 23rd day of April, 2025, by Charlie Gechter (name) as Member (insert office held or role) for CIA Landholdings LLC (inset name of corporation or LLC).

MONICA J. HILLYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214037866
My Commission Expires September 27, 2025

Witness my hand and official seal.
My commission expires: September 27, 2025

Notary Public

Site Map



N

0 0.05 0.1 mi

Printed: 2/3/2026

1 inch equals 0 miles

Scale: 1:1,694

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Site Map

N

0 0.05 0.1 mi

Printed: 2/3/2026

1 inch equals 0 miles

Scale: 1:1,694

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

EXHIBIT A

An easement situated in the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particulary described as follows:

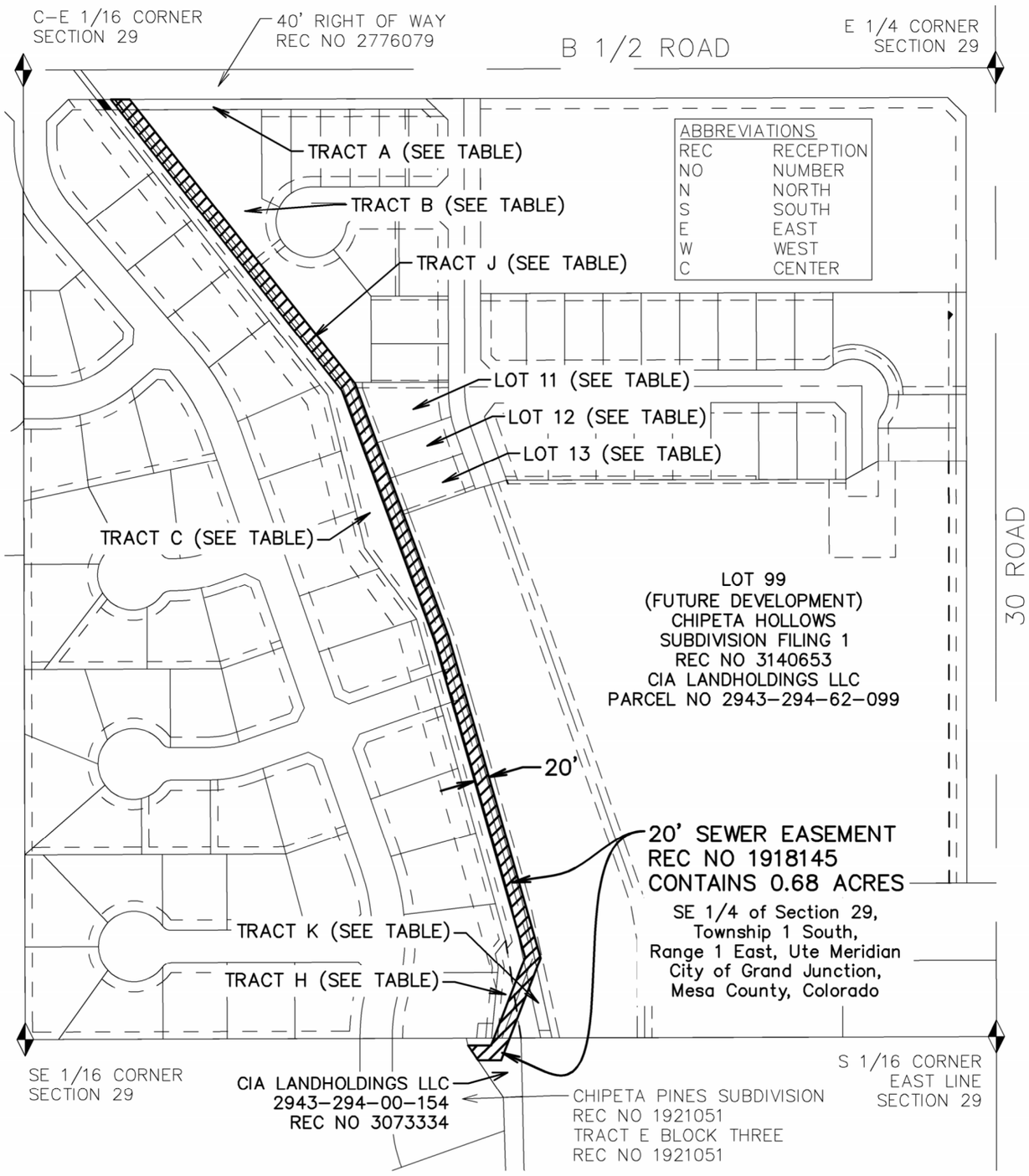
The sewer easement described at reception number 1918145 of the Mesa County records, lying within Chipeta Hollows Subdivision Filing 1 as recorded at reception number 3140653 of said Mesa County records and the parcel of land described at reception number 3073334 of said Mesa County records.

Containing 0.68 acres, more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original

EXHIBIT B



OWNERSHIP TABLE

	PARCEL NO	OWNER	ADDRESS
TRACT A	2943-294-62-033	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT B	2943-294-62-034	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT J	2943-294-62-039	CITY OF GRAND JUNCTION	NO ADDRESS
LOT 11	2943-294-62-011	CIA LANDHOLDINGS LLC	245 LEISURE ST #B
LOT 12	2943-294-62-012	CIA LANDHOLDINGS LLC	245 LEISURE ST #A
LOT 13	2943-294-62-013	CIA LANDHOLDINGS LLC	243 LEISURE ST #B
TRACT C	2943-294-62-035	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT H	2943-294-62-038	CHIPETA HOLLOWS HOMEOWNERS ASSOCIATION INC	NO ADDRESS
TRACT K	2943-294-62-040	CITY OF GRAND JUNCTION	NO ADDRESS

ALL ADJOINER INFORMATION IN THE TABLE LIES WITHIN CHIPETA HOLLOWS SUBDIVISION FILING 1 (REC NO 3140653)

1" = 200'
0 200
U.S. Survey feet

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION – IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVER CITY CONSULTANTS
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Drawn: JHW	Checked: AKT	12/8/25	Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B.5 Road\Survey\DWG\1718-011 Sewer Easement Vacation.dwg

GRAND JUNCTION PLANNING COMMISSION
February 24, 2026, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Greg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), and Madeline Robinson (Planning Technician).

There was 1 member of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from February 10, 2026.

2. **Chipeta Hollows Easement Vacation** **VAC-2025-627**
   Consider a request by CIA Landholdings LLC to vacate a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district

3. **Aspire Residential Multi-Unit Easement Vacation** **VAC-2025-61**
   Consider a Request to Partially Vacate a Drainage Easement Segment Known as Orchard Mesa Drain I-1 for the City of Grand Junction Located at 2651 Stacy Drive on a 7.10 Acre Parcel in a RH-24 zone district

   Planning Manager Thomas Lloyd explained to the commission that the findings of fact and a condition for Item 2 were left out of the packet, but they had been placed on the dais for review. Also, for Item 3 a condition needed to be met before the City would accept.

   Commissioner Quintero moved to approve the Consent Agenda.
   Commissioner Palmer seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 5:35 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A Resolution Vacating a Sewer Easement Located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154

RECITALS:

CIA Landholdings LLC has applied for the vacation of a Sewer Easement located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 ("Filing 1") in a RM-8 district and the adjacent southern parcel, No. 2943-294-00-154 in a RL-4 district.

CIA Landholdings LLC is initiating a request to vacate a 20-foot-wide sewer easement totaling approximately 0.68-acres located in Chipeta Hollows Subdivision Filing 1. A 20-foot sewer easement encumbers Tracts J and K of Filing 1, that will be developed with a concrete trail as part of the City of Grand Junction's ("City") active transportation system. Although a sewer line exists within the easement, it was originally in service but is being abandoned after the subdivisions to the west were developed and the new 10-inch sewer line being installed, constructed, and accepted by the City within Filing 1. The sewer line will be physically abandoned during construction of the Filing 1 infrastructure. The easement is no longer needed with the new 10-inch sewer line being constructed within the roadway and in a public utility easement within Filing 1. The proposed vacation will not affect public facilities, utilities, or City functions.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the Sewer Easement is consistent with the Comprehensive Plan and Section 21.02.050(p) 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 EASEMENT IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents, and/or dedication documents.
2. The replacement 10-inch sanitary sewer line in Filing 1 shall be installed, constructed, and accepted by the City before the easement shall be vacated.
3. The vacation resolution shall be void if the above conditions have not been met within two years of the City Council's conditional approval of the vacation.

An easement situated in the southeast quarter of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

DRAFT

The sewer easement described at reception number 1918145 of the Mesa County records, lying within Chipeta Hollows Subdivision Filing 1 as recorded at reception number 3140653 of said Mesa County records and the parcel of land described at reception number 3073334 of said Mesa County records.

Containing 0.68 acres, more or less.

See Exhibit B which depicts the location of the easement.

The Conditions stated above shall be completed on or before the date two years from the date of adoption.

Introduced on first reading this _____day of _____, 2026 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2026 and ordered published in pamphlet form.

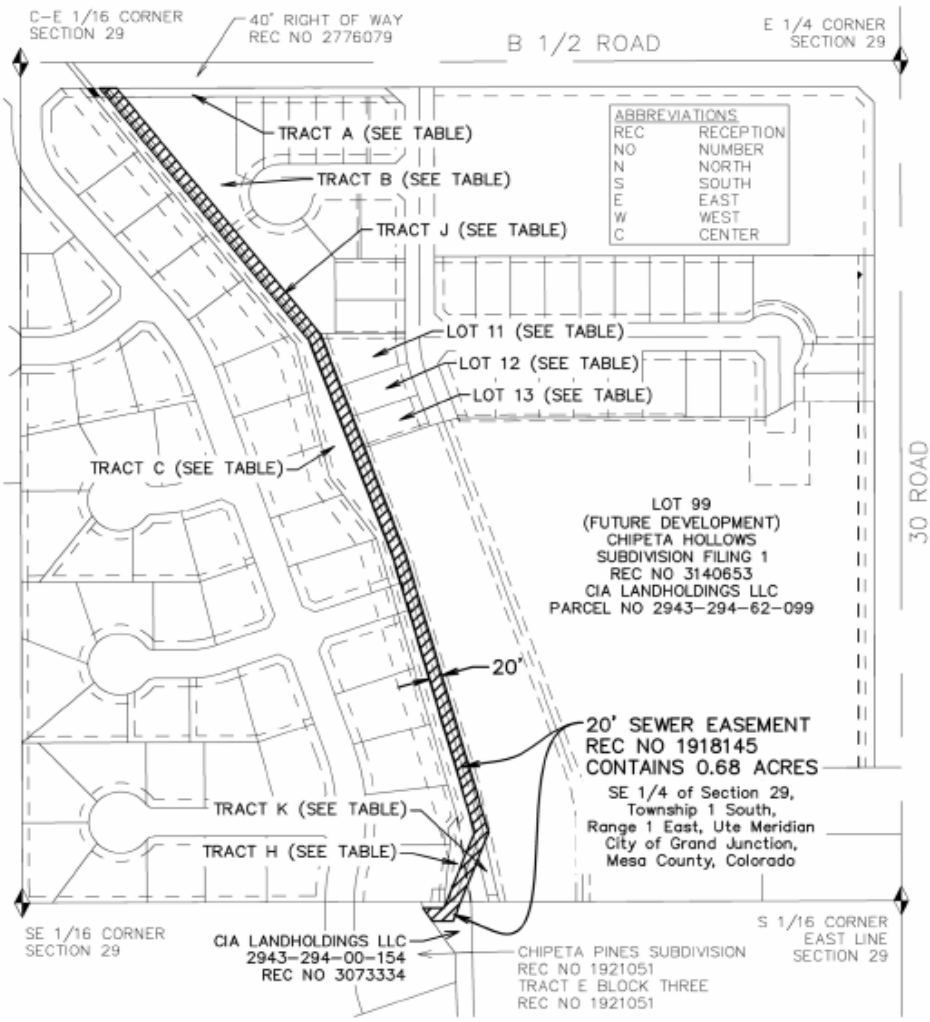
ATTEST:

_____ _____

Selestina Sandoval, City Clerk Cody Kennedy, Mayor

DRAFT

EXHIBIT B



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Drawn: JHW	Checked: AKT	12/8/25	Job No. 1718-011

S:\PROJECTS\1718 BOA Builders\011 2981 B.5 Road\Survey\DWG\1718-011 Sewer Easement Vacation.dwg

DRAFT

Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: March 18, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

A Resolution Amending Master Intergovernmental Agreements with the Redlands 360 Metropolitan Districts No. 1 and No. 9 Regarding Construction and On-Going Maintenance of Improvements Associated with the Redlands 360 and Canyon Rim Developments

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

On February 2, 2022, the City of Grand Junction, home-ruled municipal corporation of the State of Colorado and Redlands 260 Metropolitan District No. 1 and No. 9, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") entered a Master Intergovernmental Agreement. The purpose of this Master Intergovernmental Agreement was to set forth the obligations of and benefits to the Parties in relation to requirements and maintenance activities associated with the District which was formed for operation pursuant to the city's approved Consolidated Service Plan. The District and the City now desire to amend the Master Intergovernmental Agreement with respect to Exhibit C – Transportation related to design and cost sharing of specific improvements.

Through these Amended Master IGAs the City commitments to contributing 25% of the project costs for the design and construction of a two-lane roundabout at Broadway (SH 340) and 23 Road as well as 100% of improvements to the portion of 23 Road (south of the roundabout to Owner's northern property boundary) in partnership with the Redlands 360 Metropolitan District that will pay the remaining 75% of the costs for the roundabout.

BACKGROUND OR DETAILED INFORMATION:

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") Service Plan. The purpose of this IGA was to set forth the obligations of and benefits to the Parties in relation to maintenance activities associated with Public Improvements located within the Service Area. The Parties recognize that the public rights-of-way and private property within the Districts Boundaries are also within the City. This IGA identifies the specific services and maintenance obligations within and adjacent to the Service Area that will be provided by the Districts.

A primary purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements. Approval of the Service Plan by the City Council constitutes the City's agreement that the District may perform the operation and maintenance functions described in this Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area on the date of this Agreement.

Generally, the Districts shall have the obligation, power and/or authority to plan, design, acquire, construct, install, relocate, redevelop, procure, contract for, and operate the services listed below. The City agrees to perform all services typically provided by the City, except those to be provided by the Districts in accordance with this IGA, in a manner and frequency consistent with similar services provided by the City throughout the City.

- On- and Off-Site Street Improvements
- Safety Protection Improvements
- Open Space, Trails, Parks and Landscaping
- Stormwater Detention

The District and the City now desire to amend the Master Intergovernmental Agreement with respect to Exhibit C – Transportation related to design and cost sharing of specific improvements.

The amendment amends the off-site improvements related to a roundabout at State Highway 340 (Broadway) and 23 Road,specifically providing that the Developer will design a two-lane roundabout, and construct a portion of the two-lane roundabout per the construction plans. TCP credit 0%. Cost share 75% Developer / 25% City. City to design and construct improvements to 23 Rd south of the roundabout to Owner's northern property boundary on 23 Road, the process for payment and the application of the final amounts due on the Loan to these costs.

FISCAL IMPACT:

Through these Amended Master IGAs the City commitments to contributing 25% of the project costs for the design and construction of a two-lane roundabout at Broadway (SH

340) and 23 Road as well as 100% of improvements to the portion of 23 Road (south of the roundabout to Owner's northern property boundary) for a total estimated amount of $1,650,280 in partnership with the Redlands 360 Metropolitan District that will pay the remaining 75% of the costs for the roundabout. The City share will be reduced by the final loan payment owed the City of $157,539.55. Therefore the $1,500,000 included in the 2026 adopted budget is sufficient to cover expected costs.

SUGGESTED MOTION:

I move to adopt Resolution No. 26-26, A Resolution Amending Master Intergovernmental Agreements with the Redlands 360 Metropolitan Districts No. 1 and No. 9 Regarding Construction and On-Going Maintenance of Improvements Associated with the Redlands 360 and Canyon Rim Developments.

Attachments

1. R360 Recorded IGA district 1
2. Amendment to Master IGA No.1 and No.9
3. Resolution Amending Master IGA with Redlands 360 Metro Districts

RECEPTION#: 3021722
3/1/2022 2:20:58 PM, 1 of 17
Recording: $93.00,
Tina Peters, Mesa County, CO.
CLERK AND RECORDER

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 19-22

A RESOLUTION ENTERING INTO AN AGREEMENT WITH THE REDLANDS 360 METROPOLITAN DISTRICTS NOS 1 THROUGH 9 REGARDING CONSTRUCTION AND ON-GOING MAINTENANCE OF IMPROVEMENTS ASSOCIATED WITH THE REDLANDS 360 AND CANYON RIM DEVELOPMENTS

Recitals:

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") Service Plan. The conditions were 1) approval of a Development Plan as defined in the Service Plan; and 2) execution of an Intergovernmental Agreement (IGA) between the City and the District (Exhibit A). The first condition will be met upon favorable consideration of the Planned Development (PD) Outline Development Plan (ODP) (see previous agenda item) for the Redlands 360 development. The City's consideration and approval of the IGA will satisfy condition 2.

The purpose of this IGA is to set forth the obligations of and benefits to the Parties in relation to maintenance activities associated with Public Improvements located within the Service Area. The Parties recognize that the public rights-of-way and private property within the Boundaries of the Districts are also within the City. This IGA identifies the specific services and maintenance obligations within and adjacent to the Service Area that will be provided by the Districts.

A primary purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements. Approval of the Service Plan by the City Council constitutes the City's agreement that the Districts may perform the operation and maintenance functions described in this Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area on the date of this Agreement.

Per the approved Service Plan, the Districts may impose mill levies on taxable property within its boundaries as a primary source of revenue for repayment of debt service, capital improvements, administrative expenses, and operations and maintenance of Public Improvements.

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

City Council hereby accepts the agreement and authorizes the City Manager to execute and enter into the Intergovernmental Agreement with the Redlands 360 Metropolitan Districts Nos. 1 through 9.

Passed and Approved this 2nd day of February 2022.

C.B. McDaniel
Mayor

ATTEST:

Laura Bauer
Interim City Clerk

MASTER INTERGOVERNMENTAL AGREEMENT

BETWEEN THE CITY OF GRAND JUNCTION, COLORADO AND REDLANDS 360 METROPOLITAN DISTRICT NO. 1

THIS AGREEMENT is made and entered into as of the 2 day of February 2022, by and between the CITY OF GRAND JUNCTION, a home-ruled municipal corporation of the State of Colorado (the "City"), and REDLANDS 360 METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"). The City and the District are collectively referred to as the Parties.

RECITALS

The District was formed by order of the Mesa County District Court on December 8, 2020 in Case No. 20CV30190 and is operating under a single consolidated service plan for the Redlands 360 Metropolitan Districts 1 through 9 ("Districts.") The District(s) are or will be organized to provide services and to exercise powers as set forth in the Consolidated Service Plan for the Redlands 360 Metropolitan Districts Nos. 1-9 approved by the City on June 17, 2020 ("Consolidated Service Plan"). The Consolidated Service Plan calls for the execution of an intergovernmental agreement between the City and each district; the Parties have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Intergovernmental Agreement (the "Agreement"). The District entering this Agreement is not responsible for the obligations owed to the City by any other District(s) unless expressly provided for in a separate written agreement. In some instances, Redlands Three Sixty, LLC (the "Developer") may be referred to in this Agreement but is not a party to this Agreement.

Districts will be formed for operation pursuant to the Consolidated Service Plan, and those Districts will be required, consistent with the terms of the City's approval of the Consolidated Service Plan, to enter into and join this Agreement.

Capitalized terms used and not defined in this Agreement shall have the meaning provided for in the Consolidated Service Plan. Consistent with the Consolidated Service Plan "Public Improvements" means "public sanitary sewer and wastewater systems, domestic water supply systems, storm drainage facilities, streets and roadways, traffic and safety facilities, landscaping and irrigation, trails, walls & fences, parks and recreation facilities and such other public improvements approved by the City for the development of the Project." As provided in this Agreement some Public Improvements will be dedicated to the City, or other appropriate jurisdiction, and others will be retained by the District(s).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Dedication, Operations and Maintenance. To the extent that they are designed and constructed or financed by the District, and located within the District, the District or Developer shall dedicate the Public Improvements described in Exhibit A to the City or other appropriate jurisdiction in a manner consistent with the Consolidated Service Plan and other rules and regulations of the City and applicable provisions of the Grand Junction Municipal Code ("GJMC"). Until the dedication and final acceptance of the Public Improvements described in Exhibit A to the City or other appropriate jurisdiction, the District will be responsible for operation, maintenance, repair, improvement and/or replacement of the

Public Improvements described in Exhibit A. For any Public Improvements not dedicated and conveyed to the City or other appropriate jurisdiction, the District will use District revenue to pay the expenses of operations and maintenance of the Public Improvements from ad valorem tax revenues or from the assessment of rates, fees, tolls and charges imposed pursuant to the Colorado Special District Act. The District shall not have the obligation to pay the expenses of improving, replacing, or materially modifying the Public Improvements listed in Exhibit A after they have been dedicated and conveyed to the City or other appropriate jurisdiction and final acceptance has been issued.

The District will undertake all ownership, operations and maintenance responsibilities for Public Improvements described in Exhibit B that are located within the District, which will not be conveyed to the City and will do so either itself or by contract. The District shall have the obligation to pay the expenses of improving, replacing, and materially modifying Public Improvements described in Exhibit B that have either been dedicated to or retained by the District.

The District will be responsible for the expenses of operations and maintenance of the Public Improvements listed on Exhibit B and will use revenues generated from ad valorem tax revenues or from the assessment of rates, fees, tolls and charges imposed pursuant to the Colorado Special District Act. User fees for use of public facilities may be different for residents of the District than for outside users. Approval of the Consolidated Service Plan by the City constitutes the City's agreement that the District may perform these functions.

2. Acquisition of Land for Public Improvements and Easements. The District shall acquire by deed, or plat dedication from the Developer, on terms required by the City, all real property interests for construction of the Public Improvements to be located within the District or the Service Plan Boundaries that will be conveyed to the City, or other appropriate jurisdiction, by the District. Exceptions must be approved by the City in writing. Failure to comply with this provision shall be deemed a material modification of the Consolidated Service Plan. The District shall acquire all real property interests within the Service Plan Boundaries needed by the City for construction of the Public Improvements described in Exhibits A and D required by the City through dedication from the Developer. Exceptions must be approved by the City in writing. Failure to acquire all land within the District or the Service Plan Boundaries needed by the City for construction of the Public Improvements described in Exhibits A and D as required by this paragraph shall be deemed to be a material modification of the Consolidated Service Plan. To the extent such real property interests outside of the Service Plan Boundaries are required, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation and drainage system improvements.

3. Construction Standards. The District will ensure that the Public Improvements described in Exhibits A and D are designed and constructed in accordance with City standards and specifications of governmental entities having jurisdiction and in accordance with the requirements of the Approved Development Plan. Prior to performing work, the District will obtain the City's approval of engineering plans and will obtain all applicable permits for construction and installation of Public Improvements.

4. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

> *We are [I am] an External Financial Advisor within the meaning of the District's Consolidated Service Plan.*
>
> *We [I] certify that (1) the net effective interest rate (calculated as defined in § 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current*

[tax- exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion. The Consolidated Service Plan allows for each of the Districts to include lands within the Consolidated Service Plan Boundaries (as defined in the Consolidated Service Plan) based on factors such as timing, rates of development absorption, and the ability to obtain Privately Placed Debt, and the legal description of the Districts and their respective boundaries may ultimately differ from that represented in the Consolidated Service Plan. The Districts are permitted under the Consolidated Service Plan to include any of the properties within the Consolidated Service Plan Boundaries without modifying the Consolidated Service Plan and without obtaining the consent of the City. The District shall not include within its boundaries any property outside the Consolidated Service Plan Boundaries without the prior written consent to the inclusion(s) by the Grand Junction City Council.

6. Monies from Other Governments/Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, Department of Local Affairs, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This prohibition shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation and shall also not apply to any funds accepted by the District expressly for those Public Improvements described in Exhibit B that will be dedicated to the District and with respect to which the District retains the obligation for ongoing maintenance, operations, and future improvement, replacement, and modification.

7. Total Debt Issuance. The District shall not issue Debt in excess of $60,000,000.00.

8. Consolidation. Except for the consolidation of any of the nine districts, the District shall not file a request with any Court to consolidate with any other Title 32 district without the prior written consent of the Grand Junction City.

9. Bankruptcy Limitation. The limitations contained in the Consolidated Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, have been established under the authority of the City to approve a service plan with conditions pursuant to § 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction absent a Consolidated Service Plan Amendment; and

(b) are, together with other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) § 903, and are included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code § 943(b)(6).

(c) any Debt issued with a pledge or which results in a pledge that exceeds Section Maximum Debt Mill Levy shall be deemed a material modification of this Consolidated Service Plan pursuant to § 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Consolidated Service Plan Amendment.

10. Dissolution. Upon an independent determination of the Grand Junction City Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate district court for dissolution pursuant to the Special District Act. (C.R.S. Title

32, or as subsequently relocated) In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State Law.

11. Disclosure to Purchasers. The District will use reasonable efforts to assure that the Developer (and any other developers of property, if any) located within the District provide written notice to purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, fees, tolls, and charges as required by law or in substantially the form set forth in the Consolidated Service Plan.

12. Consolidated Service Plan Amendment Requirement. Actions of the District which exceed either the limitations of the Consolidated Service Plan, or this Agreement, shall be deemed to be material modifications to the Consolidated Service Plan and a breach of this Agreement, and the City shall be entitled to all remedies available at law or in equity under state and local law.

13. Annual Report. The District shall be responsible for submitting an annual report to the City Attorney no later than August 1st of each year ("Annual Report"). The annual report shall include information as to all the following:

A. Boundary changes made or proposed to the District's boundary as of December 31st of the prior year;

B. Agreements with other governmental entities either entered or proposed as of December 31st of the prior year;

C. Audit of the District's financial statements for the year ending December 31st of the previous year prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable;

D. Notice of continuing disclosure undertaking for events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

E. Any inability of the District to pay its obligations as they come due in accordance with the term of any Debt instruments, which continue beyond a ninety (90) day period.

F. A list of all facilities and improvements constructed or acquired by the District and those that have been dedicated to and accepted by the City or other appropriate jurisdiction or governmental entity as of December 31st of the prior year.

14. Site Improvements, Off-Site Improvements; Impact Fees and Credits
This Agreement is and shall serve as the Credit Agreement for the District contemplated by Chapter 21.11.010(g)(3) of the GJMC, subject to submission and verification of the District's costs of design and construction for the Public Improvements defined by this Agreement as being eligible for credits. The District and City shall coordinate regarding the planning, design, acquisition, construction, installation, relocation and/or redevelopment of (i) the road improvements identified and described in Exhibit C which are located outside of the District and the Service Plan Boundaries; (ii) drainage improvements identified and described in Exhibit D which are located outside of the District and the Service Plan Boundaries; and (iii) the parks and recreation, trails, and open space improvements identified and described on Exhibits E and F that are located within the District and the Service Plan Boundaries. (collectively, "Regional Improvements.") Notwithstanding the foregoing, the District will retain final decision-making authority with respect to the type, amount, and other characteristics of parks and recreation, trails, and open space improvements beyond the descriptions in Exhibits E.

A. *Transportation Capacity Payments.* Transportation Capacity Payment for each dwelling unit and square footage of non-residential development shall be paid at the rate in effect at the time of planning clearance for construction of each individual dwelling unit. As provided in Exhibit C the District will be eligible for Transportation Capacity Payment credit as provided by Chapter 21.11 of GJMC for its construction of the Road Improvements located outside of both the District and the Service Area that are described as TIS Intersection Numbers 6 and 16 in Table 1 of Exhibit C, which are Capital Facilities as defined by Section 21.11.010(e) of GJMC. Consistent with Section 21.11.010(g)(2)(ii)(A) of GJMC, where the District has constructed the Capital Facilities described in the preceding sentence it may obtain credit against Transportation Capacity Payment for the following costs: the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year after completion of construction, costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC.

B. *Parks, Recreation, Trails and Open Space Impact Fees and Credits.* As provided in Exhibit E the District will be eligible for Parks and Recreation Impact Fee credit as provided by Chapter. 21.11 of Grand Junction Municipal Code for the associated costs for the parks and recreation, trails, and open space improvements that are to be constructed and maintained in perpetuity for public access which are Capital Facilities as defined by Section 21.11.010(e) of GJMC. Consistent with Section 21.11.010(g)(2)(ii)(A) of GJMC, where the District has constructed the Capital Facilities described in the preceding sentence it may obtain credit against Parks and Recreation Impact Fee for the following costs: the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year following completion of construction, costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC.

For other park facilities, no credits will be issued given the nature of these smaller facilities serving primarily the development. Developer's dedication of 120 acres or more of land within the Project to the District, and any additional Districts operating under the Consolidated Service Plan, for public parks, open space and trails within the Service Plan Boundaries to be operated consistent with this Agreement satisfies the open space dedication requirements of Chapters 21.06.020 and 21.05.04(g) of the GJMC as set forth in Ordinance No. 5051. Pursuant to Ordinance No. 5051establishing the Planned Development (PD) Outline Development Plan (ODP) for the Project the Developer will dedicate approximately 185 acres or more of land for public parks, open space and trails which exceed the requirements of the GJMC. The open space used to meet the 185 acres required by Ordinance No. 5051 may include the area open space dedicated as the "Four Brothers Corridor" as well as open space along and abutting trails.

C. *Other Impact Fees and Credits.* No other credits for impact fees shall be available to the Developer or the District; provided however, should the GJMC be revised to require an impact fee for other public improvements, such as for drainage or stormwater control, the District may seek available impact fee credits for its design, construction, installation, contribution and dedication to the City, or its financial contribution to, such Capital Facilities, including credit for previously completed improvements or Capital Facilities.

Impact fee credits shall be transferable by the District and may be used by the District, Developer, or any person owning real property within the Service Plan Boundaries of the Redlands 360 Planned Development that may be subject to the Development Impact Fee Chapter 21.11 of Grand Junction Municipal Code, as now exists or as amended in the future, regardless of whether the Capital Facility is

located within a particular District's boundaries.

15. Maximum Debt Mill Levy. The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt, and shall be determined as follows:

A. *Excess of 50% of Assessed Value.* For any portion of the District's aggregate Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt described in section 15.B below, adjusted to account for change in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement. The mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2020, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. *Debt Equal to or Less Than 50% of Assessed Value.* For any portion of a District's aggregate Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

C. *Pledge of Mill Levy.* For purposes of the foregoing, once Debt has been determined to within section 15.B. above so that a District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

D. *Maximum Mill Levy for Payment of Debt.* The maximum mill levy a District can impose for payment of Debt shall be 50 mills; provided, however, that if the method of calculating assessed valuation is changed after the date of approval of this Consolidated Service Plan, the mill levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

E. *Payment of Interest to Developer.* The issuance of Debt to the Developer or its affiliates, as the organizer of the District, may permit interest to accrue on the total unpaid amount, such interest to be paid according to such terms as may be established but without compounding. An individual District shall not impose a levy for repayment of Debt (or use the proceeds of any mill levy for repayment of Debt) to the Organizers of the Districts or their affiliates, on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy. Notwithstanding any other provision hereof, such Debt referred to in the preceding sentence shall be deemed to be discharged at such time as the mill levy is suspended at the end of the 40-year period.

16. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Consolidated Service Plan for creation of the District. Similar language describing the limitations in respect to the payment of the principal of and interest on Debt set forth in this Consolidated Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

17. Security for Debt. The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in the Consolidated Service Plan. Approval of the Consolidated Service Plan and this Agreement shall not be construed as a guarantee by the City of payment of any of the District's obligations, nor shall anything in the Consolidated Service Plan or this Agreement be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

18. Notices. All notices, demands, requests or other communications to be sent by one party to the other shall be in writing and deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:
Redlands 360 Metropolitan District No. 1
c/o John Justus
Hoskin Farina & Kampf, P.C.
P.O. Box 40
Grand Junction, Colorado 81502

To the City:
City of Grand Junction
c/o John Shaver, City Attorney
250 N. 5th Street
Grand Junction, CO 81501

To the Developer:
Redlands Three Sixty, LLC
c/o Donald Gravette
9540 Federal Drive, Suite 200
Colorado Springs, CO 80921

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party at least ten (10) days advance written notice, the Parties shall have the right from time to time to change its address.

19. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties and without amendment to the Consolidated Service Plan.

20. Assignment. Neither Party shall assign any of its rights nor delegate any of its duties to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of these restrictions shall be void and of no effect.

21. Default/Remedies. In the event of a breach or default of this Agreement by a Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce this Agreement, the prevailing Party shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees and costs.

22. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado, and as applicable the law of the City of Grand Junction, Colorado.

23. Inurement. Each of the terms, covenants and conditions of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

24. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

25. Interested Parties. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

26. Severability. If any part of this Agreement shall, for any reason, be held invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

27. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

28. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Consolidated Service Plan.

Dated effective the year and date first above written.

REDLANDS 360 METROPOLITAN DISTRICT No. 9

By: _____
President

Attest:

By: _____
Secretary

APPROVED AS TO FORM:

_____
Legal Counsel for District

CITY OF GRAND JUNCTION, COLORADO

By: _____
Mayor

Attest:

By: _____
~~City Clerk~~ Interim City Clerk

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT A –PUBLIC IMPROVEMENTS TO BE DEDICATED TO CITY OR OTHER APPROPRIATE JURISDICTIONS

The Dedicated Public Improvements shall include public sanitary sewer and wastewater systems, public domestic water supply systems, public storm drainage facilities, public streets and roadways, and public traffic and safety facilities, located within the District and approved by the City for the development of the Project. Dedicated Public Improvements may also include such other public improvements that the City or other authorized governmental or quasi-governmental entity expressly agrees in writing to accept dedication and ownership of that are required and approved by the City for the development of the Project, such as those described in Exhibit C of this Agreement. The City shall not be responsible for costs associated with the design and construction of such Public Improvements within the District. To the extent that the transportation and drainage system construction subject to this paragraph is outside of the Service Plan Boundaries, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation system improvements.

Unless further indicated in the Agreement and Exhibits to the same, the Public Improvements described in this Exhibit A shall be dedicated to the City or other appropriate jurisdiction in a manner consistent with the Consolidated Service Plan and other rules and regulations of the City and applicable provisions of the GJMC.

EXHIBIT B – PUBLIC IMPROVEMENTS TO BE DEDICATED TO OR RETAINED BY THE DISTRICT

The Public Improvements consisting of landscaping and irrigation, trails (hard surface and soft surface), open space, parks, and the recreation facilities located within the District will be dedicated to and retained by the District. The District will be responsible for ownership, operations and maintenance, repair, and replacement of these Public Improvements. The parks, trails, and open space facilities shall be open to the public as further detailed in this Agreement and on Exhibit E.

EXHIBIT C – TRANSPORTATION

1. All transportation infrastructure internal to the Project shall be fully designed and constructed to City standards. All transportation infrastructure external to the Project shall be fully designed and constructed to City, Mesa County, and CDOT standards, as applicable.

2. The District, along with any additional Districts formed and operating pursuant to the Consolidated Service Plan, shall pay for and otherwise be responsible for costs of design and construction of off-site transportation system improvements located outside of the District, but adjacent to the Project, that are listed as TIS Item No. 15, 16, 6 and 8 in Table 1 below as required by and in accordance with the GJMC Chapter 21.06.01. District(s) shall pay for the design and construction costs of these off-site transportation improvements in accordance with the triggering event identified in Table 1 below. To the extent that the transportation system construction subject to this paragraph is outside of the Service Plan Boundaries, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests and easements necessary for the construction and operation of such transportation system improvements. Any cost for property and easement acquisition shall be a cost of the specific project.

3. The District, and any other participating District for the Project, shall be entitled to obtain impact fee credits for TIS Item Nos. 6 and 16 for such contribution or design and construction in accordance with Chapter 21.11 of GJMC as now exists or as amended in the future. The City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation system improvements. Any cost for property and easement acquisition incurred by the District shall be a cost of the specific project that is eligible for impact fee credit.

Table 1
Off-Site Roadway Improvements

TIS Intersection	Location	Improvement	Developer/District Cost Obligation and Credit	Trigger Event
6	Broadway (SH-340) and Redlands Parkway	See Table 1 Addendum (1). below.	Developer to design and construct. See Table 1 Addendum.	See Table 1 Addendum.
8	Broadway (SH-340) and 23 Road	See Table 1 Addendum, (2).	Developer to design and construct one lane roundabout. TCP credit 0%. City or other will construct additional lanes or improvements if/when required.	200 DU

15	Redlands Parkway Access	See Table 1 Addendum, (3).	Developer to design and construct. TCP credit 0%	Commencement of Phase 1 Construction
16	South Broadway and Hwy 340 Intersection	See Table 1 Addendum, (4).	Developer to design and construct. TCP credit 100%.	200 DU

Table 1 is excerpted from Conclusions & Recommendations from Kimley-Horn Traffic Impact Study for Redlands 360, Grand Junction, Colorado, prepared for La Plata Communities, LLC, dated September 2021 ("Study".) The interpretation of the requirements of this Table 1 and the descriptions and specifications set forth below in the addendum are made by reference to the Study.

Table 1 Addendum

(1) An access permit may be required by CDOT for the Redlands Parkway and SH-340 intersection (TIS Item No. 6) because the traffic generated by the proposed project may result in a degradation of the level of service ("LOS") in the existing roundabout. If the LOS at this intersection is not addressed by the District and/or Developer, CDOT may object to further development or denying further access without mitigation of the project impacts. As stated in the Study, the extent of improvements necessitated by growth both due to and independent of the Project are:

(a) Conversion of both the southbound shared left turn/through lane to a southbound left turn lane, and the southbound right turn lane to a shared left turn/through lane at the time the Project reaches 800 DU. District(s) will receive 34.9% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of these specific improvements.

(b) Addition of an eastbound right turn lane at the time the Project reaches 1550 DU. District(s) will receive 50% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of these specific improvements.

(c) The Study recommended addition of a southbound right turn bypass lane; however, this is not a requirement necessitated by the Project and is not a required system improvement by this Agreement.

(2) An access permit will be required by CDOT for the 23 Road and SH-340 intersection (TIS Item No. 8) where the proposed project access will exist in association with future phases of the project. It is anticipated that this CDOT Access Permit will be needed once 23 Road is extended and access is provided for the Project. The Study proposes the intersection of Broadway (SH-340) and 23 Road (TIS Item No. 8) to be roundabout controlled. Single lane approaches should be implemented along Broadway (SH-340) in conjunction with this roundabout. District will receive 0% TCP credit for a single-lane roundabout, and the City will be responsible for additional lanes.

(3) One full movement public access roadway (TIS Item No. 15) is proposed along the south side of Redlands Parkway with the commencement of Phase One. The Redlands Parkway Access Roadway is recommended to operate with stop control with the installation of a R1-1 "STOP" sign for the northbound exiting approach to Redlands Parkway. A westbound left turn lane with 150 feet of length is recommended at the access along Redlands Parkway. The northbound exiting approach of this access intersection should provide separate left and right turn lanes.

(4) The South Broadway leg of the intersection with SH-340 (TIS Item No. 16) currently provides a tight angle skew with poor turning radii and sight visibility. Based on the roadway orientation and configuration of South Broadway at the intersection with SH-340, it is recommended that South Broadway be converted to one-way eastbound directional flow of travel at the intersection with SH-340. Likewise, the intersection of South Broadway and SH-340 should only provide right-in movements. It is recommended that a raised center median be constructed along SH-340 to restrict entering left turn movements at the intersection with South Broadway. The conversion to right-in movements only at the SH-340 and South Broadway intersection will require a CDOT access permit. If the intersection of SH-340 and South Broadway is restricted to right-in movements only, a R5-1 "Do Not Enter" sign should be installed on the west leg facing westbound drivers at the S Broadway and Easter Hill Drive intersection to prevent westbound travel on South Broadway. Further, striping should be oriented on the south and east legs of the South Broadway and Easter Hill Drive intersection to restrict movements from entering the west leg of this intersection. A R3-2 "No Left Turn" sign should be placed under the STOP sign on northbound approach of the South Broadway and Easter Hill Drive intersection while a R3-5 "Left Turn Only" sign should be installed on the northeast corner of the South Broadway and Easter Hill Drive intersection. Likewise, R6-1 "ONE WAY" signs could be installed on the west leg of the intersection if desired. District(s) will receive 100% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of any of these specific improvements.

EXHIBIT D - DRAINAGE IMPROVEMENTS

The District shall design and construct stormwater infrastructure in accordance with Title 28 GJMC Stormwater Management Manual. Infrastructure within the District shall be designed and constructed to either achieve a runoff rate that can be accommodated by existing downstream facilities or provide improvements to existing facilities to accommodate allowable runoff.

Stormwater detention is required, consequently no drainage fee in lieu of detention, or other drainage fees which may subsequently be imposed by the City, will be required of the Project. No drainage facility improvements by the District will be required north of the north side of SH-340.

EXHIBIT E – PARKS, RECREATION, OPEN SPACE AND TRAILS

1. All parks, recreation, open space and trails as depicted on Redlands 360 Exhibit 1: Trail Types and Exhibit 2: Public Park Areas as included in Ordinance No. 5051 shall be dedicated to, improvements thereto constructed by, and ongoing maintenance provided by the District. The total parks, open space and recreation areas dedicated to Districts shall total approximately 185 acres of land within the Project and satisfies open space dedication requirements for the Project under the GJMC. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The "Parks (Traditional)" depicted on Exhibit 2, Legend Section A and the "Parks (Unique)" depicted on Exhibit 2 Legends B and C and more particularly described in paragraphs 2a-d below, shall be designed and constructed in accordance with Exhibit 3: Land Use and Default Zones and Exhibit 5: Development Progression Plan as included in Ordinance No. 5051, all in accordance with and pursuant to the GJMC.

2. The District shall be given 100% credit under Chapter 21.11.010(g) of the GJMC for the equivalent of the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year after completion of construction costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC which the District incurs, or to which the District contributes, regarding the following public parks, recreation, and open space Public Improvements for the Project when construction is complete of the following parks, recreation, open space and trails:

a. Trail refurbishments, stabilization, sustainability improvements, and relocation improvements for historical on-site trails.
b. Trailhead improvements (design & construction), including paved parking.

c. One "neighborhood park" of at least 2 acres in developed area size that would include landscaping, irrigation, restroom, level play field of approximately 50,000 square feet, play equipment (for children 2-5 years old and 5-12 years old), trail connections to trail network system, picnic/grill area, and parking.

d. New trail and park/recreation improvements associated with the 4 Brothers regional park improvements.

3. Only the parks, recreation and trail improvements described in 2a-d above (and notwithstanding Exhibits referenced in 1. above as contained within Ordinance No. 5051) will be eligible for Park Impact Fee credits.

4. The Districts shall strive to maintain parks, trails, and associated improvements at or better than City park maintenance standards. The City agrees to reasonably advise the Districts on best maintenance and operations practices.

AMENDMENT TO
MASTER INTERGOVERNMENTAL AGREEMENTS

BETWEEN THE CITY OF GRAND JUNCTION, COLORADO
AND
REDLANDS 360 METROPOLITAN DISTRICT NO. 1 AND REDLANDS 360 METROPOLITAN DISTRICT NO. 9

THIS AMENDMENT is made and entered into as of the _____ day of _____, 2026, by and between the CITY OF GRAND JUNCTION, a home-rule municipal corporation of the State of Colorado (the "City"), and REDLANDS 360 METROPOLITAN DISTRICT NO. 1 (Reception #3021722) and REDLANDS 360 METROPOLITAN DISTRICT NO. 9 (Reception #3021723), quasi-municipal corporations and political subdivisions of the State of Colorado (the "Districts"). The City and the Districts are collectively referred to as the Parties.

RECITALS

A. The Districts were formed by order of the Mesa County District Court on [different dates for some Districts] December 8, 2020 in Case No. 20CV30190 and is operating under a single consolidated service plan for the Redlands 360 Metropolitan Districts No. 1 and No. 9 (“Districts.”) The District(s) are or will be organized to provide services and to exercise powers as set forth in the Consolidated Service Plan for the Redlands 360 Metropolitan Districts No. 1 and No.9 approved by the City on June 17, 2020 ("Consolidated Service Plan").

B. The Parties entered into that certain Master Intergovernmental Agreement dated February 2, 2022, [different dates for some Districts] as contemplated by the Consolidated Service Plan (the “IGA”). The IGA may be amended, modified, changed, or terminated in whole or in part by a written agreement duly authorized and executed by the Parties and without amendment to the Consolidated Service Plan.

C. Capitalized terms used and not defined in this Amendment shall have the meaning provided for in the IGA.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Exhibit C - Transportation to the IGAs is amended with respect to TIS Item 8 (the “Roundabout”) to provide as follows:

Table 1 Off-Site Roadway Improvements				
TIS Intersection	**Location**	**Improvement**	**Developer/District Cost Obligation and Credit**	**Trigger Event**
8	Broadway (SH 340) and 23 Road, including improvements to 23 Rd south to proposed South Broadway and 23 Rd. intersection	See below Table 1 details, specifications and descriptions.	Developer to design a two lane roundabout, and construct a portion of the two-lane roundabout per the construction plans. TCP credit 0%. Cost share 75% Developer/25% City. City to design and construct improvements to 23 Rd south of the roundabout to Owner's northern property boundary on 23 Road.	200 DU

Table 1 Addendum

(2) TIS Item No. 8: An access permit will be required by CDOT for the 23 Road and SH-340 intersection where the proposed project access will exist in association with future phases of the project. It is anticipated that this CDOT Access Permit will be needed once 23 Road is extended and access is provided for the Project. The Study proposes the intersection of Broadway (SH-340) and 23 Road (TIS Item No. 8) to be roundabout controlled.

(a) Single lane approaches should be implemented along Broadway (SH-340) in conjunction with this roundabout. District will receive 0% TCP credit for a single-lane roundabout.

(b) Parties agree that the roundabout will be designed in a two-lane roundabout configuration, with the City responsible for the additional costs associated with the change in design from single lane to two-lane. All costs for construction of the Roundabout will be initially incurred by Developer and/or the Districts and the City shall provide reimbursement to the Developer and/or the Districts for costs associated with the designed plans necessary for costs beyond a 1-lane configuration, as appropriate, as follows.

(c) Developer and/or the Districts will submit a "Request for Payment" to the City monthly. Requests for Payment will contain such information as may be reasonably necessary

to establish the amount of work performed and materials ordered for the Roundabout as of the date of the Request for Payment. Requests for Payment will constitute a representation by Developer and/or the Districts that the construction on the Roundabout has progressed and materials have been ordered to the point indicated, and the Developer and/or District is entitled to payment of the City's cost sharing percentage from Table 1 in the amount indicated. As soon as possible thereafter, but in no event more than ten (10) working days after the date shown on any submitted Application for Payment, the City will make payment to the Developer and/or District. Payments due from the City that are not paid when due shall bear interest from the date due at the rate of ten percent (10%) per annum, compounded annually.

2. Contemporaneously with this Amendment, the City and Developer will also amend the Loan Agreement and related ancillary documents (the "Loan Documents") concerning the payment of the final amounts due thereunder from Developer to the City (the "Final Payment"). Developer remains entitled to reimbursement from the District for expenditures it incurs arising from eligible infrastructure costs within the District ("Developer Receivables"), and Developer and District have entered into that certain reimbursement agreement Facilities Funding and Acquisition Agreement dated September 8, 2022 ("Reimbursement Agreement"), as amended, concerning the District's intent to reimburse the Developer Receivables. Payments made by the City to the District under this Amendment would be used by the District to pay Developer Receivables, among other things. As a result, payments made under this Amendment from the City to the Districts will ultimately be paid to the Developer.

3. Rather than having the Developer make the Final Payment as provided in the Loan Documents, and the City making payment under this Amendment to the Developer, the Parties agree that the payments otherwise due and owing by the City to the Developer and/or Districts under this Amendment will be reduced by the amount of the Final Payment.

4. All other terms and conditions of the IGA not expressly modified by this Amendment remain in full force and effect.

Dated effective the year and date first above written.

CITY OF GRAND JUNCTION, a home rule municipality and political subdivision of the State of Colorado

ATTEST:

By:_____
_____, President of the City Council

By:_____
_____, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

ACKNOWLEDGED before me this ___ day of _____, 2026, by _____, President of the City Council of the City of Grand Junction, Colorado.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS METROPOLITAN DISTRICT No. 1 & No. 9

By:_____
Name:
Title:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by [_____Name], as [_____Title] of Redlands Metropolitan District No. 1 & No. 9.

WITNESS my hand and official seal.
My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS THREE SIXTY, LLC
a Colorado limited liability company

By: La Plata Communities, Inc., Manager

By:_____
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by B. Douglas Quimby, as President of La Plata Communities, Inc., Manager, of Redlands Three Sixty, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

RESOLUTION NO. ___-26

A RESOLUTION AMENDING MASTER INTERGOVERNMENTAL AGREEMENTS WITH THE REDLANDS 360 METROPOLITAN DISTRICTS NO. 1 AND NO. 9 REGARDING CONSTRUCTION AND ON-GOING MAINTENANCE OF IMPROVEMENTS ASSOCIATED WITH THE REDLANDS 360 AND CANYON RIM DEVELOPMENTS

Recitals:

On February 2, 2022, the City of Grand Junction, home-ruled municipal corporation of the State of Colorado and Redlands 260 Metropolitan District No. 1 and No. 9, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") entered a Master Intergovernmental Agreement .

The purpose of this Master Intergovernmental Agreement was to set forth the obligations of and benefits to the Parties in relation to requirements and maintenance activities associated with the District which was formed for operation pursuant to the city's approved Consolidated Service Plan.

The District and the City now desire to amend the Master Intergovernmental Agreement with respect to Exhibit C – Transportation related to design and cost sharing of specific improvements.

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

City Council hereby amends the Master Intergovernmental Agreement and authorizes the City Manager to execute the amended Master Intergovernmental Agreement with the Redlands 360 Metropolitan Districts No. 1 and No. 9.

Passed and Approved this _____ day of _____, 2026.

_____
Cody Kennedy
Mayor

ATTEST:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #5.c.

Meeting Date: March 18, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

A Resolution Authorizing Redlands Three Sixty, LLC Loan Agreement Extension and Amendment

RECOMMENDATION:

Staff recommends approving the resolution authorizing the President of the City Council to sign a loan extension and agreement amending the loan agreement with Redlands Three Sixty, LLC.

EXECUTIVE SUMMARY:

In October of 2023, the City entered into an agreement with Redlands Three Sixty, LLC. ("Developer") that authorized the advance of transportation capacity payments, as a loan, for the construction of a single lane roundabout at the intersection of Highway 340 and 23 Road in addition to a right-in only intersection at Highway 340 and South Broadway. This loan was to be paid in full at the end of 2025.

As development has progressed, it has been determined that a two-lane design configuration is warranted which results in a higher cost of construction for the Developer. As a result the City will have additional cost sharing obligations, therefore, rather than having the Developer make the loan balance payment and the City make subsequent cost sharing payments, the proposal is for the loan balance to reduce the City's cost sharing payment to Redlands Three Sixty, LLC.

BACKGROUND OR DETAILED INFORMATION:

Redlands 360 is a 1400-1600 unit master planned subdivision proposed north and west of the Redlands Mesa Golf Course. In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos 1 through 9 Service Plan. One of the conditions was the execution of an intergovernmental agreement (IGA) between the

City and the District. The City Council approved the IGA on February 2, 2022. As part of the IGA, the Redlands 360 development is required to construct a single lane roundabout at the intersection of Highway 340 and 23 Road as well as a right-in only intersection at Highway 340 and South Broadway. The roundabout was originally required to be constructed after approximately 250 units had been built. Based on projected traffic demands outlined in the traffic impact study, CDOT is requiring the roundabout to be operational by the completion of 48 homes. This will be near buildout of the first phase of development currently under construction just east of Easter Hill Subdivision. The requirement advances the schedule of the roundabout by approximately four years from the original project's schedule, negatively impacting the project's cash flow. The developer has requested the City provide a short-term loan of up to $500,000 for the design of the improvements.

As development has progressed since the execution of the Loan Documents and the IGAs, it has been determined that a two-lane design configuration of the Intersection project is warranted at the time of initial construction, in addition to construction work beyond a one-lane configuration to accommodate future final construction of the full 2-lane design. The IGAa have been amended to reflect updated cost sharing terms with respect to the two-lane configuration of the Intersection. As a result, the City will have additional cost sharing obligations and owe certain payments with respect to the Intersection.

Rather than having the Owner make the Final Payment as provided in the Loan Documents, and the City making Cost Sharing Payments to the Owner under the IGA Amendments, the Parties agree that the Cost Sharing Payments otherwise due and owing by the City to the Districts will be reduced by the amount of the Final Payment.

FISCAL IMPACT:

During the term of the advance/loan agreement, as part of the agreements, any transportation capacity payments (TCP payments) from paid by benefitting properties, would be credited against the amount owed the City and reduce the outstanding balance. Interest has accrued on the outstanding at the rate of 5.25% annually (.44% monthly). As of February 28, 2026 the outstanding balance and Final Payment is calculated as $157,539.55. The advances on the loan, revenue from TCP payments, and cost share obligations are all budgeted within the Transportation Capacity Fund in the respective budget year as adopted by City Council.

The cost share obligation is $1,200,000 with $500,000 covered by Persigo agreement reimbursement funds and the remaining $700,000 funded by the TCP Fund. The Final Payment of $157,539.55 will reduce the TCP Funds $700,000 to $542,460.45. The $1,200,000 expense is included in the 2026 Adopted Budget for the TCP Fund.

SUGGESTED MOTION:

I move to adopt Resolution No. 27-26, a resolution authorizing the President of the City Council to sign a loan extension and agreement amending the loan agreement with Redlands Three Sixty, LLC.

Attachments

1. Loan Extension Agreement.Final
2. Agreement Modifying Loan Documents.Final
3. Resolution Draft

EXTENSION AGREEMENT

THIS EXTESNSION AGREEMENT ("Agreement") is made and entered into this ___ day of February, 2026 ("Effective Date"), by and between the **CITY OF GRAND JUNCTION**, a home rule municipality ("City") and **REDLANDS THREE SIXTY, LLC**, a Colorado limited liability company ("Owner"). The City and the Owner may be collectively referred to as the "Parties" or separately as a "Party."

RECITALS:

A. Owner and the City are parties to a Loan Agreement dated October 4, 2023 (the "Loan Agreement"). Contemporaneously with the Loan Agreement, Owner and the City entered into ancillary documents related to the Loan Agreement including a Promissory Note and Security Agreement. These instruments, together with the Loan Agreement constitute the "Loan Documents." Defined terms used in the Loan Documents will have the same meaning in this Agreement unless specifically provided otherwise.

B. The Loan Documents contemplated financial assistance to Owner in connection with a roundabout traffic intersection located at 23 Rd. and Broadway in the City of Grand Junction ("Intersection"). The Intersection is complete. The Intersection is identified in that certain Traffic Impact Study for Redlands 360 Dated September 9, 2021, and prepared by Kimley-Horn and Associates, Inc. (the "TIS"), as Item 8.

C. The Loan Documents require final payment of the remaining outstanding balance owed by Owner to the City of One Hundred and Fifty-Seven Thousand Five Hundred and Thirty Nine and 55/100 Dollars ($157,539.55) no later than December 31, 2025 (the "Final Payment").

D. The Parties are in ongoing negotiations to restructure the Final Payment, but are unable to conclude those efforts prior to the present due date.

NOW, THEREFORE, in consideration of the Parties' ongoing negotiations and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the City and the Owner agree as follows:

1. **RECITALS.** The Recitals above are hereby incorporated as if fully set forth in this paragraph.

2. **FINAL PAYMENT EXTENSION.** The due date of the Final Payment is extended through and including February 28, 2026.

3. **NO OTHER AMENDMENTS**. Except as expressly modified by this Agreement, the terms of the Loan Documents are unchanged.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to place their hands and seals upon this Agreement as of the respective dates set forth opposite the acknowledgment below of their execution of the Agreement, to be effective as of the day and year first above written.

CITY OF GRAND JUNCTION, a home rule municipality and political subdivision of the State of Colorado

ATTEST:

By:_____
_____, President of the City Council

By:_____
_____, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

ACKNOWLEDGED before me this ___ day of _____, 2026, by _____, President of the City Council of the City of Grand Junction, Colorado.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS THREE SIXTY, LLC
a Colorado limited liability company

By: La Plata Communities, Inc., Manager

By:_____
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by B. Douglas Quimby, as President of La Plata Communities, Inc., Manager, of Redlands Three Sixty, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2026 ("Effective Date"), by and between the **CITY OF GRAND JUNCTION**, a home rule municipality ("City") and **REDLANDS THREE SIXTY, LLC**, a Colorado limited liability company ("Owner"). The City and the Owner may be collectively referred to as the "Parties" or separately as a "Party."

RECITALS:

A. Owner and the City are parties a Loan Agreement dated October 4, 2023 (the "Loan Agreement"). Contemporaneously with the Loan Agreement, Owner and the City entered into ancillary documents related to the Loan Agreement including a Promissory Note and Security Agreement. These instruments, together with the Loan Agreement constitute the "Loan Documents." Defined terms used in the Loan Documents will have the same meaning in this Agreement unless specifically provided otherwise.

B. The Loan Documents contemplated financial assistance to Owner in connection a roundabout traffic intersection located at 23 Rd. and Broadway in the City of Grand Junction ("Intersection"). The Intersection is complete. The Intersection is identified in that certain Traffic Impact Study for Redlands 360 Dated September 9, 2021, and prepared by Kimley-Horn and Associates, Inc. (the "TIS"), as Item 8.

C. The Loan Documents require final payment of the remaining outstanding balance owed by Owner to the City of and Fifty-Seven Thousand Five Hundred and Thirty Nine and 55/100 Dollars ($157,539.55) no later than December 31, 2025 (the "Final Payment").

D. The City is also party to certain Master Intergovernmental Agreements with certain metropolitan districts formed in connection with Redlands 360 (the "IGAs"), including with Redlands 360 Metropolitan District No. 1 thru No. 9 (collectively, the "Districts"). Among other things, the IGAs included provisions with respect to cost sharing in connection with traffic improvements including the Intersection, identified as TIS Item 8 in Exhibit C to the IGAs.

E. As expressed in the TIS, the IGAs and the Loan Documents, the Parties anticipated that the Intersection would be designed and initially constructed in a single-lane configuration. However, the TIS and the IGAs also anticipated that a two-lane configuration of the Intersection may be warranted in the future and that City, or another appropriate body or entity, would construct a second lane and related improvements at the Intersection in that event.

F. As development of Redlands 360 has progressed since the execution of the Loan Documents and the IGAs, the Parties have determined that a two-lane design configuration of the Intersection project is warranted at the time of initial construction, in addition to construction work beyond a one-lane configuration to accommodate future final construction of the full 2-lane design. Contemporaneously with this Amendment, the Partys have also amended the IGAs to reflect updated cost sharing terms with respect to the two-lane configuration of the Intersection (the "IGA Amendments").

G. As a result of the IGA Amendments, the City will have additional cost sharing obligations and owe certain payments to the Districts with respect to the Intersection (the "Cost Sharing Payments").

H. Owner remains entitled to reimbursement from the Districts for expenditures it incurs arising from eligible infrastructure costs within the Districts ("Developer Receivables"), and Owner and Districts have entered into that certain reimbursement agreement, the Facilities Funding and Acquisition Agreement, dated September 8, 2022 ("Reimbursement Agreement"), as amended, concerning the Districts' intent to reimburse the Developer Receivables. Cost Sharing Payments would be used by the Districts to pay Developer Receivables, among other things. As a result, Cost Sharing Payments due from the City to the Districts will ultimately be paid to the Owner.

I. Rather than having the Owner make the Final Payment as provided in the Loan Documents, and the City making Cost Sharing Payments to the Owner under the IGA Amendments, the Parties agree that the Cost Sharing Payments otherwise due and owing by the City to the Districts will be reduced by the amount of the Final Payment.

NOW, THEREFORE, in consideration of the terms and conditions of the Loan Documents, the IGA Amendments, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the City and the Owner agree as follows:

1. **RECITALS.** The Recitals above are hereby incorporated as if fully set forth in this paragraph.

2. **FINAL PAYMENT, COST SHARING CREDIT.** The City shall be given credit in an amount equal to the Final Payment against its obligations to make Cost Sharing Payments as and when due under the IGA Amendments. Owner shall be deemed to have made the Final Payment for all purposes on the date of this Agreement in full compliance with the Loan Documents.

3. **LOAN DOCUMENTS.**

a. The Parties agree and acknowledge that their respective rights and obligations under the Loan Agreement, as amended by this Amendment, are fulfilled. There has been no breach of any term or condition of the Loan Agreement, as amended, and the Parties affirm that they have no claims against one another arising out of or relating to the Loan Agreement in any respect.

b. The Promissory Note shall be marked "paid in full" or otherwise cancelled and the original returned to Owner.

c. The Security Agreement is hereby fully released and discharged and shall be of no further force or effect whatsoever.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to place their hands and seals upon this Agreement as of the respective dates set forth opposite the acknowledgment below of their execution of the Agreement, to be effective as of the day and year first above written.

CITY OF GRAND JUNCTION, a home rule municipality and political subdivision of the State of Colorado

ATTEST:

By:_____
_____, President of the City Council

By:_____
_____, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

ACKNOWLEDGED before me this ___ day of _____, 2026, by _____, President of the City Council of the City of Grand Junction, Colorado.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS THREE SIXTY, LLC
a Colorado limited liability company

By: La Plata Communities, Inc., Manager

By:_____
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by B. Douglas Quimby, as President of La Plata Communities, Inc., Manager, of Redlands Three Sixty, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS METROPOLITAN DISTRICT No. 1-9

[Either make this all districts as I show, or add signature lines for all 9 districts]

By:_____
Name:
Title:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by [_____Name], as [_____Title] of Redlands Metropolitan District No. 1-9.

WITNESS my hand and official seal.
My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS METROPOLITAN DISTRICT No. 2

By:_____
Name:
Title:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by [_____Name], as [_____Title] of Redlands Metropolitan District No. 2.

WITNESS my hand and official seal.
My commission expires:_____

_____
Notary Public

[S E A L]

REDLANDS METROPOLITAN DISTRICT No. 4

By:_____
___
Name:
Title:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

ACKNOWLEDGED before me this _____ day of _____, 2026, by [_____Name], as [_____Title] of Redlands Metropolitan District No. 4.

WITNESS my hand and official seal.
My commission expires:_____

_____
Notary Public

[S E A L]

RESOLUTION ##-26

AUTHORIZING THE PRESIDENT OF THE CITY COUNCIL TO SIGN A LOAN EXTENSION AND AGREEMENT AMENDING THE LOAN AGREEMENT RELATED TO AN ADVANCE OF TRANSPORTATION CAPACITY PAYMENTS WITH REDLANDS THREE SIXTY, LLC

RECITALS:

Redlands Three Sixty, LLC ("Owner") and the City are parties to a Loan Agreement dated October 4, 2023 (the "Loan Agreement"). Contemporaneously with the Loan Agreement, Owner and the City executed ancillary documents related to the Loan Agreement including a Promissory Note and Security Agreement. These instruments, together with the Loan Agreement constitute the "Loan Documents." Defined terms used in the Loan Documents will have the same meaning in this Resolution unless specifically provided otherwise.

The Loan Documents contemplated financial assistance to Owner in connection with a roundabout traffic intersection located at 23 Road and Broadway in the City of Grand Junction ("Intersection"). The Intersection is identified in that certain Traffic Impact Study for Redlands 360 Dated September 9, 2021, and prepared by Kimley-Horn and Associates, Inc. (the "TIS"), as Item 8.

The Loan Documents require final payment of the remaining outstanding balance owed by Owner to the City of Fifty-Seven Thousand Five Hundred and Thirty-Nine and 55/100 Dollars ($157,539.55) no later than December 31, 2025 (the "Final Payment").

The Parties are in ongoing negotiations to restructure the Final Payment but are unable to conclude those efforts prior to the present due date.

The due date of the Final Payment is extended through and includes February 28, 2026.

The City is also party to certain Master Intergovernmental Agreements with certain metropolitan districts formed in connection with Redlands 360 (the "IGAs"), including with Redlands 360 Metropolitan District No. 1 thru No. 9 (collectively, the "Districts"). Among other things, the IGAs included provisions with respect to cost sharing in connection with traffic improvements including the Intersection.

As expressed in the TIS, the IGAs and the Loan Documents, the Parties anticipated that the Intersection would be designed and initially constructed in a single-lane configuration. However, the TIS and the IGAs also anticipated that a two-lane configuration of the Intersection may be warranted in the future and that City, or another appropriate body or entity, would construct a second lane and related improvements at the Intersection in that event.

As development of Redlands 360 has progressed since the execution of the Loan Documents and the IGAs, the Parties have determined that a two-lane design configuration of the Intersection project is warranted at the time of initial construction, in addition to construction work beyond a one-lane configuration to accommodate future final

construction of the full 2-lane design. Contemporaneously with this Amendment, the Partys are amending the IGAs to reflect updated cost sharing terms with respect to the two-lane configuration of the Intersection (the “IGA Amendments”).

As a result of the IGA Amendments, the City will have additional cost sharing obligations and owe certain payments to the District with respect to the Intersection (the “Cost Sharing Payments”).

Owner remains entitled to reimbursement from the Districts for expenditures it incurs arising from eligible infrastructure costs within the District (“Developer Receivables”), and Owner and District have entered into that certain reimbursement agreement, the Facilities Funding and Acquisition Agreement, dated September 8, 2022 (“Reimbursement Agreement”), as amended, concerning the District’s intent to reimburse the Developer Receivables. Cost Sharing Payments would be used by the District to pay Developer Receivables, among other things. As a result, Cost Sharing Payments due from the City to the Districts will ultimately be paid to the Owner.

Rather than having the Owner make the Final Payment as provided in the Loan Documents, and the City making Cost Sharing Payments to the Owner under the IGA Amendments, the Parties agree that the Cost Sharing Payments otherwise due and owing by the City to the Districts will be reduced by the amount of the Final Payment.

The City shall be given credit in an amount equal to the Final Payment against its obligations to make Cost Sharing Payments as and when due under the IGA Amendments. Owner shall be deemed to have made the Final Payment for all purposes on the date of this Agreement in full compliance with the Loan Documents.

NOW THEREFORE, as provided in this Resolution, the City Council of the City of Grand Junction authorizes the President of the City Council to execute the attached Extension Agreement and Agreement on the terms provided therein and for the purposes described and authorized by and with this Resolution.

Cody Kennedy, President of the Council

ATTEST:

Selestina Sandoval, City Clerk

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: March 18, 2026

Presented By: Larry Manchester, Recreation Supervisor

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

A Request for 2026 Fireworks Displays at Suplizio Field

RECOMMENDATION:

Staff recommends approving five fireworks displays at Suplizio Field in 2026.

EXECUTIVE SUMMARY:

To be held in conjunction with baseball games and events at Suplizio, fireworks displays are being requested on behalf of Colorado Mesa University, Junior College World Series (JUCO), the Pecos League and the City of Grand Junction. The 2026 dates include a total of five shows: a CMU baseball game, JUCO (on Memorial Day), Independence Day, and two Friday evening games for the Pecos League.

The dates for the proposed shows are as follows:

- April 10 (CMU) – This is CMU's participation night.
- May 26 (JUCO) - This is JUCO's salute to veterans on Memorial Day.
- June 5 (Pecos League) - This is a Friday and opening night for the Grand Junction Pecos League Team. It commemorates the start of their summer season at Lincoln Park Stadium.
- June 19 (Pecos League) - This is the final Pecos League Friday fireworks game.
- July 4 (City/Pecos League) - The City will host the Fireworks Extravaganza and the Grand Junction Team in the Pecos League will play a game beforehand. Like in 2022, 2023, 2024 and 2025 the game will start earlier to ensure fireworks begin at around 9:45 p.m. If, for some reason, the game is not done, the game will be paused, so the fireworks can be shot off at 9:45 p.m.

BACKGROUND OR DETAILED INFORMATION:

Staff requests City Council consider a motion to approve or deny the request to hold five shows this spring and summer. Previous years saw about ten shows approved each year and significant negative feedback was received from the surrounding neighborhood. In direct response to these concerns, which were also reflected by some members of City Council, staff proposed a dramatic decrease in the number of shows to be held. All the partners who actually put on the shows agreed to a downsized schedule in 2022. Neighbors of Lincoln Park received the approach well, and staff is proposing that the 2026 season closely match what occurred in 2022, 2023, 2024 and 2025. City Council also considered a direct request from the Jackalopes on October 2, 2024 for more fireworks shows. That request was unanimously denied, further supporting the continuation of the plan that has had much success over the past four years.

The plan for 2026 fireworks displays at Suplizio Field takes into account a significant public process that occurred in 2021, including a survey of 499 respondents. Revising the plan per this public input was why the 2022, 2023, 2024 and 2025 seasons went so well with minimal complaints. Similar to those previous years, the semi-professional baseball team will still have the most shows, albeit far fewer than they have hosted in previous years, with two of the five being on Friday evenings after a Pecos League game.

The only show the City of Grand Junction is involved in putting on is the 4th of July show. The community has come to expect the fireworks show on the 4th of July to celebrate our nation's independence. The other four shows are the responsibility of the organizing entity, either Grand Junction Baseball (JUCO), Colorado Mesa University, or the Grand Junction Baseball team in the Pecos League.

All shows at Lincoln Park require a coordinated effort, including the event organizer, City staff from Parks, General Services, Fire, Police, and Traffic. Depending on the size of the show, fireworks are staged east of the field from either the practice field or the golf course driving range. Weather conditions are monitored closely, and the Grand Junction Fire Department grants final approval each night. The proposed schedule for 2026 is included in the Executive Summary above. If approved, a direct mailing will be sent to all adjacent neighbors highlighting the dates of the shows this season and a post on social media with the fireworks show dates. The draft letter from all four entities involved is included in the agenda documentation.

FISCAL IMPACT:

There is no fiscal impact associated with this request aside from the City provided 4th of July show at a cost of $25,000, which has $7,000 in offsetting revenues from the Pecos League.

SUGGESTED MOTION:

I move to approve the request to host five public fireworks displays at Lincoln Park Stadium as presented by Colorado Mesa University, Grand Junction Baseball (JUCO), Pecos League, and the City of Grand Junction.

Attachments

1. Fireworks 2026 Letter, 3 18 26 Council Packet version

March 30, 2026

Dear Neighbor,

We would like to take this opportunity to share some important information regarding special events in Lincoln Park that will involve fireworks presentations. For 2026, there are five approved shows compared with the 10 or so that have historically happened in previous years. In 2021, the City put out a survey and offered a listening session to gather community feedback about firework shows at Lincoln Park. Based on that feedback, the City reduced the number of shows in 2022, and this revised plan went well for everyone. This was also the case for 2023, 2024, and 2025, so we plan to do the same thing for 2026.

Five shows are planned this summer to celebrate major events such as Memorial Day (put on by JUCO), the Fourth of July (put on by the City), the start of Grand Junction's Pecos League team season and Colorado Mesa University's participation night.

We realize that the park is adjacent to a residential neighborhood and that noise levels are a concern of many who live nearby. Several modifications have been made to the events that are intended to lessen the impacts to adjacent neighbors in addition to a drastic reduction in the number of shows. For example, firework shows should happen between 9:00pm and 10:15pm.

On the Fourth of July, the Pecos League game will begin at 5:35pm. Fireworks will begin at 9:45pm. This will ensure that any possible game delay does not cause the fireworks to be shot off late and the tens of thousands of residents not in the Stadium waiting to see the show will be able to enjoy the fireworks. Again, the Fourth of July fireworks show will begin about 9:45pm, as soon as it is dark enough.

2026 Schedule of Special Fireworks Events

- Friday, April 10 — CMU Baseball Game
- Monday, May 25 — JUCO Tournament Memorial Day Fireworks Salute to Veterans
- Friday, June 5 — Grand Junction's Pecos League Team Fireworks Night
- Friday, June 19 — Grand Junction's Pecos League Team Fireworks Night
- Saturday, July 4 — City Fireworks Extravaganza; Fireworks Begin about 9:45 p.m.

Another major event happening this month is Southwest Arbor Fest. It will take place on Saturday April 25 in Lincoln Park. Various activities will take place throughout the day including tree seedling give aways, tree auctions, tree care information, electronic waste collection, vendor and non-profit booths, food trucks, craft beer and live music. For a detailed schedule of events please visit www.gjcity.org/swaf.

We thank you for your support of these events in and around Lincoln Park. If you have any questions, please contact Parks & Recreation Office 254-3866. We hope you have a great spring and summer!

Sincerely,

City of Grand Junction Parks and Recreation Department
Grand Junction's Pecos League Team
Colorado Mesa University
Junior College World Series (JUCO)

Grand Junction City Council

Regular Session

Item #7.a.i.

Meeting Date: March 18, 2026

Presented By: Jeremiah Boies, Interim City Attorney, Steve Kollar, Fire Marshal

Department: City Attorney

Submitted By: Jeremiah Boies

Information

SUBJECT:

An Ordinance Adopting the 2025 Colorado Wildland Urban Interface Code and Map

RECOMMENDATION:

Staff recommends passing and adopting the 2025 Colorado Wildland Urban Interface Code and Map

EXECUTIVE SUMMARY:

Colorado Senate Bill 23-166 established the Wildfire Resiliency Code Board (WRCB) requiring the Board, a section of the Division of Fire Prevention and Control, to adopt model codes and require local governing bodies within identified Wildland Urban Interface (WUI) areas to adopt codes that meet or exceed state regulations. This Ordinance adopts the required code as developed by the Division.

BACKGROUND OR DETAILED INFORMATION:

Colorado Senate Bill 23-166 established the Wildfire Resiliency Code Board (WRCB) requiring the Board, a section of the Division of Fire Prevention and Control, to adopt model codes and require local governing bodies within identified Wildland Urban Interface (WUI) areas to adopt codes that meet or exceed state regulations. This Ordinance adopts the required code as developed by the Division.

Pursuant to CRS 24-33.5-1236, the Wildfire Resiliency Code Board in summary shall promulgate rules that accomplish:

•Defining the wildland-urban interface and identify areas of Colorado that are in it.
•Adopt minimum codes & standards for new construction and defensible space.
•Adopt minimum codes & standards for existing structures.
•Identify a range of hazards, buildings, entities, & defensible space to which codes

apply.
•Establish an appeal process for governing bodies.

8 CCR 1507-39 – adopts the minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface known as the “2025 Colorado Wildfire Resiliency Code” and the associated “Colorado Wildfire Resiliency State Code Map”. It applies to all newly constructed buildings and structures as well as significant additions, repairs, and remodels. Some exceptions apply to 35-acre parcels.

The State of Colorado requires local jurisdiction(s), known as the Governing Body, to adopt the Code and Map. Timelines have been set for adoption and full implementation bring the governing body into compliance with State mandate: July1, 2025 - Code adopted by the WRCB; April 1, 2026 - Code adopted by local jurisdiction; July 1, 2026, Local Jurisdiction compliant.

This Ordinance adopts the Code and Map as drafted by the WRCB, along with its respective appendices. Passage of this code is the minimum requirements of SB23-166.

FISCAL IMPACT:

There is no fiscal impact other than additional labor for review and enforcement of the Code. A forthcoming Resolution to adopt fees for implementation will appear at a separate Council meeting.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5313, an ordinance to amend the GJMC to adopt the 2025 Colorado Wildfire Resiliency Code and Map, amend sections thereof, and repeal any ordinance or parts of an ordinance in conflict therewith, on second reading and final passage, and order final publication in pamphlet form.

Attachments

1. 2025ColoradoWildfireResiliencyCode
2. CC Memo
3. ORD-Adoption of Wildland Resiliency Code and Map

COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025

COLORADO
Department of Public Safety

COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

CWRC Version 1.0

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Attributions

ATTRIBUTIONS

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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to

provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

> **Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

> **Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

> **Exception:** Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2

and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,

which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.

104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official.*

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official*'s recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or

method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.

105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official*'s authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.

IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.

2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.

3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. Low *Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through

direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels**: Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length**: Less than 2 feet.
3. **Rate of Spread**: Low, increasing with *slopes* over 20 percent.
4. **Spotting**: Very short-range spotting is possible under windy conditions.
5. **Terrain Influence**: More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty**: Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. Moderate *Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels**: Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length**: Up to 8 feet.
3. **Rate of Spread**: Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting**: Short-range spotting is common.
5. **Terrain Influence**: Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty**: Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. High *Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick

understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels**: Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length**: Up to 30 feet or more.
3. **Rate of Spread**: Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting**: Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence**: *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty**: Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary. These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.

304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official,* the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.

Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723

for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A "Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m2 in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m2 in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36- inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3corrosion-resistant mesh with openings not to exceed ⅛-inch.

SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials,* or by materials approved for not less than 1-hour *fire-resistance-rated construction*, *⅝-inch Type X drywall,* 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or ¾ inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials,* or by materials approved for not less than 1-hour *fire-resistance-rated construction, ⅝-inch Type X drywall,* or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber* or *log wall construction.*
4. *Noncombustible* materials complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible* materials.
2. *Fire-retardant-treated wood*.
3. *Ignition-resistant building materials*.

Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

   Exception: Composite decking material with a minimum of Class B rating
3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and

non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with ⅛-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction, heavy timber construction, noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code.*

Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

> **Exception:** Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.

502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.

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Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that

the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit,or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

> **Exception:** Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

> **B101.3.1 Defensible Space Site Plans.** Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall

either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the

premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or

requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.

C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Members of City Council

FROM: Mike Bennett, City Manager
Matt Smith, Public Safety Chief
Gus Henricks, Deputy Fire Chief
Steve Kollar, Fire Marshal

DATE: February 9, 2026

SUBJECT: Introduction of the Colorado Wildfire Resiliency Code (2025 ed.) and Map

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The jurisdiction is proposing the adoption of the Colorado Wildfire Resiliency Code and Map as required by the State of Colorado.

Background

Colorado Senate Bill 23-166 established the Wildfire Resiliency Code Board requiring the Board, a section of the Division of Fire Prevention and Control, to adopt model codes and require local governing bodies within identified Wildland Urban Interface (WUI) areas to adopt codes that meet or exceed state regulations.

Pursuant to CRS 24-33.5-1236, the Wildfire Resiliency Code Board in summary shall promulgate rules that accomplish:

- Defining the wildland-urban interface and identify areas of Colorado that are in it.
- Adopt minimum codes & standards for new construction and defensible space.
- Adopt minimum codes & standards for existing structures.
- Identify a range of hazards, buildings, entities, & defensible space to which codes apply.
- Establish an appeal process for governing bodies.

8 CCR 1507-39 – adopts the minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface known as the “2025 Colorado Wildfire Resiliency Code” and the associated “Colorado Wildfire Resiliency Code Map”. It applies to all newly constructed buildings and structures as well as significant additions, repairs and remodels. Some exceptions apply to 35-acre parcels.

The State of Colorado requires local jurisdiction(s), known as the Governing Body, to adopt the Code and Map. Timelines have been set for adoption and full implementation to bring the governing body into compliance with State mandates.

Colorado Wildfire Resiliency Code:

The uniform risk-based regulatory minimum standard known as the Colorado Wildfire Resilience Code is organized into key chapters that structure its application and requirements:

Chapter 1 – Scope and Administration (laying out applicability and administrative procedures)
Chapter 2 – Definitions (defining terms critical to implementation)
Chapter 3 – Wildfire Hazard Identification (methodologies for mapping designated hazard areas)
Chapter 4 – Structure Hardening (fire-resilient construction standards)
Chapter 5 – Site and Area Requirements (defensible space and surrounding site criteria).

To support implementation and enforcement, the code also includes key appendices:

Appendix A – Permits (procedures and limitations for temporary and permanent permits)
Appendix B – Construction Documents (requirements for plans and documentation submittals)
Appendix C – Inspection and Enforcement (protocols for inspection and enforcement actions).

The Code incorporates a hazard classification system identifying wildfire risk as low, moderate, or high, and aligns structural requirements accordingly through differentiated hardening classifications (e.g., Low, Moderate, High Risk) to ensure that materials, design, and defensible space criteria are commensurate with wildfire exposure.

It is intended to enhance community resilience, clarifies risk-based obligations for new construction and significant alterations, and integrates wildfire risk reduction into local planning, permitting, and public safety policy.

Code Exemptions:

The following is a general summary of exemptions. These exemptions define specific classes of work and situations where compliance with the Wildfire Resiliency Code and related permits are not required (unless other laws/ordinances apply).

1. Interior alterations of existing structures.

2. Additions that do not increase the footprint of a structure by more than 500 square feet.

3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.

4. The reconstruction, replacement, alteration, or repair of the exterior roof covering of an existing building, when less than 25 percent of the surface area of the exterior roof covering or an attachment thereto is affected.

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.

6. Painting, staining and similar maintenance or restorative work.

7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and

the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.

8. Accessory structures and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing occupiable or habitable space.

9. Fences located more than 8 feet from a habitable structure.

10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

Colorado Wildfire Resiliency Code Map:

The Colorado Wildfire Resiliency Code Map is the official statewide map that identifies where the 2025 Colorado Wildfire Resiliency Code (CWRC) applies, including areas within the City of Grand Junction and the surrounding Grand Junction Rural Fire Protection District.

This map was developed by the Colorado Division of Fire Prevention and Control with technical input from the Colorado State Forest Service under the general authority of the Wildfire Resiliency Code Board and is grounded in fire behavior modeling that integrates the following:

Fire intensity classifications which reflect expected flame length, rate of spread, and heat output under weather conditions

Surface fuels data describing vegetation type, density, and fuel characteristics that drive fire behavior across the landscape.

These analytic inputs, along with topography and standardized fuels datasets, are used to classify areas by wildfire exposure and hazard, determining where enhanced construction and mitigation standards under the CWRC, such as ember-resistant building elements and defensible space measures for new construction and significant renovations, are required to improve community resilience to wildfire risk.

Local governing bodies may pursue development of a local wildfire resiliency map that reflects more detailed, locally-specific conditions than the statewide map. A governing body would typically work with technical experts (i.e., wildfire mitigation specialists) to generate a map using the same core methodology of the State's map pertaining to fuel characteristics, topography, fire behavior modeling, etc.

The local map must be formally submitted to the Colorado Wildfire Resiliency Code Board (WRCB) for review. The State Board may approve, request revisions to, or deny the local map based on that review.

Ground Truthing:

The Colorado Wildfire Resiliency Code includes a ground-truthing review process that allows property owners or their representatives to request an assessment of a parcel's wildfire hazard designation when there is evidence that the State Map's classification does not reflect actual local conditions.

Ground truthing includes the review of the subject parcel and all areas beyond 300 feet of the parcel boundary.

The process begins with a formal request to the local governing body citing factual discrepancies such as vegetation type, topography, fuel conditions, or other on-the-ground observations that differ from the modeled data underlying the State Map.

8 CCR 1507-39 allows the local governing body the ability to develop a process for site-specific ground truthing. Local ground truthing does not require the State Map be updated. This ground-truthing mechanism ensures that wildfire hazard classifications reflect actual conditions, improving fairness and accuracy in how the CWRC is applied. Only local governing bodies may petition or make appeal to the State Board to make modifications to the CWRC or CWRC map.

Recommendation:
The jurisdiction proposes the adoption of the entire Colorado Wildfire Resiliency Code, unamended, to include Appendices A, B and C along with the accompanying Colorado Wildfire Resiliency Code Map in order to be in compliance with State of Colorado requirements.

The implementation and development of local programmatic rules are currently being developed by staff and other partner governing bodies to meet the State of Colorado required implementation deadline of July 1, 2026.

CC: Jeremiah Boies, Acting City Attorney

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2025 COLORADO WILDFIRE RESILIENCY CODE AND MAP, AS ADOPTED BY THE STATE OF COLORADO, TO THE CITY OF GRAND JUNCTION'S MUNICIPAL CODE, AMEND SECTIONS THEREOF, AND REPEAL ANY ORDINANCE OR PARTS OF AN ORDINANCE IN CONFLICT THEREWITH

Recitals

Colorado Senate Bill 23-166 established the Wildfire Resiliency Code Board requiring the Board, a section of the Division of Fire Prevention and Control, to adopt model codes and require local governing bodies within identified Wildland Urban Interface (WUI) areas to adopt codes that meet or exceed state regulations.

8 CCR 1507-39 adopts the minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface known as the "2025 Colorado Wildfire Resiliency Code" (Code) and the associated "Colorado Wildfire Resiliency Code Map" (Map). It applies to all newly constructed buildings and structures as well as significant additions, repairs and remodels.

Pursuant to the constitutional, statutory and Charter authority of the City Council of the City of Grand Junction to adopt ordinances for the protection of the health, safety, and general welfare of the population of the City the following ordinance is proposed.

After full hearing and consideration of the ordinance and upon recommendation by the City staff the Council finds that adoption of the ordinance is necessary to preserve the health, safety, and general welfare of the people of the City of Grand Junction and to comply with Colorado law. The 2025 Colorado Wildfire Resiliency Code and Map, are hereby adopted. The Code is mutually adopted by the City and Mesa County, which provides for efficient building and enforcement practices. Also, the Code and Map are required by Colorado law. This ordinance and the codes which it adopts regulate the minimum code and standards for new construction, defensible space, and existing structures within the wildland-urban interface areas in the City of Grand Junction.

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

The foregoing Recitals are incorporated and in consideration thereof, and as otherwise found and determined by the City Council to be in the best interests of the public health, safety, and welfare, and to comply with Colorado law, the 2025 Colorado Wildfire Resiliency Code and Map, attached hereto is hereby adopted, and incorporated by reference as if fully set forth, is hereby adopted.

DRAFT

SECTION 1

The following is added to the Grand Junction Municipal Code, Chapter 15:

Chapter 15.46 Wildfire Resiliency Code and Map

15.46.010 Adoption of the Wildfire Resiliency Code and Map

(a) The 2025 Colorado Wildfire Resiliency Code and Map, promulgated by the Colorado Wildfire Resiliency Code Board, is hereby adopted as the code for the City of Grand Junction defining the wildland-urban interface and identifying areas of the City that are in it, establishing minimum codes & standards for new construction, defensible space, and existing structures, identifying a range of hazards, buildings, entities, & defensible space to which codes apply, and establishing an appeal process in the jurisdiction.

(b) The following Appendices of the Colorado Model Wildfire Resiliency Code are adopted:
    1. Appendix A: Permits.
    2. Appendix B: Construction Documents.
    3. Appendix C: Inspection and Enforcement.

15.46.020 Amendments to the Wildfire Resiliency Code

The Wildfire Resiliency Code adopted in GJMC § 15.46.010 is hereby amended as follows:

(a) Any references to "jurisdiction" in the Colorado Model Wildfire Resiliency Code shall mean the City of Grand Junction, Colorado. Any references to "AHJ" shall mean the "authority having jurisdiction".

(b) The Chief of the Grand Junction Fire Department, or their designee, shall serve as the "code official" for the purposes of the Wildfire Resiliency Code.

(c) Part 2, Section 103 of the Colorado Model Wildfire Resiliency Code is stricken. Any references to any code compliance agency in the Wildfire Resiliency Code shall mean the Grand Junction Fire Department, and the code official.

(d) Part 2, Section 106.1 of the Colorado Model WRC is stricken and replaced by the following:

> 106.1 General. An AHJ has the authority to establish fees. Fees shall be established by Resolution of the City Council.

SECTION 2

The following is amended from the Grand Junction Municipal Code, Chapter 15.36:

15.36.020(w) Section R333, is hereby repealed in its entirety.

DRAFT

INTRODUCED on first reading the ___ day of March 2026 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the ____ day of March 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #7.b.i.

Meeting Date: March 18, 2026

Presented By: Jessica Johnsen, Zoning Supervisor

Department: Community Development

Submitted By: Jessica Johnsen, Zoning Supervisor

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 7.37 Acres of Land and Ordinances Annexing and Zoning the Ricciardella Annexation to Residential Medium 8 (RM-8), Located at 2716 B 1/4 Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Ricciardella Annexation, and final passage and publication in pamphlet form of the annexation and zone of annexation ordinances for the property. The Planning Commission heard the zoning request at its November 25, 2025, meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant,Hwy 50 Self Storage Parking LLC., is requesting annexation of approximately 7.37 acres at 2716 B 1/4 Road and a zone of annexation to Residential Medium 8 (RM-8). The property is Annexable Development per the Persigo Agreement and is eligible for annexation per state statutes. The request for annexation is being considered concurrently by the City Council with the zone of annexation request.

BACKGROUND OR DETAILED INFORMATION:

ANNEXATION REQUEST

The Applicant, Hwy 50 Self Storage Parking LLC, is requesting annexation of approximately 7.37 acres consisting of one parcel of land located at 2716 B 1/4 Road. The subject property is currently vacant and appears to have had no prior development or use. The property is an Annexable Development, as per the Persigo Agreement, and is eligible for annexation, as per state statutes. Annexation is being sought in anticipation of developing the vacant land area.

The annexation area is served by Persigo sanitary sewer and has all other urban amenities to the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The RM-8 zoning will permit Residential Medium-8 land uses, allowing for medium density residential development for the undeveloped property.

ZONE OF ANNEXATION REQUEST

The Applicant is requesting a zone district of RM-8 (Residential Medium-8). The property is currently zoned in the County as RSF-4(Residential). The proposed zone district of RM-8 is consistent with the Residential Land Use designation of the Comprehensive Plan. The RM-8 zoning will permit Residential Medium-8 land uses, allowing for medium density residential development. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

The surrounding zoning includes a mix of both City and County zoned properties. City-zoned properties adjacent to the property include Planned Development (PD), RSF-4 (County) and PUD (County), Commercial General (CG) RSF-4 (County).The purpose of the Residential Medium 8 (RM-8) zone district is to allow the creation of medium density residential development.

NOTIFICATION REQUIREMENTS

In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Meeting regarding the proposed Annexation and Zoning was held virtually on December 19, 2023. The Applicant's representative and City staff were in attendance, as well as twelve members of the public.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on September 5, 2025. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on November 14, 2025. The notice of the Planning Commission public hearing was published on November 15, 2025, in the Grand Junction Daily Sentinel.

ANNEXATION ANALYSIS

Staff finds, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104 et seq., that the Ricciardella Annexation is eligible to be annexed because of compliance with the following:

a) **A proper petition has been signed by more than 50% of the owners and more than 50 percent of the property described.**

The petition has been signed by the owners of the one property subject to this annexation request, or 100 percent of the owners, and includes 100 percent of the property described. Please note that the annexation petition was prepared by City staff.

b) **Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.**
The annexation meets the 1/6 contiguity requirements for annexation by its adjacency to City limits to the north and west.

c) **A community of interest exists between the area to be annexed and the City.**
This is partly due to the Central Grand Valley being essentially a single demographic and economic unit. Occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities. Additionally, residential zoning encourages residential development.

d) **The area is or will be urbanized in the near future.**
The property has existing urban utilities and services near and available to the property. Areas to the north, south, east and west are developed with residential uses.

e) **The area is capable of being integrated with the City.**
The proposed annexation area is adjacent to the city limits directly to the west and north. The property has direct access to B ¼ Road. Urban services are available to and presently serving the subject property.

f) **No land held in identical ownership is being divided by the proposed annexation.**
The annexation consists of a single property, which is owned by the applicant.

g) **No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.**
The petitioners have granted the City consent to annex the property.

ZONE OF ANNEXATION ANALYSIS
The criteria for review are set forth Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.
The proposed annexation and zoning to the RM-8 (Residential Medium-8) zone district is consistent with the goals and policies of the City's 2020 Comprehensive Plan. The subject property is located within both the Urban Growth Boundary and the Persigo 201 Planning Area, making it eligible for annexation and urban-level development. The Comprehensive Plan designates this area for residential land use, and the requested RM-8 zoning aligns with that designation by allowing residential development. By annexing and zoning the property, the City ensures future development will occur in accordance with established standards for infrastructure, land use compatibility, and site design. This action supports the City's vision for compact and efficient growth and furthers long-range planning objectives for logical urban expansion.

Therefore, the Staff finds that this criterion has been met.

B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).
The annexation and zoning of the subject property contribute to a logical and orderly development pattern along B ¼ Road. The site is directly adjacent to existing City-zoned and developed parcels, mostly residential housing with a self-storage facility directly to the east. These surrounding developments reflect a transition toward Residential Medium-8 and commercial uses consistent with the requested zoning. Annexing and zoning the parcel will close a gap in City jurisdiction, reduce potential inconsistencies in land use regulation, and allow for a coordinated approach to infrastructure extension and site development.

Therefore, staff finds this criterion met

C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.
The proposed RM-8 (Residential Medium-8) zoning directly supports the goals outlined in the City's 2020 Comprehensive Plan, particularly Plan Principle 3: Responsible and Managed Growth, which states "Support fiscally responsible growth and annexation policies that promote a compact pattern of growth…and encourage the efficient use of land", and "Encourage infill and redevelopment to leverage existing infrastructure."

The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth. This principle supports fiscally responsible growth and annexation policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present, and the City can meet and maintain its level of service targets. This zone of annexation is supported by this plan principle because it leverages existing infrastructure and is already adjacent to existing corporate limits to the East.

Additionally, this request supports Plan Principle 5: Strong Neighborhoods and Housing Choices, which states: "Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes." The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what lower density districts would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter-acre lot.

Therefore, staff finds that this criterion is met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Riccardella Zone of Annexation, ANX-2024-16, requests for the property located at 2716 B ¼ Road to be annexed and zoned to Residential medium 8 (RM-8), the following findings of fact has been made:

- Based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act pursuant to C.R.S. 31-12-104, the petition is valid and the property is eligible to be annexed.
- The proposed zoning is appropriate, based upon consistency with the Comprehensive Plan designation and consistency of the proposed land uses with the purpose and intent of the proposed zone district.
- The request has met the criteria for a rezone identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.
  The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

Therefore, Staff recommends approval of the annexation.

The Planning Commission heard the zone of annexation item at the November 25, 2025, regular meeting and voted (7-0) to recommend approval.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact.

SUGGESTED MOTION:

I move to adopt Resolution No. 28-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Ricciardella Annexation, approximately 7.37 acres, located at 2716 B ¼ Road.

I move to adopt Ordinance No. 5294, an ordinance annexing territory to the City of Grand Junction, Colorado, the Ricciardella Annexation, approximately 7.37 acres, located at 2716 B ¼ Road, on final passage and order final publication in pamphlet form.

I move to adopt Ordinance No. 5295, an ordinance zoning the Ricciardella Annexation to Residential Medium 8 (RM-8) zone district, on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Annexation Plat
3. Exhibit 3 - Annexation Information Sheet
4. Exhibit 4 - Site Map
5. Resolution 17-26

6. Resolution 14-26
7. Resolution - accepting petition
8. ORD-Zone of Annexation
9. Annexation Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Residential Medium
Existing Zoning: RSF-4 (County)
Proposed Land Use Designation: N/A
Proposed Zoning: R8

Property Information

Site Location: 2716 B 1/4 Road
Site Acreage: 7.3
Site Tax No(s): 2945-253-00-132
Site Zoning: RSF-4 (County)
Project Description: Annexation/Zone of Annexation

Property Owner Information	Applicant Information	Representative Information
Name: HWY 50 Self Storage Parking, LLC	Name: HWY 50 Self Storage Parking LLC	Name: Ty Johnson
Mailing Address: 2716 B 1/4 Road	Mailing Address: 2716 B 1/4 Rd	Mailing Address: 734 Egret Circle
City/State/Zip: Grand Junction, CO 81501	City/State/Zip: Grand Junction, CO 81501	City/State/Zip: Grand Junction, CO 81505
Business Phone #: 702-935-2571	Business Phone #: 702-606-3042	Business Phone #: 970-316-1596
E-Mail: michaelm@osprey-management.com	E-Mail:	E-Mail: ty@mesaplanning.com
Fax #:	Fax #:	Fax #:
Contact Person: Mikey McMahon	Contact Person: Mikey McMahon	Contact Person: Ty Johnson
Contact Phone #: 702-606-3042	Contact Phone #: 702-606-3042	Contact Phone #: same

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: Mikey McMahon Date: 5/29/25

Signature of Legal Property Owner: Mikey McMahon Date: 5/29/25

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of **HWY 50 Self Storage Parking, LLC**, an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a **Limited Liability Company** formed and existing under the laws of the following governmental authority **Nevada**
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)

2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State _____

3. The Entity's mailing address is: **9515 Hillwood Drive, Las Vegas, NV 89134**

4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: **Matthew Ricciardella / Manager**

   ☐ If **ALL** names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.

5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows: **None**
(if no limitations insert "NONE")

6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: **None**
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this 29th day of May, 2025.

ENTITY: Hwy 50 Self Storage Parking LLC, a Nevada limited liability company

BY: _____
Name Position

STATE OF NV)
) ss.
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Matthew Ricciardella and XXX.
Witness my hand and official seal.
My commission expires:

Sheri Meyer
Notary Public

Sheri Meyer
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-7575-1
My Appt. Expires June 6, 2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) HWY 50 SELF STORAGE PARKING, LLC ("Entity") is the owner of the following property:

(b) 2716 B 1/4 Road, Grand Junction, CO 81501 (Parcel #2945-253-00-132)

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.

- [x] 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:

_____

- [x] 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/Zone of Annexation

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

(e) No knowledge of a boundary conflict

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: Matthew Ricciardella

State of NV)

County of Clark) ss.

Subscribed and sworn to before me on this 29th day of May, 2025

by Matthew

Witness my hand and seal.

My Notary Commission expires on 6-6-2025

Sheri Meyer
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 12-7575-1
My Appt. Expires June 6, 2025

Sheri Meyer
Notary Public Signature

RECEPTION#: 3031767, at 5/19/2022 3:31:58 PM, 1 of 3
Recording: $23.00, Doc Fee $125.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY

State Documentary Fee
Date: May 13, 2022
$125.00

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY** , whose street address is **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$1,250,000.00**) ***One Million Two Hundred Fifty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**, whose street address is **9515 HILLWOOD DR, Las Vegas, NV 89134**, City or Town of **Las Vegas**, County of **Clark** and State of **Nevada**, the following real property in the County of **Mesa** and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: **2723 HIGHWAY 50, 2716 B 1/4 ROAD, AND 235 27 1/4 ROAD, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **May 13, 2022**.

JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Joyce Luster
JOYCE LUSTER AS MANAGER

State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **May 13th, 2022** by **JOYCE LUSTER, AS MANAGER OF JOYCE LUSTER, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11-15-25

Julianna McNeill
Notary Public

JULIANNA MCNEILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934017213
My Commission Expires November 15, 2025

County of Mesa

When recorded return to: **HWY 50 SELF STORAGE PARKING LLC, A NEVADA LIMITED LIABILITY COMPANY**
9515 HILLWOOD DR, Las Vegas, NV 89134

Form 1089 closing/deeds/statutory/wd_statutory.html 65051180
(100258769)

Exhibit A

TRACT I:

A PARCEL OF GROUND SITUATED IN THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE WEST LINE OF THE NE¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N00°00'30"W 1321.66 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;
THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, S00°00'30"E 233.00 FEET TO THE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THAT TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED AT RECEPTION NO. 694676;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
(1) S45°07'00"E 91.00 FEET;
(2) S56°28'00"E 57.47 FEET;
(3) S59°04'51"E 31.59 FEET TO THE NW CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);
THENCE ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093),
S01°06'24"W 374.68 FEET;
THENCE CONTINUING ALONG THE WEST LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), S00°00'01"E 338.05 FEET TO THE SW CORNER OF
ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);
THENCE ALONG THE SOUTH LINE OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093), N89°59'59"E 435.00 FEET TO THE SE CORNER OF ORCHARD MESA COMMERCIAL PARK (RECEPTION NO. 1149093);
THENCE S00°10'23"E 1.68 FEET;
THENCE N89°55'45"E 0.77 FEET;
THENCE S00°01'18"E 101.00 FEET;
THENCE S89°59'30"W 357.25 FEET;
THENCE S00°04'15"E 15.28 FEET;
THENCE S89°59'30"W 80.30 FEET;
THENCE N00°00'30"W 1.53 FEET;
THENCE N89°56'05"W 132.00 FEET TO THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25;
THENCE ALONG THE WEST LINE OF THE NE¼ SW¼ OF SAID SECTION 25, N00°00'30"W 938.65 FEET TO THE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

TRACT II:

A PARCEL OF GROUND SITUATED IN THE SE¼ NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE NW¼ SW¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN TO BEAR N89°56'05"W WITH ALL OTHER BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;
THENCE ALONG THE SOUTH LINE OF THE NW¼ SW¼ OF SAID SECTION 25, N89°56'05"W 660.31 FEET TO THE SW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;
THENCE ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD AND BEING THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE WEST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, N00°02'12"W 640.50 FEET TO THE NW CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;
THENCE ALONG THE NORTH LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S89°57'48"E 660.63 FEET TO THE NE CORNER OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25;
THENCE ALONG THE EAST LINE OF THE SE¼ NW¼ SW¼ OF SAID SECTION 25, S00°00'30"E 510.83 FEET;
THENCE N89°56'05"W 275.00 FEET;
THENCE N00°00'30"W 39.31 FEET;
THENCE N89°56'05"W 183.40 FEET;
THENCE S00°02'12"E 159.31 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;
THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 58.00 FEET;
THENCE N00°02'12"W 262.00 FEET;
THENCE N89°56'05"W 128.00 FEET;
THENCE S00°02'12"E 272.00 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD;
THENCE ALONG THE NORTH RIGHT-OF-WAY LINE FOR B-¼ ROAD, N89°56'05"W 16.00 FEET TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF MESA IN WARRANTY DEED RECORDED MARCH 20, 2017 UNDER RECEPTION NO. 2793678,

COUNTY OF MESA, STATE OF COLORADO.

TRACT III:

LOT 16,
EXCEPT THE NORTH 14.3 FEET THEREOF,
AND ALL OF LOTS 17, 18, AND 19 IN BLOCK ONE OF
ORCHARD MESA COMMERCIAL PARK,

COUNTY OF MESA, STATE OF COLORADO.

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Ricciardella Annexation
Annexation and Zone of Annexation
2716 B ¼ Rd.
December 20, 2023
General Project Report

Project Description

The subject property is approximately 7.3 acres in size and is located at 2716 B ¼ Rd., as displayed below.

Public Benefit (of the entire project):

This project will benefit the public by implementing the 201 Persigo Agreement and create the opportunity for future residential development. The R8 1 zoning, if granted, will create opportunities for medium density housing, which is lacking in our community.

Neighborhood Meeting

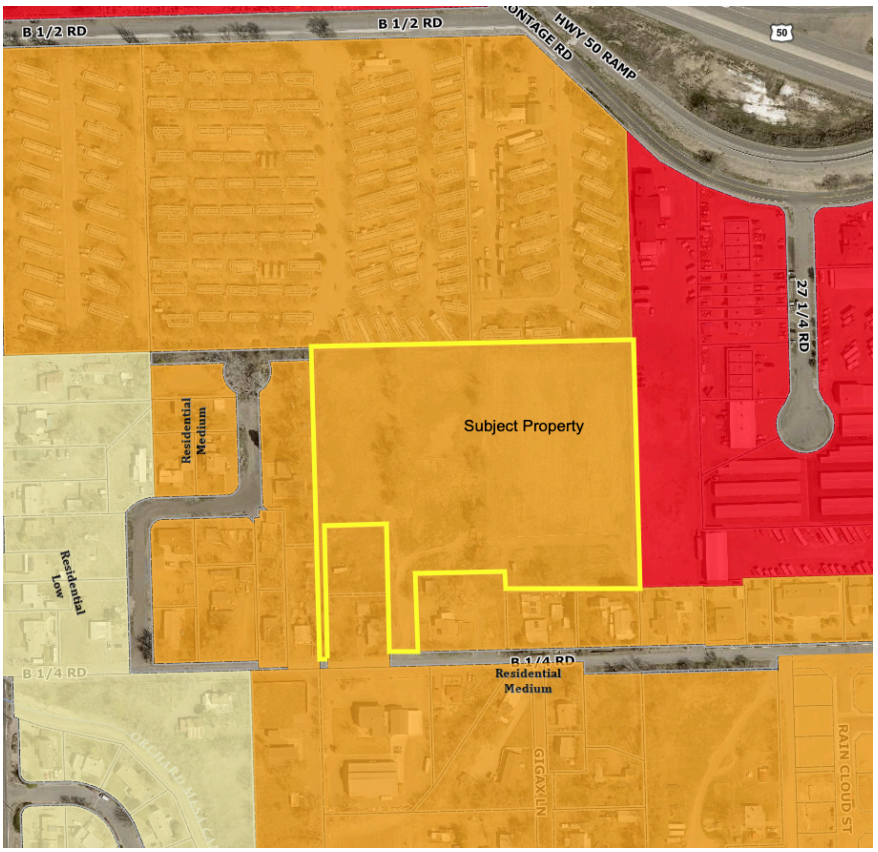
A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
    - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
    - Opportunities for housing choices that meets needs of all people



Surrounding Land Use

The subject property is currently surrounded by residential development to the north, west, and south. The property is adjacent to commercial development to the east.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Xcel
- Electricity: Xcel
- Irrigation: OMID

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.
Response: The petition has been signed by 100% of property owners of the subject property.
This criterion has been met.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.
Response: This requirement is being met, as demonstrated by the improvement survey plat submitted with the application package.
This criterion has been met.

c) A community of interest exists between the area to be annexed and the City.
Response: Annexation of the subject property will contribute to implementation of the 201 Persigo Agreement which benefits the community as whole.
This criterion has been met.

d) The area is or will be urbanized in the near future.
Response: The applicant is preparing the property for development consistent with the standard and regulations of the R-8 zone district.
This criterion has been met.

e) The area is capable of being integrated with the City.
Response: The proposed annexation area is adjacent to the city limits. Utilities and City services are available and currently serve the existing urban area near this site.
This criterion has been met.

f) No land held in identical ownership is being divided by the proposed annexation.
Response: The entire property owned by the applicant is being annexed.
This criterion has been met.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.

Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.
This criterion is not applicable.

The Grand Junction Municipal Code states in Section 21.02.140(a) 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
Response: A new Comprehensive Plan has been adopted since this property was originally zoned, which is a new event that invalidates the original premises.
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
Response: The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.
This criterion has been met.

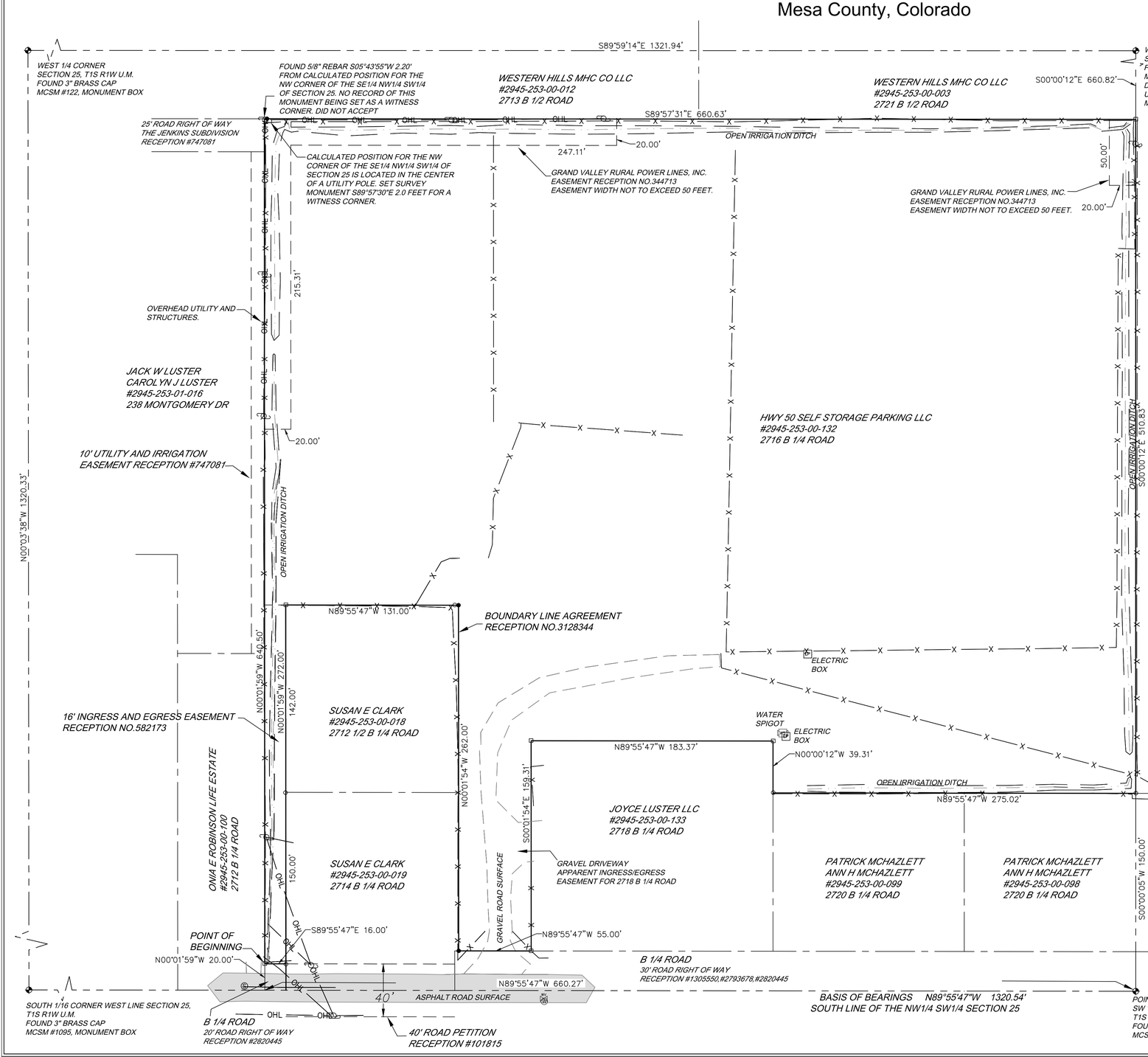
(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Response: Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to dedicated and built ROW and all utilities are adjacent and available to serve the property.
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
Response: The Grand Valley Housing Needs Assessment details that there is a "missing middle" of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. e.
This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
Response: The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community.
This criterion has been met.

IMPROVEMENT SURVEY PLAT

Located in the SE1/4 of the NW1/4 of the SW1/4 of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado



PARCEL DESCRIPTION:
As described in Warranty Deed recorded at Reception No:3031767 and the Boundary Line Agreement recorded at Reception No.3128344 in the office of the Mesa County Clerk and Recorder.

TRACT II
A parcel of ground situated in the SE1/4 NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows;

Commencing at the SE corner of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the South line of the NW1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N89°55'47"W with all other bearings contained herein to be relative thereto;
thence along the South line of the NW1/4 SW1/4 of said Section 25, N89°55'47"W 660.27 feet to the SW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;
thence along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 20.00 feet to the North right-of-way line for B 1/4 Road and being the Point of Beginning;
thence continuing along the West line of the SE1/4 NW1/4 SW1/4 of said Section 25, N00°01'59"W 640.50 feet to the NW corner of the SE1/4 NW1/4 SW1/4 of said Section 25;
thence along the North line of the SE1/4 NW1/4 SW1/4 of said Section 25, S89°57'31"E 660.63 feet to the NE corner of the SE1/4 NW1/4 SW1/4 of said Section 25;
thence along the East line of the SE1/4 NW1/4 SW1/4 of said Section 25, S00°00'12"E 510.83 feet;
thence N89°55'47"W 275.02 feet;
thence N00°00'12"W 39.31 feet;
thence N89°55'47"W 183.37 feet;
thence S00°01'54"E 159.31 feet to the North right-of-way line for B 1/4 Road;
thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 55.00 feet;
thence N00°01'54"W 262.00 feet;
thence N89°55'47"W 131.00 feet;
thence S00°01'59"E 272.00 feet to the North right-of-way line for B 1/4 Road;
thence along the North right-of-way line for B 1/4 Road, N89°55'47"W 16.00 feet to the Point of Beginning;
EXCEPTING therefrom that portion thereof conveyed to County of Mesa in Warranty Deed Recorded March 20, 2017 under Reception no. 2793678,
County of Mesa, State of Colorado.

SURVEY NOTES:
1. Title information provided by Land Title Guarantee Company, File No: GJC65051180-10, Date: 04/01/2025 and the Mesa County Assessor - Real Property Public Information System.
2. The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
3. Underground irrigation lines not located in this survey.
4. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
5. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 hereon.

BASIS OF BEARINGS:
The bearing between the SW 1/16 corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1165-2, and the South 1/16 corner on the West line of Section 25, Township 1 South, Range 1 West of the Ute Meridian, MCSM No. 1095, is N89°55'47"W.
This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

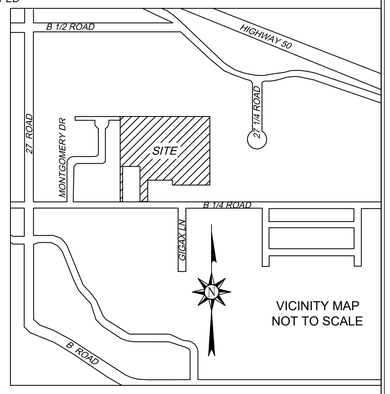
CERTIFICATION:
I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

COLORADO LICENSED
CHRISTOPHER C. RANSIER
38089
PROFESSIONAL LAND SURVEYOR
Christopher C. Ransier
6/12/25

Christopher C. Ransier
Colorado PLS 38089

LEGEND:

- SURVEY CONTROL MONUMENT
- FOUND 5/8" REBAR, SET 2" ALLOY CAP CHRISTOPHER C. RANSIER PLS 38089
- FOUND SURVEY MONUMENT QED LS 30111
- SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- FENCE
- OVERHEAD UTILITY LINE
- ASPHALT
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- ELECTRIC BOX
- UTILITY POLE



Client: HWY 50 Self Storage Parking LLC

IMPROVEMENT SURVEY PLAT

SE1/4 of the NW1/4 of the SW1/4 of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date: _____
Deposit No: _____

Surveyed by: CCR	Align Surveying, LLC
Drawn by: CCR	717 Centauri Drive
Job No: 3055625	Grand Junction, CO 81506
Date: June 12, 2025	970.623.1001 chris.ransier@gmail.com

Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, December 19th on zoom to inform neighbors about the intent to submit an application for annexation and zone of annexation to the City of Grand Junction. There were three (3) attendees present and the meeting lasted approximately 12 minutes from 5:30-5:42.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. There were only two (2) questions asked by meeting attendees, which included a question about what future development is planned on the site and a question about where future development would take access from.

Dave

ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM

☑ Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional $50.

Tax Parcel #(s): 2945-253-00-132

Property Address: 2716 B 1/4 Rd. Grand Junction CO

Property Owner: HWY 50 Self Storage Parking LLC

Contact Person:

Mailing Address:

E-Mail Address:

Applicant: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

E-Mail Address: ty.johnson@kaart.com

Project Representative: Kaart Planning

Contact Person: Ty Johnson

Mailing Address: 734 Main St. Grand Junction CO 81501

Phone Number: 970-241-0745

E-Mail Address: ty.johnson@kaart.com

*This request for labels and/or the name and address list **MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR** to a Neighborhood Meeting.

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

ACE AUTOMOTIVE OF GRAND JUNCTION LLC
241 27 1/4 RD STE 3 & 4
GRAND JUNCTION CO 81503

ARCIERI FAMILY LIMITED PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION CO 81503

ARCIERI JAMES THOMAS
ARCIERI VAL JEAN
330 33 1/2 RD
PALISADE CO 81526

ARMSTRONG CATHERINE S
2713 B 1/2 RD UNIT 311
GRAND JUNCTION CO 81503

BAKER CHRISTINE D
BAKER JOHN
2729 B 1/4 RD
GRAND JUNCTION CO 81503

BENSON MERRITT A
BENSON JILLETTE M
232 MONTGOMERY DR
GRAND JUNCTION CO 81503

CASTRO DANIEL DAVID
MARSH LUCAS DANIEL GRANTEE BENEFICIARY
232 27 RD
GRAND JUNCTION CO 81503

CITY OF GRAND JUNCTION
DAVE THORNTON
250 N 5TH ST
GRAND JUNCTION CO 81501

CLARK SUSAN E
2714 B 1/4 RD
GRAND JUNCTION CO 81503

COFFMAN LINDA S
230 MONTGOMERY DR
GRAND JUNCTION CO 81503

CONNOLLY JOANNE
CONNOLLY DENNIS
2713 B 1/2 RD UNIT B2
GRAND JUNCTION CO 81503

DOLAN MATTHEW M
234 MONTGOMERY DR
GRAND JUNCTION CO 81503

ESPINOZA ARTURO REYES
REYES LUZ E
236 27 RD
GRAND JUNCTION CO 81503

FORBES JIM
2710 B 1/4 RD
GRAND JUNCTION CO 81503

GATES JOEL T
GATES LEAH R
PO BOX 266
RIDGWAY CO 81432

GREA LLC
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GRUWELL RYAN
237 27 1/4 RD UNIT II
GRAND JUNCTION CO 81503

HAGMAN NATASHA M
HAGMAN ANITA
2708 RINCON DR
GRAND JUNCTION CO 81503

HAMILTON STACIA M
221 GIGAX LN
GRAND JUNCTION CO 81503

HARRIS JEANINE M
219 RAIN CLOUD ST
GRAND JUNCTION CO 81503

HWY 50 SELF STORAGE PARKING LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

JMS PROPERTIES LLC
580 GREENFIELD CIR W
GRAND JUNCTION CO 81504

JOYCE LUSTER LLC
2730 B 1/2 RD UNIT B
GRAND JUNCTION CO 81503

KAART PLANNING
TY JOHNSON
734 MAIN ST
GRAND JUNCTION CO 81501

KARSCHNIK JASON A
KARSCHNIK CHRISTINA L
2715 B 1/4 RD
GRAND JUNCTION CO 81503

KOCH ROGER A
KOCH RUTH
221 RAIN CLOUD ST
GRAND JUNCTION CO 81503

KORNFELD GEORGE A
KORNFELD CHERYL A
2724 B 1/4 RD
GRAND JUNCTION CO 81503

LEDESMA SILVIA
2713 B 1/2 RD
GRAND JUNCTION CO 81503

LOWDERMILK DEAN ALAN
ANDERSON JUDY LYNNE
235 MONTGOMERY DR
GRAND JUNCTION CO 81503

LUSTER JACK W
LUSTER CAROLYN J
238 MONTGOMERY DR
GRAND JUNCTION CO 81503

MANN JAMIE LAURA
MANN MICHAEL PATRICK
230 27 RD
GRAND JUNCTION CO 81503

MCDONALD BETTY
MCDONALD MICHAEL J
PO BOX 73
GLADE PARK CO 81523

MCHAZLETT PATRICK
MCHAZLETT ANN H
2722 B 1/4 RD
GRAND JUNCTION CO 81503

MISKOL LUKE A
MISKOL JENNIFER A
2706 1/2 RINCON DR
GRAND JUNCTION CO 81503

MORRIS DON
2713 B 1/2 RD UNIT 144
GRAND JUNCTION CO 81503

MORRIS W DON
MORRIS DANIEL WADE GRANTEE
BENEFICIARY
614 WAGON TRAIL DR
GRAND JUNCTION CO 81507

NAKKACHE JANE A
223 RAIN CLOUD ST
GRAND JUNCTION CO 81503

ORCHARD SPEED SHOP LLC
131 N BOWER AVE UNIT 18
PALISADE CO 81526

PARMENTER TRACY ANNE
220 GIGAX LN
GRAND JUNCTION CO 81503

PHIPPS OLIVER RUSSELL JR
2109 BRECKENRIDGE DR
BERTHOUD CO 80513

REBEL JULIA D
2713 B 1/2 RD UNIT 160
GRAND JUNCTION CO 81503

REED ROGER R
REED JONI C
2731 B 1/4 RD
GRAND JUNCTION CO 81503

RICKS ANITA L
RICKS TERRY D & THERESA A
REMAINDERMEN
2704 B 1/4 RD
GRAND JUNCTION CO 81503

ROBINSON AARON
ROBINSON SHERREE
222 GIGAX LN
GRAND JUNCTION CO 81503

ROBINSON ONIA E LIFE ESTATE
WOOLERY DONALD L JR & DELIMONT
TRYSTA DAWN-EL REMAINDERMEN
2712 B 1/4 RD
GRAND JUNCTION CO 81503

SCOTT ROBERT E
228 1/2 27 RD
GRAND JUNCTION CO 81503

SHADOW MESA HOMEOWNERS
ASSOCIATION
218 EASTER HILL DR
GRAND JUNCTION CO 81507

SHAFFSTALL KAREN
2713 B 1/2 RD UNIT D8
GRAND JUNCTION CO 81503

SHARP DANA K
224 RAIN CLOUD ST
GRAND JUNCTION CO 81503

SHOEMAKER DAVID S
SHOEMAKER VERNA L
518 DOVE CT
GRAND JUNCTION CO 81507

SIMINEO JEROD MATTHEW
GREGORICH CHANIE DAWN
2705 B 1/4 RD
GRAND JUNCTION CO 81503

STARK-HUFFMAN BARBARA
270 B 28 RD
GRAND JUNCTION CO 81503

SURGES ALAN DONALD
9055 E CONQUISTADORES DR
SCOTTSDALE AZ 85255

THOMPSON LORI ANN
SURGES ALAN D
4195 HIGHWAY 50
WHITEWATER CO 81527

THOMPSON ZANE F
THOMPSON LORI A
545 RED TAIL CT
WHITEWATER CO 81527

TONIA WILDER
2713 B 1/2 RD UNIT 315
GRAND JUNCTION CO 81503

VIDMAR LORRI
233 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER BARRY CHRISTIAN
231 1/2 MONTGOMERY DR
GRAND JUNCTION CO 81503

WALKER DEJOHN
WALKER AMY M
2829 NORTH AVE STE 109
GRAND JUNCTION CO 81501

WALTERS GAYLA L
234 27 RD
GRAND JUNCTION CO 81503

WALTERS NICHOLAS S
2078 B 1/4 RD
GRAND JUNCTION CO 81503

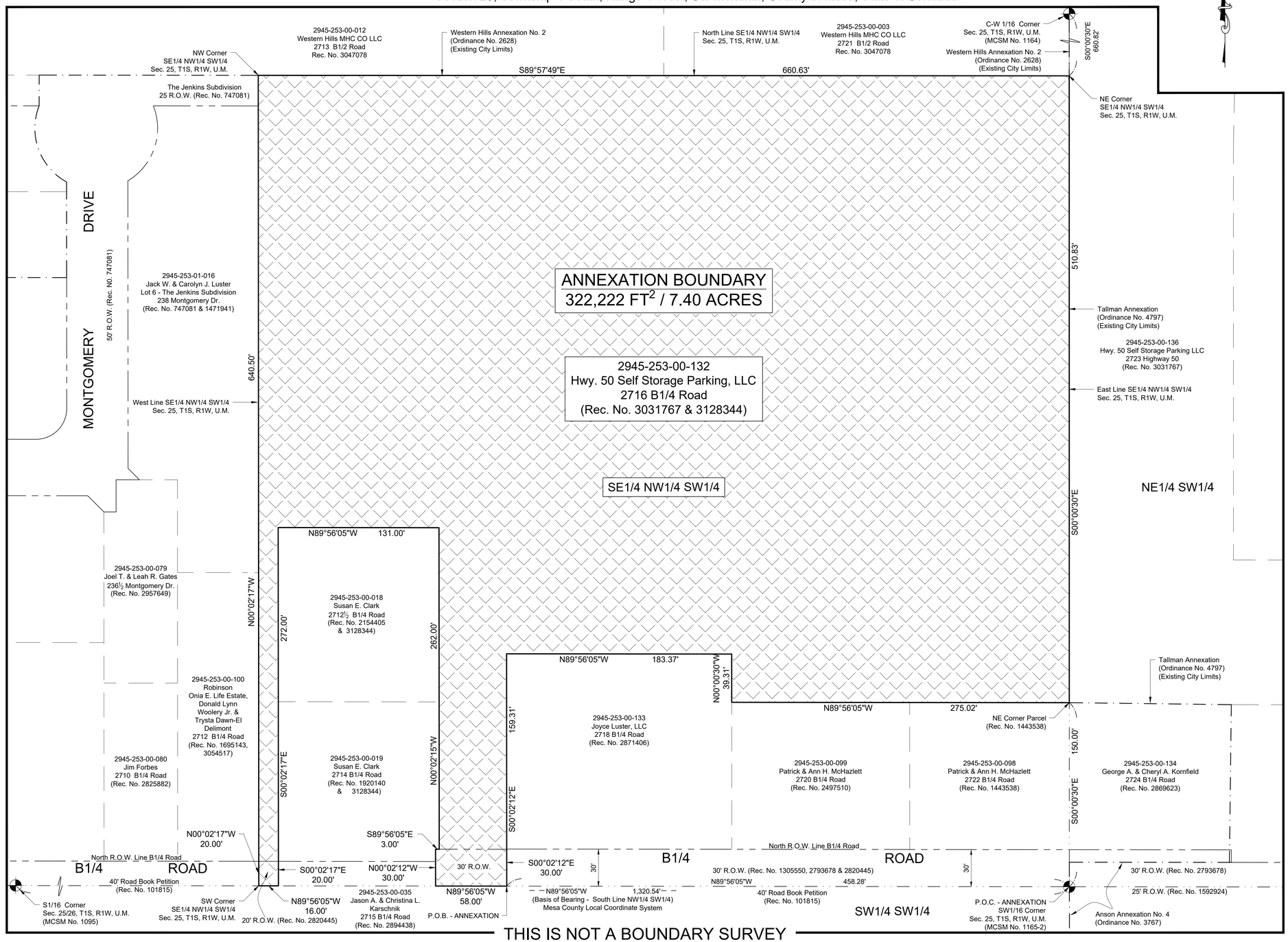
WESTERN HILLS HOMES CO LLC
MORRIS DON
9515 HILLWOOD DR
LAS VEGAS NV 89134

WHITE STACY A
WHITE JEFFREY M
2704 RINCON DR
GRAND JUNCTION CO 81503

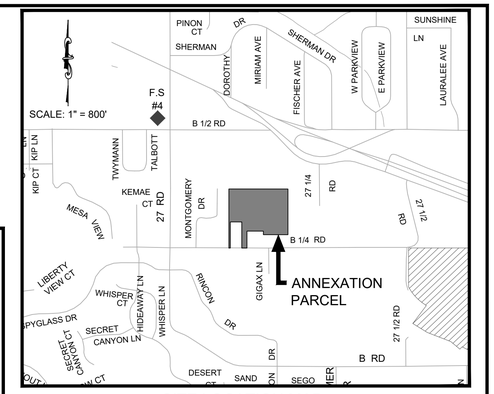
WICKHAM JASON
WICKHAM KALISTA
2706 RINCON DR
GRAND JUNCTION CO 81503

RICCIARDELLA ANNEXATION

Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,310.97	FT.
CONTIGUOUS PERIMETER	1,171.46	FT.
AREA IN SQUARE FEET	322,222	FT²
AREA IN ACRES	7.40	AC.
AREA WITHIN R.O.W.	2,060.0	FT²
	0.047	AC.
AREA WITHIN DEEDED R.O.W.	2,060.0	FT²
	0.047	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	FT²	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T	TOWNSHIP	REC.	RECEPTION
R	RANGE		

ORDINANCE NO.
0000

EFFECTIVE DATE
00/00/2025

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT
STATE OF COLORADO - PLS. NO. 38266
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	NCW	DATE: 08/03/2025
REVIEWED BY:	RBP	DATE: 08/05/2025
CHECKED BY:	ABL	DATE:
APPROVED BY:	RBP	DATE:

40' 0' 20' 40'
SCALE: 1" = 40'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

RICCIARDELLA ANNEXATION
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4), Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

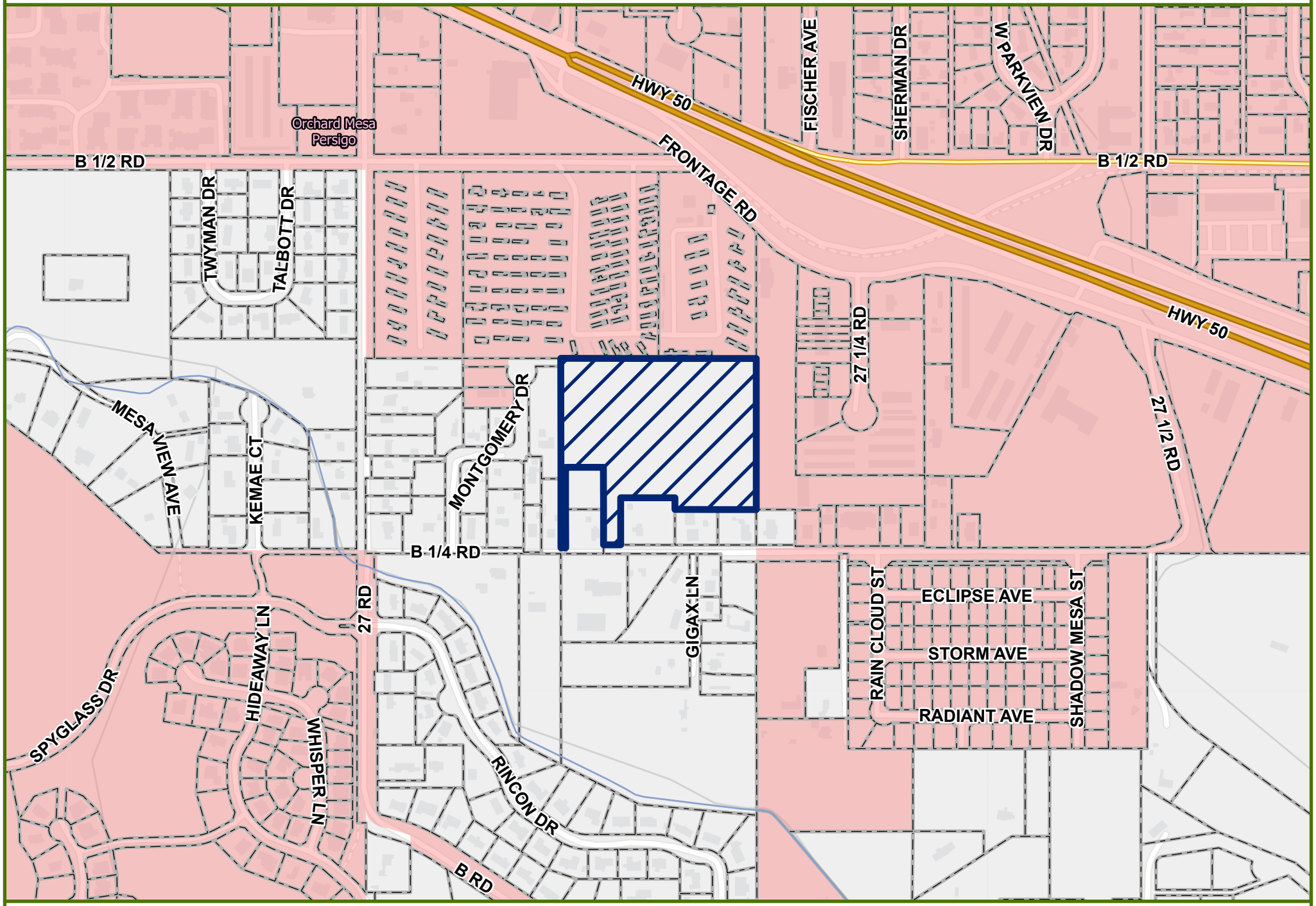
1 OF 1

G:\Data\SURVEY\Annexations\2024\Ricciardella Annexation ANX-2024-16\6CAD\Ricciardella Annexation.dwg - PLOTTED 2025-08-07

RICCIARDELLA ANNEXATION SCHEDULE	
November 19, 2025	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
November 25, 2025	Planning Commission Considers Zone of Annexation
February 4, 2025	City Council Intro Proposed Zoning Ordinance
March 18, 2026	City Council Accept Petition/Annex and Zoning Public Hearing
April 24, 2026	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number		ANX-2024-16			
Location(s)		2716 B ¼ Rd.			
Tax ID Number(s)		2945-253-00-132			
Number of Parcel(s)		1			
Existing Population		0			
Number of existing Dwelling Units		0			
Acres Land Annexed		7.37			
Developable Acres Remaining		7.37			
Right-of-way in Annexation					
Previous County Zoning		RSF-4			
Proposed City Zoning		RM-8			
Surrounding Zoning:	North:	Planned Development (PD)			
	South:	RSF-4 (County) and PUD (County)			
	East:	Commercial General (CG)			
	West:	RSF-4 (County)			
Current Land Use		Vacant Land			
Proposed Land Use		Residential Medium			
Surrounding Land Use:	North:	Residential			
	South:	Residential			
	East:	Commercial			
	West:	Residential			
Comprehensive Plan Designation:		Residential Medium			
Retailers within Annexation boundary		Yes:		No:	X
If yes, provide Name/Address/Phone Number					
Values:	Assessed	$267,720.00			
	Actual	$267,720.00			
Address Ranges		2716 B ¼ Road			
Special Districts:	Water	Ute Water			
	Sewer	Persigo			
	Fire	Grand Junction Fire			
	Irrigation/Drainage	Orchard Mesa Irrigation District			
	School	School District 51			
	Pest	Grand River Mosquito Control District			

Ricciardella Annexation



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 17-26

A RESOLUTION CORRECTING RESOLUTION 69-25 THAT REFERRED A PETITION TO THE CITY COUNCIL FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, SETTING A HEARING ON SUCH ANNEXATION, AND EXERCISING LAND USE CONTROL FOR THE RICCIARDELLA ANNEXATION OF APPROXIMATELY 7.37 ACRES LOCATED AT 2706 B 1/4 ROAD

WHEREAS, on the 19th day of November, 2025, the City approved Resolution 69-25 including an address of 2706 B ¼ Road for the Ricciardella Annexation and;

WHEREAS, the City Council of the City of Grand Junction, Colorado, must correct a scrivener error that included an incorrect property address.

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

Resolution 69-25 that provided the address for the Ricciardella Annexation is hereby corrected to 2716 B ¼ Road.

PASSED and ADOPTED the 4th day of February, 2026.

Cody Kennedy

President of the City Council
Cody Kennedy

ATTEST:

Selestina Sandoval

City Clerk
Selestina Sandoval

NOTICE OF AMENDED RESOLUTION
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 4th day of February 2026, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 14-26

A RESOLUTION AMENDING REFERRAL OF A PETITION TO THE CITY COUNCIL FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, SETTING A HEARING ON SUCH ANNEXATION, AND EXERCISING LAND USE CONTROL

RICCIARDELLA ANNEXATION

APPROXIMATELY 7.37 ACRES LOCATED AT 2716 B 1/4 ROAD

WHEREAS, on the 19th day of November, 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado.

WHEREAS, the adopted Resolution No. 69-25 exercised land use control over the area described therein.

WHEREAS, the title of Resolution No. 69-25 displayed the incorrect address of the area described therein.

WHEREAS, the address associated with the area described therein and herein is 2716 B 1/4 Road.

WHEREAS, C.R.S. 31-12-108(2) requires that the municipal clerk shall give notice by publication and mailing of the petitioned annexation, including the referral resolution.

WHEREAS, the City Council finds that it is appropriate to adopt a resolution correcting the address and to direct the clerk to conduct the required publication and mailing with the amended resolution.

WHEREAS, the City Council exercises land use jurisdiction and sets a public hearing concerning annexation of the lands identified in the petition and described as follows:

RICCIARDELLA ANNEXATION

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning;

thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by

Ordinance;

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

1. Resolution No. 69-25 is hereby amended to incorporate the address identified in the title and recitals of this resolution.

That a hearing will be held on the 18th day of March, 2026, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

PASSED AND ADOPTED the 4th day of February, 2026.

Cody Kennedy

President of the City Council
Cody Kennedy

Attest:

Selestina Sandoval

City Clerk
Selestina Sandoval

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

DATES PUBLISHED
February 7th, 2026
February 14th, 2026
February 21st, 2026
February 28th, 2026

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-26____

A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT PROPERTY KNOWN AS THE RICCIARDELLA ANNEXATION

APPROXIMATELY 7.37 ACRES LOCATED AT 2716 B ¼ ROAD IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 19th day of November 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

RICCIARDELLA ANNEXATION

That a parcel of land situated in Mesa County, Colorado, and described to wit ("Property")

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter

(SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of March 2026; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner’s consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 18th day of March, 2026.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING RICCIARDELLA ANNEXATION TO RM-8 (RESIDENTIAL MEDIUM) ZONE DISTRICT

LOCATED AT 2716 B ¼ RD.
APPROXIMATELY 7.37 ACRES

Recitals:

The property owner has petitioned to annex 7.37 acres into the City limits. The annexation is referred to as the Ricciardella Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Ricciardella Annexation consisting of 7.37 acres from County RSF-4 (Residential) to RM-8 (Residential Medium-8) finding that both the RM-8 zone district conforms with the designation of Residential as shown on the Land Use Map of the city 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 notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium-8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(m)(3)(ii) 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 RICCIARDELLA ANNEXATION

The following parcels in the City of Grand Junction, Mesa County, Colorado are hereby duly and lawfully zoned RM-8 as follows:

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05"W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05"W, a distance of

DRAFT

458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land being comprised of 322,222 Square Feet or 7.40 Acres, more or less.

INTRODUCED on first reading this 4th day of February, 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of March, 2026 and final publication ordered published in pamphlet form.

_____
Cody Kennedy
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO RICCIARDELLA ANNEXATION

LOCATED AT 2716 B ¼ RD., GRAND JUNCTION, COLORADO

APPROXIMATELY 7.37 ACRES

WHEREAS, on the 19th day of November 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of March; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situated in Mesa County, Colorado, and described to wit:

RICCIARDELLA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A

Ricciardella Annexation Legal Description

A parcel of land described in Reception Numbers 3031767 and 3128344 and portions of those right of way parcels described in Reception Numbers 2820445, 1305550 and 2793678, located in the southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the Southwest Sixteenth Corner (SW 1/16) of said Section 25, whence the South Sixteenth Corner on the west line of said Section 25 bears N89°56'05”W, a distance of 1,320.54 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°56'05”W, a distance of 458.28 feet along the south line of the northwest quarter of the southwest quarter (NW1/4SW1/4) to the Point of Beginning; thence continuing along said south line, N89°56'05"W, a distance of 58.00 feet; thence N00°02'12"W, a distance of 30.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S89°56'05"E, a distance of 3.00 along said north line; thence N00°02'15"W, a distance

of 262.00 feet; thence N89°56'05"W, a distance of 131.00 feet; thence S00°02'17"E, a distance of 272.00 feet to a point on the north R.O.W. line of B1/4 Road; thence S00°02'17"E, a distance of 20.00 feet to a point on said south line of the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 25; thence N89°56'05"W, a distance of 16.00 feet to the southwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25; thence N00°02'17"W, a distance of 20.00 feet to a point on the north R.O.W. line of B1/4 Road; thence N00°02'17"W, a distance of 640.50 feet along the west line of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 to the northwest corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the south line of Western Hills Annexation No. 2 Ordinance 2628; thence S89°57'49"E, a distance of 660.63 feet along said north line also being said south line of Western Hills Annexation No. 2 to the northeast corner of said southeast quarter of the northwest quarter of the southwest quarter (SE1/4 NW1/4 SW1/4) of Section 25 being a point on the west line of Tallman Annexation Ordinance No. 4797; thence S00°00'30"E, a distance of 510.83 feet along said east line also being the west line of Tallman Annexation (Ordinance 4797) to the northeast corner of a parcel of land as recorded at Reception No. 1443538; thence N89°56'05"W, a distance of 275.02 feet; thence N00°00'30"W, a distance of 39.31 feet; thence N89°56'05"W, a distance of 183.37 feet; thence S00°02'12"E, a distance of 159.31 to a point on the North R.O.W. line of B1/4 Road; thence S00°02'12"E, a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 322,222 Square Feet or 7.40 Acres, more or less.

INTRODUCED on first reading this 4th day of February, 2026 and ordered published in pamphlet form.

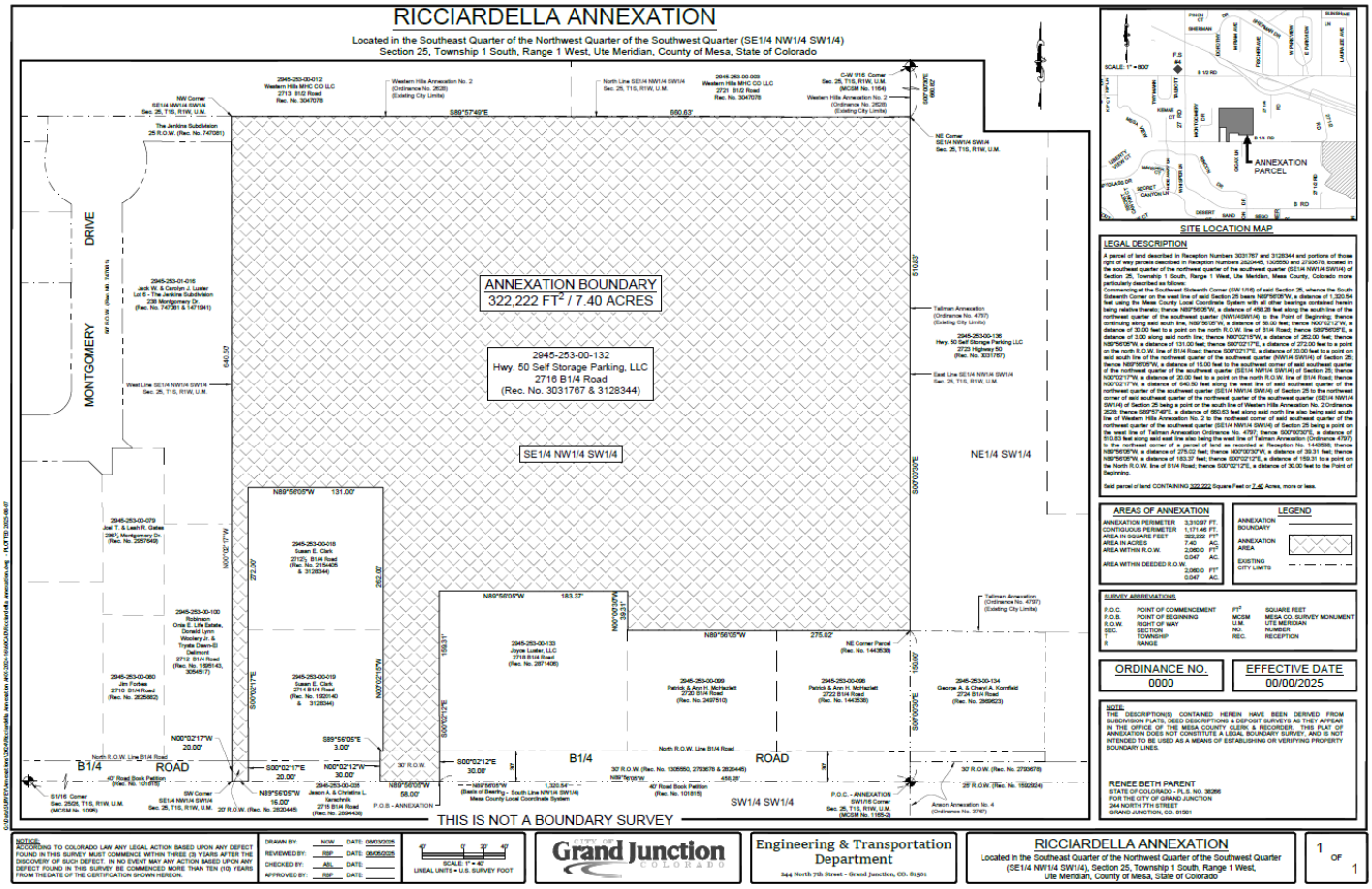
ADOPTED on second reading this 18th day of March, 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

EXHIBIT A


RICCIARDELLA ANNEXATION
Located in the Southeast Quarter of the Northwest Quarter of the Southwest Quarter (SE1/4 NW1/4 SW1/4)
Section 25, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado
ANNEXATION BOUNDARY
322,222 FT² / 7.40 ACRES
2945-253-00-132
Hwy. 50 Self Storage Parking, LLC
2716 B1/4 Road
(Rec. No. 3031767 & 3128344)
SE1/4 NW1/4 SW1/4
NE1/4 SW1/4
MONTGOMERY DRIVE
B1/4 ROAD
THIS IS NOT A BOUNDARY SURVEY
SITE LOCATION MAP
ANNEXATION PARCEL
LEGAL DESCRIPTION
AREAS OF ANNEXATION
LEGEND
ORDINANCE NO.
0000
EFFECTIVE DATE
00/00/2025
RENEE BETH PARENT
Engineering & Transportation Department
RICCIARDELLA ANNEXATION
1 OF 1

Grand Junction City Council

Regular Session

Item #7.b.ii.

Meeting Date: March 18, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

An Ordinance Rezoning Approximately 1.75 Acres from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District Lying Within the Greater Downtown Commercial Overlay and Industrial Light (I-1) Parcels To Mixed-Use Light Commercial (MU-2) Including Lots 1 - 16, and Lots 23 – 32 All Within Block 10 of The Amended Plat of Benton Canon's First Subdivision Less Those Portions Conveyed to the City Of Grand Junction. The Parcels Are Addressed As 711, 717, 721, 739, 741, And 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; Along With Parcels Numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021

RECOMMENDATION:

The Planning Commission heard this request at their February 13, 2026 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The applicant, Enlightened Real Estate Fund LLC is requesting a rezone of twelve properties measuring approximately 1.75 acres from Commercial General (CG) and Industrial Light (I-1) to Mixed-Use Light Commercial (MU-2) located on the west ends of Noland Avenue and Kimball Avenue to support future development.

Seven of the parcels are zoned Industrial Light (I-1), and five are zoned Commercial General (CG). The Future Land Use designations for the properties are both Mixed Use and Commercial. The proposed MU-2 zoning is consistent with that designation and also aligns with the City's goals for the Lower Downtown Corridor and more specifically the South 7th Street Corridor within.

BACKGROUND OR DETAILED INFORMATION:

The applicant, Enlightened Real Estate Fund LLC is requesting a rezone of 12 parcels encompassing approximately 1.91 acres to Mixed-Use Light Commercial (MU-2). Seven of the properties are currently zoned Industrial Light (I-1) and five are currently zoned Commercial General (CG).
The subject properties are located between Noland and Kimball Avenue and 7th and 8th Street blocks adjacent to an Active Transportation Corridor (ATC) on 7th street. All of the subject properties are within the Tier 1 Growth Area. The properties surrounding the subject site are zoned I-1 to the east, CG to the west.

Of the 12 subject properties, seven of the properties lie within the Mixed-Use land use designation as identified by the One Grand Junction Comprehensive Plan and 5 exist within the Commercial designation.

The requested MU-2 zoning district is one of the implementing zone districts for both the Commercial and Mixed Use land use designation

For the 7 properties on the west end of Noland and Kimball Avenue that have the Mixed Use designation, the following districts would also be consistent with the Comprehensive Plan
RH-16 (Residential High 16)
RH-24 (Residential High 24)
MU-1 (Mixed Use Neighborhood)
MU-3 (Mixed Use Downtown)
P-1 (Public Parks and Open Space)
P-2 (Public, Civic, and Institutional Campus)
PD (Planned Development)

For the 5 properties on the east end with the Commercial designation, the following zone districts would also be consistent with the comprehensive Plan.
CG (Commercial General)
P-2 (Public, Civic, and Institutional Campus)
PD (Planned Development)

NOTIFICATION REQUIREMENTS
A Neighborhood Meeting regarding the proposed rezone request was held virtually on September 2, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicants and their consultants. No one from the public attended the meeting. Information was prepared for presentation regarding the request, the timeline, opportunities for public comment, and public notifications of the rezone request.

An official development application was submitted to the City of Grand Junction for review in September 2025.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice

sign on September 23, 2025. 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 January 30, 2025. The notice of this public hearing was published January 31, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included in the Development Application, included as Exhibit 1. Staff's analysis of the criteria is provided below.

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The requested rezoning of 12 properties from CG and I-1 to MU-2 is not only consistent with the One Grand Junction Comprehensive Plan, it is the mechanism the Plan anticipates for carrying out its Mixed Use vision in this exact geography as, the properties are located within several specific planning areas.

Area Specific Policies

The 12 subject properties lie within either the Mixed Use or the Commercial Land Use Designations of the Comprehensive Plan.

The Comprehensive Plan's Land Use and Growth Framework identifies Mixed Use designated areas as locations for higher-intensity development that combine employment, retail, and services with higher-density housing in walkable and transit-supportive environments. Commercial areas are intended to concentrate retail and services with a more auto-oriented character.

Importantly, the MU-2 zoning district is identified as an implementing zone district for both designations, giving it the flexibility to deliver higher-density, mixed-use redevelopment in corridors that are envisioned to evolve from auto-centric patterns into pedestrian-friendly, multi-modal places.

Lower Downtown Sub Area

The subject properties also exist within the Lower Downtown Sub Area and more specifically within the South 7th Street Corridor Character Area.

The Lower Downtown Subarea is envisioned as an extension of the City center and strengthens the physical and visual connections between Main Street and the riverfront.

Within the boundaries of the Lower Downtown Sub Area, a series of character areas have been identified, each distinguished by its physical form, functional land uses, prevailing conditions, and defining urban qualities.

South 7th Street Corridor Character Area
All of the subject parcels are located within the South 7th Street Corridor Character Area.

The vision for the South 7th Street Corridor is to create a vibrant extension of Main Street that draws people toward the Colorado River and also acts as a spine connecting Lower Downtown to the City center. The corridor is intended to feature architectural variation and a mix of street-oriented businesses with the goal of creating an inviting pedestrian friendly environment.

The architectural requirements of the Nonresidential and Mixed Use Design Standard code section supports this vision in its call to incorporate a variety of architectural features in development.

To support the vision of the Lower Downtown Sub Area Plan and more specifically the South 7th Street Corridor, several functional improvements are intended for the area with the goal of ensuring that the area evolves “in a way consistent with the community’s vision”.

Those Functional Improvements include
The identification of an Opportunity Site – which if utilized would have a positive effect on Lower Downtown. This Opportunity site is located/encompasses the entire subject area and all parcels.
Additionally, the subject properties are located at the terminus of an identified Priority Complete Street which is intended to provide safe accessible multi-modal access to the opportunity site. For the South 7th Street Corridor and the site’s position at the end of a designated Complete Street, the Plan is explicit. South 7th should be traffic-calmed and activated”. Zoning that produces active frontages and a concentration of residents and daily destinations in this specific location maximizes the safety and economic return of the Complete Streets investments. The MU-2’s urban, storefront-oriented form and mixed uses are designed to deliver exactly that.
Screening and Buffering is also planned for the length of 8th Street going south to the site. Such screening and buffering is intended to provide separation between residential and mixed uses from the surrounding industrial or manufacturing uses and focuses the activated corridor.

Greater Downtown Commercial Corridor
Seven (7) parcels are further located in the Greater Downtown Commercial Corridor – “Commercial Corridor” overlay which requires further enhanced landscaping and building articulation.

This corridor is intended to create an attractive, pedestrian-friendly corridor by limiting visual clutter and improving how development faces the street. It requires outdoor storage and permanent display areas to be placed beside or behind the principal building, generally in the rear half of the lot, so streetscapes remain orderly and inviting.

The overlay also keeps parking from dominating the corridor by prohibiting parking in front yards and requiring accessory parking to be located behind or to the side of buildings. To encourage walkable, street-oriented development, front yard setbacks for principal structures are reduced to zero feet, bringing buildings closer to the sidewalk. Finally, it supports a mixed-use environment by allowing residential uses consistent with the MU-2 zone, while setting design, landscaping, and signage standards that enhance corridor character and long-term appearance.

An additional Area-Specific Policy of the Comprehensive Plan that further confirms the appropriateness of the MU-2 rezoning is the Mixed Use Corridor designation within which all of the subject properties lie. The Mixed Use Corridor envisions multi-story, pedestrian-oriented development with a mixture of commercial, residential, and service uses that activate corridors and support multi-modal circulation. The MU-2 zoning district implements this by requiring buildings to be pulled forward to the street, by orienting facades toward sidewalks, and by integrating housing opportunities with daily destinations.

Furthermore, the functional provisions of the MU-2 zone district including the uses defined in the Principal Use Table, the Mixed Use Design Standards, and the Bulk regulations directly implement the Comprehensive Plan's call for compact, storefront-oriented development that generates active street frontages, concentrates housing and daily destinations, and reduces reliance on surface parking along key corridors. The Principal Use Chart establishes MU-2 as a true mixed-use district, allowing a broad range of commercial, office, and service uses along with higher-density residential development (eight or more dwelling units per acre). This mix is intended to ensure that daily needs such as food, retail, services, and employment can be co-located with housing, thereby reinforcing the Plan's vision for walkable, transit-supportive districts.

Mixed Use Design Standards and Bulk requirements for development in the MU-2 zoning district further advance this intent as buildings are required to have primary entries on the front façade of the structure, ground-floor commercial uses have transparency requirements intended to create visual interest and pedestrian engagement, and bulk standards reinforce this form by requiring shallow front setbacks, higher allowable building heights than typical suburban commercial zones, and lot coverage standards that enable multi-story development. Collectively, these standards implement the Plan's directive for "urban, storefront-oriented form" and help deliver the density and activity levels necessary to activate corridors.

The subject properties lie within each of these designated areas, directly fulfilling the intent of the adopted policies through the very mechanism designed to achieve those goals. A rezone to MU-2 therefore brings the zoning map into clear alignment with the adopted land-use map and policy framework.

Plan Principles

Beyond subarea fit, MU-2 advances citywide Plan Principles for a flourishing, lived-in Downtown district where people "live, work, and enjoy a variety of amenities," with large

or vacant lots redeveloped to activate streets and create great public spaces, and with the 7th Street corridor functioning as an extension of Main Street linking Downtown to the River. Rezoning to MU-2 is a direct, implementable step toward this adopted future condition.

The requested rezone to MU-2 provides the housing capacity and product mix the Plan directs for urban intensification areas. The Comprehensive Plan documents rising prices, low inventory, and a need to “create more mixed-use, walkable neighborhoods” with higher density in priority areas such as the city’s core and Downtown; MU-2 responds with minimum residential density and mixed-use standards that ensure efficient, urban development patterns rather than under building. The Code sets MU-2’s minimum residential density at 16 dwelling units per acre, and accommodates townhomes, multi-unit residential, employment, and commercial uses along transportation corridors: exactly the Plan’s call.

Conclusion. Rezoning these 12 properties to MU-2 is a textbook act of plan implementation.

The request:
Conforms to the Mixed Use and Commercial land use designation
Delivers the required intensity (>16 du/acre) and mix of housing and commercial that the Plan seeks for Downtown adjacent corridors
Implements the Lower Downtown Sub Area plan, South 7th Street Corridor goals, Opportunity Sites reinvestment, and Mixed Use Corridor vision while phasing out incompatible uses.
Advances Complete Streets and Active Transportation policies at the end of a designated complete street by enabling a walkable urban form.
Addresses housing supply, choice, and attainability in the city’s highest-priority infill area without sprawling infrastructure demands.

The action is, in form and substance, consistent with implementation of the Comprehensive Plan.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).
Rezoning the properties from CG and I-1 to MU-2 supports a logical, well-structured development pattern that is responsive to its surrounding context and consistent with the broader land use vision outlined in the One Grand Junction Comprehensive Plan.

Rezoning the 12 parcels at the west ends of Noland and Kimball Avenues from CG and I-1 to MU-2 results in logical and orderly development because it aligns the zoning map with the Comprehensive Plan’s Mixed-Use framework, regularizes a patchwork of legacy commercial and industrial zoning in the Lower Downtown area, and concentrates compatible intensity at a Complete Street terminus already prioritized for multimodal upgrades.

This request also implements the Comprehensive Plan's framework for responsible and managed growth. The Plan's tiered growth strategy prioritizes infill in Tier 1 areas, directing redevelopment to sites already served by infrastructure in order to avoid leap-frog growth and unnecessary service extensions. By concentrating new activity in Lower Downtown, the rezone advances the Plan's mandate to support growth where levels of service can be maintained efficiently, making best use of existing water, sewer, transportation, and public safety systems. This aligns directly with Plan Principle 3 – Responsible and Managed Growth, which emphasizes fiscal stewardship, efficient use of infrastructure, and a predictable zoning framework.

The Land Use & Growth Framework of Chapter 3 calls first to apply the implementing zone districts for the applicable land-use designation and then apply area-specific policies; MU-2 is an implementing district for Mixed Use and Commercial and is expressly intended to carry out this designation.

Applying MU-2 here therefore organizes land uses in a coherent pattern: walkable, vertical/horizontal mixed use and housing options along South 7th Street, with industrial activity to the east being screened and buffered and steered away from sensitive frontages, as the Subarea policies require.

Because the subject properties lie at the terminus of a designated Priority Complete Street and within an opportunity sites, activating them through MU-2 zoning maximizes the City's investment in multimodal infrastructure and supports orderly transitions away from industrial uses. The Subarea's policies on screening, buffering, and compatible edge conditions are also reinforced by MU-2 design standards, ensuring that redevelopment balances intensity with neighborhood compatibility.

Overall, rezoning to MU-2 ensures that growth occurs where it is intended, supported, and cost-effective; that it leverages existing infrastructure; that it implements subarea visions and character area goals; and that it delivers the housing, employment, and urban form needed to sustain Downtown as a thriving, lived-in district. This is precisely what is meant by logical and orderly development under both the Comprehensive Plan and the zoning code.

In Summary, rezoning these 12 properties to MU-2 results in logical and orderly development because it:
(a) steers growth to Tier 1 infill areas;
(b) meets Servicing Growth/LOS expectations using existing infrastructure;
(c) implements the Lower Downtown and South 7th Corridor framework; and
(d) delivers multi-modal, mixed-use intensity where the City's policies, maps, and capital priorities already point.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Several of the properties have long presented visual blight, while others have remained

vacant and underutilized in a prime area identified for targeted redevelopment. Rezoning the parcels to MU-2 will appropriately position them for future redevelopment.

The MU-2 zoning district specifically provides benefits across several categories.

Residential Use Benefits
MU-2 permits multi-unit residential, live/work units, and upper-story dwellings over commercial uses, while dwelling units are not permitted under the current zonings of CG or I-1. This mix of residential options creates opportunities for people to live closer to jobs, shops, and services, reducing reliance on cars and supporting walkability. It also diversifies the city's housing stock, which is critical for affordability and accommodating a range of household types.

Retail and Service benefits
While CG allows retail, I-1 restricts it to accessory roles. In contrast, MU-2 supports retail and service uses at all scales alongside housing. This provides daily amenities within walking distance of residents, making neighborhoods more self-sufficient and lively. The inclusion of services like cafés, salons, or small shops (not generally permitted or I-1 districts and often not compatible with more intensive uses of the CG district) strengthens the local economy by encouraging entrepreneurship and fostering vibrant street life.

Employment or Professional Services Benefits
MU-2 permits office and professional uses alongside housing and retail, unlike I-1's industrial focus or CG's large-scale commercial emphasis. By supporting employment compatible with residential areas, MU-2 fosters live-work balance and sustains activity throughout the day and evening.

Destination Benefits
Under the MU-2 zoning, uses such as lodging, bars, taverns, and short-term rentals are permitted, offering new opportunities for hospitality and destination based amenities that are not allowed in either CG or I-1. MU-2 also enables community-oriented facilities like swimming pools, further enhancing neighborhood livability.
At the same time, the rezoning removes incompatible uses such as impound lots, commercial outdoor storage, major auto repair, and other heavy industrial activities that detract from an active, pedestrian-friendly corridor. Together, these changes promote a more welcoming environment that supports residents, visitors, and local businesses while reinforcing the identity of Lower Downtown as a lively, connected district.

Civic and Community Benefits
Schools, clinics, cultural centers, or other civic facilities are more easily accommodated in MU-2 than in I-1, and sometimes more flexibly than in CG. Locating these uses within mixed-use areas enhances accessibility for nearby residents, reduces travel distances, and promotes stronger neighborhood identity and cohesion.

In Summary, by permitting uses that combine housing, employment, commerce, and

community functions in one district, MU-2 fosters compact, vibrant, and sustainable neighborhoods. These areas become safer, more accessible, and more attractive for both residents and businesses. In contrast, CG and I-1 districts, while important for commerce and industry, tend to segregate uses, require more driving, and do not support the same level of neighborhood vitality.

FINDING OF FACT AND RECOMMENDATION
After reviewing the Kimball – Noland rezone request, for a rezone a total of 1.75 acres from CG (Commercial General) and (I-1) Industrial Light to MU-2 (Mixed-Use Light Commercial) located at the southeast corner of Noland Avenue and 7th Street, the following finding of facts have been made:

The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

There is no associated direct fiscal impact with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5314, an ordinance to Rezone Approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) Including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision Less Those Portions Conveyed to the City of Grand Junction. The parcels are Addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; Along with Parcels Numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

Attachments

1. Development Application
2. Neighborhood Meeting Documents
3. Maps
4. Planning Commission Minutes - 2026 - February 10
5. Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Rezone

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

Existing Land Use Designation	Vacant Land	Existing Zoning	CG & I-1
Proposed Land Use Designation	TBD	Proposed Zoning	MU-2

Property Information

Site Location:	12 parcels, see attached page	Site Acreage:	12 parcels, see attached page
Site Tax No(s):	12 parcels, see attached page	Site Zoning:	12 parcels, see attached page

Project Description: Requesting a Rezone of the 12 parcels to MU-2. Currently 5 of the parcels are zoned CG and & are zoned I-2.

Property Owner Information		Applicant Information		Representative Information	
Name:	Enlightened Real Estate Fund LLC	Name:	Enlightened Real Estate Fund LLC	Name:	Kim Kerk Land Consulting & Development
Street Address:	1111 S 7th St	Street Address:	1111 S 7th St	Street Address:	342 North Ave.
City/State/Zip:	Grand Junction, CO 81501	City/State/Zip:	Grand Junction, CO 81501	City/State/Zip:	Grand Junction, CO 81501
Business Phone #:	970-234-0708	Business Phone #:	970-234-0708	Business Phone #:	970-640-6913
E-Mail:	DCarei@senergybuilders.com	E-Mail:	DCarei@senergybuilders.com	E-Mail:	kimk355@outlook.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Darin Carei	Contact Person:	Darin Carei	Contact Person:	Kim Kerk
Contact Phone #:	970-234-0708	Contact Phone #:	970-234-0708	Contact Phone #:	970-640-6913

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.

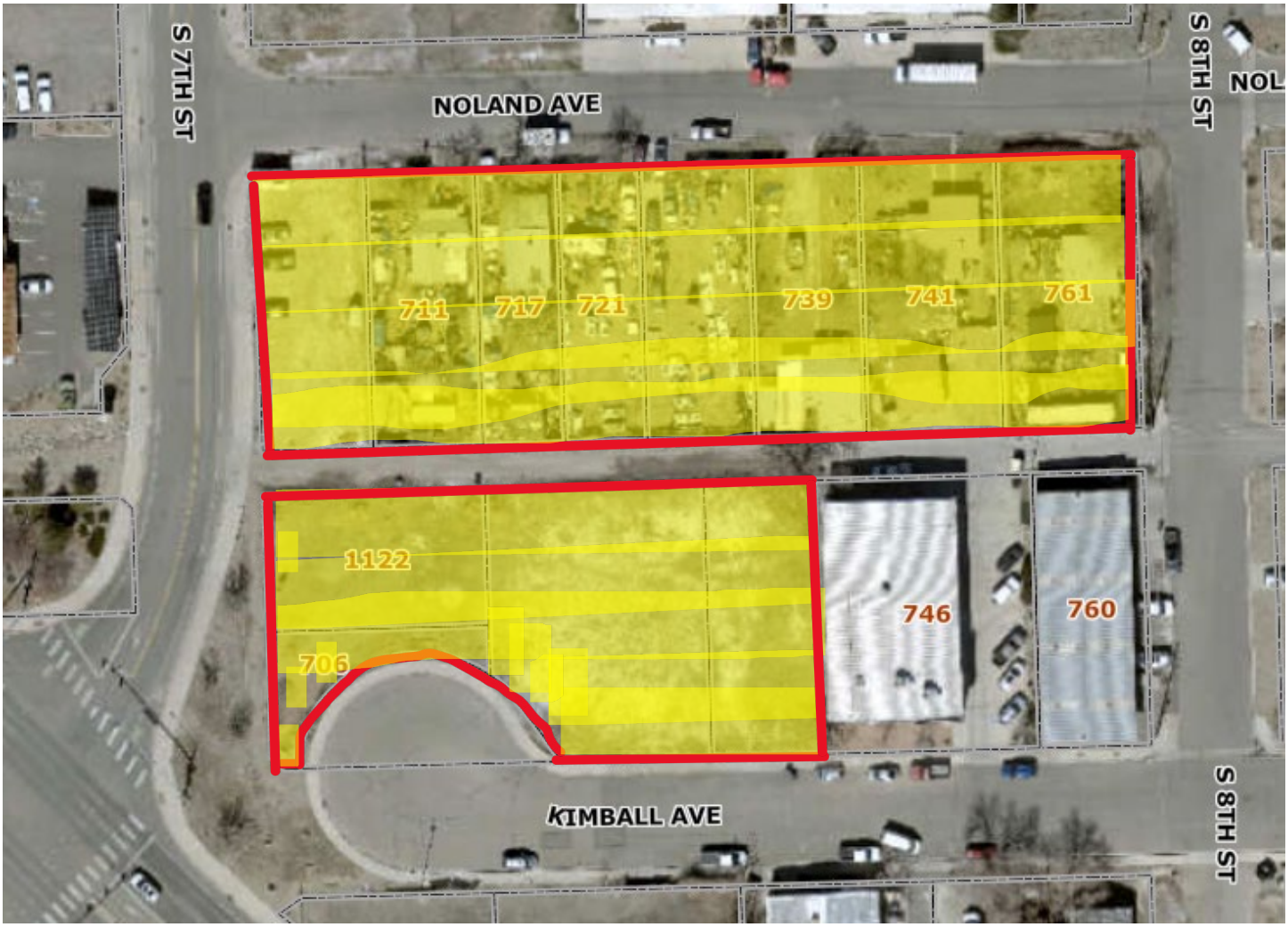
Signature of Person Completing the Application	Kim Kerk	Date	9/4/2025
Signature of Legal Property Owner		Date	9525

Rezone Application
Kimball Ave and Noland Ave Parcels
Grand Junction, CO 81501
November 13, 2025
(Revised)

General Project Report - Revised
Rezone – Kimbal and Noland Ave Parcels

Date	November 13, 2025 (Revised)
Prepared by	Kim Kerk, Project Manager – Kim Kerk Land Consulting & Development
Submitted to	City of Grand Junction - Community Development
	250 N. 5th Street Grand Junction, CO 81501
Planners	Jenna Gorney, Planner
Project	Kimball Ave. and Noland Ave Parcels – Rezone Request

Site Location
2024 City/County Air Photo



Project Introduction

Kim Kerk Land Consulting & Development represents the property owner, Enlightened Real Estate Fund, LLC. This rezoning request is submitted on behalf of the property owner.

The rezoning proposal for parcels situated along Kimball and Noland Avenues in Grand Junction aims to modify the current land use designations of 12 properties, from a mixture of Commercial General (CG) and Industrial Light (I-1) zones to the Mixed Use Corridor (MU-2) zoning classification. This strategic change is intended to facilitate the development of a diverse range of uses, supporting the city's broader growth and redevelopment initiatives, particularly within the lower downtown district. The MU-2 zoning district is designed to accommodate higher density and intensity of development, promoting a blend of commercial, residential, and other uses along key transportation corridors.

The parcels cover approximately 1.76 acres and are located within the Mixed Use Commercial Corridor, a key area identified in the city's comprehensive planning strategy aimed at promoting sustainable urban growth and economic development. This corridor is designated to support a diverse range of higher-intensity land uses, including retail outlets, commercial enterprises, and various employment and service-oriented facilities. Additionally, there is potential for higher-density residential developments to be integrated into this area, aligning with the city's goals for balanced urban expansion and community vitality. The proposal to rezone the area to MU-2 is supported by the 2020 Comprehensive Plan, which emphasizes sustainable growth and development. It aligns with the specific policies outlined for the Commercial Corridor, aiming to enhance its economic vitality and aesthetic appeal. Additionally, the Subarea Character's goal focuses on leveraging existing assets to foster a vibrant and cohesive community environment. The objective is to increase the charm of this vital part of the City center while strengthening connectivity between Main Street and the riverfront. The designated area, loosely bounded by Pitkin Avenue to the north, 5th Street to the west, and Riverside Parkway to the south and east, encompasses several distinct character zones. These zones are characterized by their unique forms, uses, conditions, and overall characteristics, which contribute to the area's diverse urban fabric. The rezoning initiative seeks to balance development with preservation, ensuring that growth respects the area's existing qualities while promoting sustainable urban expansion. This approach aims to create a more integrated, accessible, and appealing environment that supports both commercial activity and community well-being.

- **Project Overview:** Currently the zoning of the 12 parcels contains a mixture of 2 zones, CG and I-1. The owner's request is to rezone the twelve parcels to MU-2 zoning classification. This change aims to establish a uniform zoning designation across all parcels, facilitating a more integrated and strategic development plan. The proposed rezoning will support a diverse range of future land uses, including both commercial and residential opportunities, thereby promoting a balanced and cohesive community development. Implementing this rezoning is expected to attract investments that align with the area's long-term growth objectives.
- **Location and Size:** The parcels are situated between South 7th and South 8th Streets along Kimball and Noland Avenues, encompassing 1.76 +/- acres across 12 properties with detailed tax parcel descriptions provided.
- **Current and Proposed Use:** Presently, the parcels have mixed zoning (5 are CG and 7 are I-1) and include single-family residences and vacant lots used for material storage. Rezoning to

MU-2 will facilitate development consistent with City plans for mixed-use commercial and residential uses.

- **Public Benefit:** MU-2 zoning supports larger-scale commercial, multifamily, and employment uses accessible by various transportation modes. The rezoning aligns with the South 7th Street Corridor's goal to create a walkable urban environment connecting Main Street to the Colorado River.
- **Community Engagement:** A virtual neighborhood meeting was held with no attendees, notes are included in the submission package.
- **Infrastructure and Access:** Existing utilities including water, sewer, electric, gas, fire protection, and law enforcement services are adequate to support the proposed zoning. Site access remains unchanged from current points on South 7th Street, Kimball Avenue, and Noland Avenues.
- **Compliance and Compatibility:** The rezoning request meets city code criteria, supports logical development patterns, and provides benefits through compatible infill and redevelopment consistent with the Greater Downtown Commercial Corridor Overlay District and the 2020 Comprehensive Plan.

A Project Description

1 Location

These parcels are located along Kimball and Noland Avenues between South 7th and South 8th Streets, within the city limits of Grand Junction.

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, and is described as follows:

Lots 25 to 28, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, and is described as follows:

The South 62.5 feet of Lots 29 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, EXCEPT that portion conveyed to the City of Grand Junction for roadway and utilities right of way purposes in Deed recorded September 13, 1991 at Reception No. 1580837 and EXCEPT that portion conveyed to the City of Grand Junction in Deed recorded July 12, 2006 at Reception No. 2327219, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, and is described as follows:

The North 62.5 feet of Lots 28 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, and is described as follows:

Lots 23 and 24 in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, and is described as follows:

Lots 1 and 2 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, and is described as follows:

Lots 3 and 4 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, and is described as follows:

Lots 5 and West One-half of Lot 6 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, and is described as follows:

The East One-half of Lot 6 and Lot 7 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008, and is described as follows:

Lots 8 and 9 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, and is described as follows:

Lots 10 and 11 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, and is described as follows:

Lots 12 and 13 and West One-half of Lot 14 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, and is described as follows:

East One-half of Lot 14 and Lots 15 and 16 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

2 Acreage

The total acreage of the subject parcels is 1.76 +/- acres.

Acreage for 1122 South 7th Street (2945-231-16-023) is 0.14 +/-

Acreage for 706 Kimball Avenue (2945-231-16-030) is 0.06 +/-

Acreage for No Address -Kimball Avenue (2945-231-16-031) is 0.27 +/-

Acreage for No Address - Kimball Avenue (2945-231-16-021) is 0.14 +/-

Acreage for No Address - Noland Avenue (2945-231-16-004) is 0.0.14 +/-

Acreage for 711 Noland Avenue (2945-231-16-005) is 0.14 +/-

Acreage for 717 Noland Avenue (2945-231-16-006) is 0.11 +/-

Acreage for 721 Noland Avenue (2945-231-16-007) is 0.11 +/-

Acreage for No Address - Noland Avenue (2945-231-16-008) is 0.15 +/-

Acreage for 739 Noland Avenue (2945-231-16-009) is 0.14 +/-

Acreage for 741 Noland Avenue (2945-231-16-010) is 0.18 +/-

Acreage for 761 Noland Avenue (2945-231-16-011) is 0.18 +/-

3 Proposed Use

The current zoning of the parcels is a mix of CG (5 parcels) and I-1 (7 parcels). Current use is a mix of single-family residential and undeveloped vacant parcels used for various types of material storage.

The requested rezone to Multiple Use- 2 (MU-2) will allow for future development more in alignment with the City's growth and redevelopment plan for the lower downtown area, using a mixture of commercial and residential units. At present, the client is evaluating a variety of future development concepts.

‘

B Public Benefit

Current zoning for the subject parcels include both CG and I-1. The requested Rezone to MU-2 for the 12 parcels will better accommodate for future options for these properties.

Historically these properties have been plagued with illegal activities that have required many visits from local law enforcement. Properties have been neglected and are an eyesore. These and additional problems have or will be addressed as soon as possible resulting in a safer more attractive neighborhood.

The intent of the MU-2 Zone (Mixed-Use Corridor):

> ***To accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses.***

The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as part of the ***South 7th Street Corridor***. The intent of this planning corridor is:

> ***To connect Main Street to the Colorado River, South 7th Street should be activated as an extension of Main Street with architectural variation and a mix of street-oriented businesses. The South 7th Street Corridor character area should be defined by new buildings built to the back of the sidewalk to improve the urban form and support an environment that encourages people to walk and ride from Main Street to riverfront amenities.***

Thus, this rezone request fits with the City's future land use for this community area.

C Neighborhood Meeting

The Neighborhood Meeting was held virtually on September 2, 2025, at 5:30pm, via a Teem's Meet. There were no attendees present at this meeting. Meeting notes are attached in the submittal package.

D Project Compliance, Compatibility, and Impact

1 Adopted plans and/or policies

This rezone request meets the planning intent of the Mixed-Use 2 Zone, the Greater Downtown Commercial Corridor Overlay District, and the 7th Street Corridor planning area.

The requested rezone will accommodate redevelopment of these parcels from the current run-down, blighted condition into newly constructed commercial and residential units compatible with other recent redevelopment projects and styles in the lower downtown area along the Riverside Parkway. Photos are included of the current condition of the properties.

2 Land Use in the Surrounding Area

North – Vacant undeveloped parcels / commercial warehouse businesses (CG and I-1)
East – Commercial warehouse businesses (I-1)
South – Vacant undeveloped parcels / commercial warehouse businesses (CG and I-1)
West – South 7th Street with commercial businesses beyond (CG)

3 Site access and traffic patterns

Site access to/from all identified parcels will remain as currently existing: off Kimball Avenue and Noland Avenue.

4 Availability of utilities, including proximity of fire hydrants

The utility providers for these parcels include:

Water	–	City of Grand Junction
Sewer	–	City of Grand Junction
Electric	–	Xcel Energy
Gas	–	Xcel Energy
Fire Protection	–	Gand Junction Fire Department
Law Enforcement	–	Grand Junction Police Department

The existing utility infrastructure is adequately sized for this rezone request.

The nearest existing fire hydrants are located at each of the following adjacent street intersections: NE corner/Noland Avenue & 8th Street; NE corner/Noland Avenue & 7th Street; NW corner/Kimball Avenue & 8th Street; and west end of Kimball Avenue cul-de-sac.

Should additional fire hydrants be required, resulting from design reviews of future development plans, installation will be performed in accordance with the City of Grand Junction Water and Fire Department requirements.

5 Special or unusual demands on utilities

There are no special or unusual demands on utilities regarding this rezone request.

6 Effects on public facilities

There are no known effects on public facilities regarding this rezone request.

7 Hours of operation

This rezone request will have no impact on hours of operation for existing residential or commercial operations located on or adjacent the subject parcels.

8 Number of employees

This rezone request will have no impact on the number of employees used in existing commercial operations located on or adjacent the subject parcels.

9 Signage plans

This rezone request does not require or propose installation of new signage or modification of any existing business signage on the subject parcels.

10 Site soils and geology

The US Department of Agriculture Soil Conservation Service has identified the primary soil type for the subject parcels as *Massadona Silty Clay Loam*. Attached is the NRCS soils report.

11 Impact of project on site geology and geological hazards

No man-made or natural geologic hazards are known to exist on the subject properties.

E Project Review Criteria. 21.02.050(m)(3)(ii)

The criteria for review is provided in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency.

The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as a combination of Commercial and Mixed-Use. The Mixed-Use Commercial (MU-2) designation is an implementing zone district of the commercial designation.

(B) Development Patterns.

The proposed zoning will result in logical and orderly development pattern(s).

Public and community facilities are adequate to serve the type of in-fill development intended for this area. All services and facilities currently exist to serve the properties.

The requested rezone of these properties will allow for orderly future development consistent with the ongoing redevelopment of the lower downtown area and the City's Greater Downtown Commercial Corridor Overlay District. surrounding neighborhood.

(C) Benefits.

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The requested re-zone will allow for compatible in-fill and re-development and will provide continued access for existing commercial, residential, and recreational use in this targeted re-development neighborhood area.

Review of the City's 2020 Comprehensive Plan indicates the following objectives and strategies relevant to this rezone request:

Chapter 2 – Plan Principles

Plan Principle 2: Resilient and Diverse Economy

2 - Support the development of a diverse, educated, healthy, and adaptable workforce

C - Urban Reinvestment

Continue efforts to revitalize Downtown and other mixed-use areas to create vibrant urban areas attractive to young professionals and other workers.

This re-zone to MU-2 will accommodate future utilization of the site to provide both commercial and residential use making it more attractive to young professionals and other workers with close access to the Riverside Parkway commercial, recreational, and entertainment opportunities.

6 - Invest in Key Infrastructure that Supports Businesses

A – Attainable Housing

Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals

This MU-2 re-zone request will accommodate development of future options for early and mid-career employees with one and two-bedroom housing options along with minimal maintenance requirements.

D – Regional Amenities

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

This re-zone area is located adjacent existing walking and biking riverfront trail systems, connected to established commercial, entertainment, and recreational opportunities.

E – Core Infrastructure

Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan's Function Classification and Active Transportation Maps.

This project will utilize existing transportation and utility infrastructure to serve both the commercial and residential development options of this re-zone request.

Plan Principle 3: Responsible and Managed Growth

2 - Encourage Infill and Redevelopment to Leverage Existing Infrastructure

A – Underutilized Properties

Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings

Several of the parcels included in this re-zone request are currently vacant and utilized for storage of scrap-type materials and motor vehicles

(running and non-running), residential properties in various stages of disrepair and non-maintenance, which has resulted in a "blighted" appearance exhibiting a non-welcoming vibe to the riverfront area.

iii - consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by property approach would limit development potential

This mixed-use zone request will allow for the future combining of multiple parcels to accommodate a more uniform land use of residential and commercial utilization.

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

A – Mix of Uses
Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to, retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities

These parcels will be redeveloped to continue the overall plan for mixed-use for this established neighborhood which currently consists of single family and multiple-family residential units, commercial businesses, entertainment venues, and various recreational activities associated with the Colorado Riverfront area.

C – Walkable Centers
Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities.

The parcels included in this re-zone request will continue the overall development of walk-able spaces, identified as a key design parameter for the lower downtown area along with the riverfront revitalization efforts.

D – Density/Intensity
Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

The re-zone request will allow for development options that will eliminate the existing underutilized parcels (vacant material storage lots and single residential units on undersized lots) and help move the neighborhood towards the planned urban revitalization of this area of lower downtown with a higher density mixed- use corridor between downtown and the riverfront.

Plan Principle 4: Downtown and University Districts

1 - Cultivate energetic and livable greater Downtown and university districts that balance the needs of residents, students, and visitors

A – MIX OF USES
Support a diverse mix of land uses that is tailored to support the vision and unique focus for the University District and for each of the three subdistricts that comprise Downtown District: Downtown; the Rail District; and the River District.

iv. River District. Much of this area is slated for mixed-use development with an abundance of open space amenities and direct access to the Colorado River.

This re-zone request will provide options for the diversity of land use identified in the Comprehensive Plan for the River District. The MU-2 zone district identifies commercial and residential uses to be fully integrated into this identified revitalization neighborhood. This neighborhood already has a mixture of commercial, residential (both single and multiple units), entertainment venues, and recreational opportunities associated with the Colorado Riverfront.

E – RECREATION
Support the continued enhancement and expansion of recreational amenities that celebrate the River District's riverfront setting and centralized location within the region.

The development options associated with this re-zone request will help upgrade the visual appearance of commercial and residential parcels in the transition area of the South 7th Street Corridor and the Riverside Parkway.

3 - Promote the continued reinvestment into Downtown, Riverfront, Rail, and University District's economy

E – UNDERUTILIZED PROPERTIES
Work with property owners and partners such as Downtown Grand Junction to redevelop underutilized properties

The private owner of these parcels (Enlightened Real Estate Fund, LLC) is evaluating development options that will revitalize these various under-utilized and "blighted" properties to help enhance the visual landscape of the Riverside Parkway and the Colorado River corridor.

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

B – 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.

The redevelopment options will incorporate integration with existing pedestrian and bicycle routes along the South 7th Street Corridor, the Riverside Parkway and the Riverfront trail. This re-zone area is located adjacent to established and designated vehicle crossings for pedestrian and bicycles via an existing signalized intersection.

Plan Principle 7: Great Places and Recreation

2 – Ensure parks, recreational and open space facilities meet community needs and equity of location

B – RECREATIONAL OPPORTUNITIES

Strive to provide access to active and passive recreation opportunities within walking distance of most homes or neighborhoods

The parcels included in this re-zone request are located adjacent to existing ungraded sidewalks and bicycle lanes that connect directly with the South 7th Street Corridor and Riverside Parkway that provide links to the recreational and entertainment opportunities offered in the central downtown core and Colorado Riverfront areas.

3 – Foster opportunities to bring people together by developing great public spaces

A – RIVERFRONT INVESTMENT

Continue to redevelop and revitalize the city's riverfront utilizing both private and public investment

This re-zone request includes both vacant and underutilized private properties situated just north of the Riverside Parkway. This area of the City is identified for active consideration of urban revitalization opportunities. With the re-zone request approved, owner options available for revitalization increase with the MU-2 zone designation.

Chapter 3 Land Use And Growth

Intensification and Tiered Growth Plan

Intensification of the City should be achieved through infill, redevelopment of underutilized properties, and new development of vacant lots.

Tiered Growth – 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.

This re-zone request meets the requirement described for Urban Infill within the Tiered Growth Plan as the City moves toward revitalization of the south end of the South 7th Street Corridor and the existing urban areas on the north side of the Riverside Parkway. Project options will consider the redevelopment of both vacant and underutilized parcels.

Chapter 4 Area-Specific Policies

Subareas – Lower Downtown Subarea

The Lower Downtown Subarea builds on existing assets, to increase the appeal of this important part of the City center while maintaining and improving connections between Main Street and the Riverfront.

This Subarea is comprised of five designated 'character' areas. Below are three character areas near the re-zone parcels.

Rail District Business Area – Provides designated area targeted for office and light manufacturing uses along with organized parking areas.

South 7th Street Corridor – Provides upgraded designated connection between Main Street and the Colorado River (Riverside Parkway).

Riverside Parkway Mixed Use – Provides a designated area of mixed uses for future development. This subarea is identified extending both to the east and west of the South 7th Street Corridor.

The parcels included in this re-zone request are located within the designated limits of the South 7th Street Corridor, within close proximity to both the Rail District Business Area and the Riverside Parkway Mixed Use Area. This re-zone request will accommodate parcel utilization compatible with planned future use of the adjacent character areas.

Conclusion

The applicant respectfully requests a Rezone approval from the City of Grand Junction Community Development Department from CG and I-1 to MU-1, which conforms to the City's 2020 Comprehensive Plan, Future Land Use Map, and overall Plan Principles and Goals.

Representations of Current Property Status

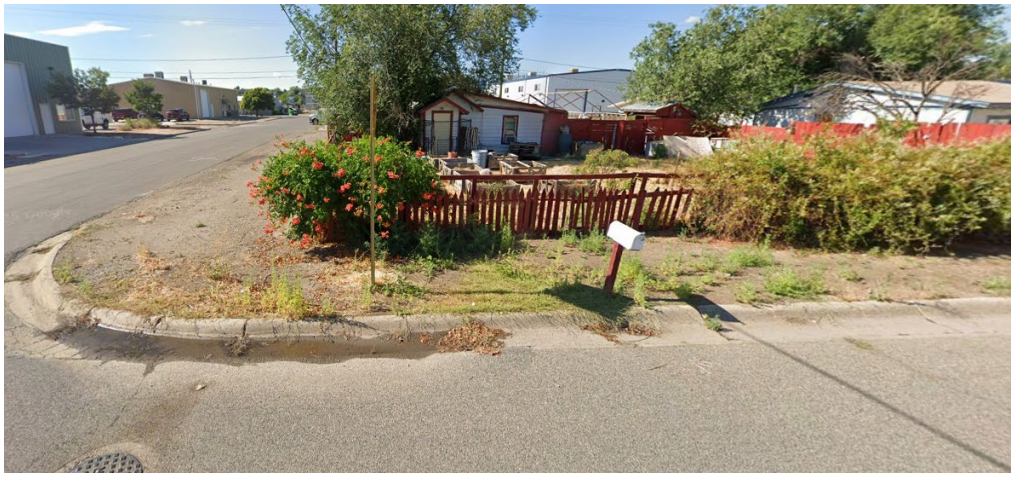
Corner of South 7th Street and Noland Avenue

711 Noland Avenue

721 Noland Avenue

739 Noland Avenue

741 Noland Avenue



761 Noland Avenue

Kimball Avenue – Cul-de-Sac (no-address)

1122 South 7th Street

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Enlightened Real Estate Fund LLC ("Entity") is the owner of the following property:

(b) 1122 S 7th St, 706 Kimball Ave, Kimball Ave (2945-231-16-031), Kimball Ave (2945-231-16-021),Noland Ave (2945-231-16-004) 711 Noland Ave 717 Noland Ave 721 Noland Ave Noland Ave(2945-231-16-008) 730

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) Sole Member 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) Rezone

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

(e) N/A

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: Darin Carei

Printed name of person signing: Darin Carei

State of Colorado)

County of Mesa) ss.

KANDICE DEAN WEST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20224022430
My Commission Expires June 7, 2026

Subscribed and sworn to before me on this 5 day of September, 20 25

by Kandice Dean West

Witness my hand and seal.

My Notary Commission expires on June 7, 2026

Notary Public Signature

RECEPTION#: 3130164, at 7/1/2025 9:30:00 AM, 1 of 2
Recording: $43.00, Doc Fee $11.75 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

RETURN RECORDED DOCUMENT TO:
Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company
1111 S 7th Street, Grand Junction, CO 81501

Document Fee: **$11.75**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 30th day of June, 2025, is made between **4NR, LLC, a Colorado Limited Liability Company** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company ("Grantee"), of the County of Mesa and the State of Colorado, whose legal address is 1111 S 7th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor(s), for and in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($117,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **TBD, Grand Junction, CO 81501**

TOGETHER WITH, all and singular the 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(s), either in law or in equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, **warrants title to the same.**, subject to ***the Statutory Exceptions***

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

4NR, LLC, a Colorado Limited Liability Company

by: _____
Toby Axelsson, Member

State of : **Colorado** }
} ss.
County Of **Mesa** }

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **June 30, 2025**, by **Toby Axelsson as Member for 4NR, LLC, a Colorado Limited Liability Company**

My Commission expires:

KASANDRA MCPHERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154026737
MY COMMISSION EXPIRES JULY 21, 2027

Witness my hand and official seal.

_____
Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

EXHIBIT A

Parcel 1:

Lots 23 and 24 in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 2:

Lots 25 to 28, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 3:

The North 62.5 feet of Lots 28 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 4:

The South 62.5 feet of Lots 29 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
EXCEPT that portion conveyed to the City of Grand Junction for
roadway and utilities right of way purposes in Deed recorded
September 13, 1991 at Reception No. 1580837 and
EXCEPT that portion conveyed to the City of Grand Junction in
Deed recorded July 12, 2006 at Reception No. 2327219,
County of Mesa, State of Colorado

RECEPTION#: 3124555, at 5/2/2025 11:37:32 AM, 1 of 2
Recording: $18.00, Doc Fee $100.97 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

RETURN RECORDED DOCUMENT TO:
Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company
1111 S 7th Street, Grand Junction, CO 81501

Document Fee: **$100.97**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 1st day of May, 2025, is made between **4NR, LLC, a Colorado Limited Liability Company** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company ("Grantee"), of the County of Mesa and the State of Colorado., whose legal address is 1111 S 7th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor(s), for and in consideration of ONE MILLION NINE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($1,009,700.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **Vacant land, Grand Junction, CO 81501**

TOGETHER WITH, all and singular the 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(s), either in law or in equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, **warrants title to the same.**, subject to ***the Statutory Exceptions***

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

4NR, LLC, a Colorado Limited Liability Company

Toby Axelsson, Member

State of : **Colorado** }
} ss.
County Of **Mesa** }

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **May 1, 2025**, by **Toby Axelsson as Member of 4NR, LLC, a Colorado Limited Liability Company**

My Commission expires:

KASANDRA MCPHERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154026737
MY COMMISSION EXPIRES JULY 21, 2027

Witness my hand and official seal.

Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

KASANDRA MCPHERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154026737
MY COMMISSION EXPIRES JULY 21, 2027

RECEPTION#: 3124763, at 5/5/2025 2:02:32 PM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

After Recording Return To:
Enlightened Real Estate Fund, LLC
1111 S 7th Street
Grand Junction, CO 81501

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: **Enlightened Real Estate Fund, LLC**
2. The Entity is a: **Limited Liability Company**
3. The Entity is formed under the laws of: **Colorado**
4. The mailing address for the entity is:

   1111 S 7th Street, Grand Junction, CO 81501

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Darin Carei as Sole Member
6. The authority of the foregoing person(s) to bind the entity **is not limited**
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: May 1, 2025

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company

By: _____
Darin Carei, Sole Member

STATE OF: **Colorado**
COUNTY OF: **Mesa**

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **1st** day of **May**, **2025** by **Darin Carei, Sole Member of Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company**

My Commission expires:

KASANDRA MCPHERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154026737
MY COMMISSION EXPIRES JULY 21, 2027

Witness my hand and official seal.

_____
Notary Public

Exhibit 'A'

Parcel No. 1 - 2945-231-16-004

Lots 1 and 2 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 2 - 2945-231-16-005

Lots 3 and 4 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 3 - 2945-231-16-006

Lots 5 and West One-half of Lot 6 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 4 - 2945-231-16-007

The East One-half of Lot 6 and Lot 7 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 5 - 2945-231-16-008

Lots 8 and 9 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 6 - 2945-231-16-009

Lots 10 and 11 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 7 - 2945-231-16-010

Lots 12 and 13 and West one-half of Lot 14 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 8 - 2945-231-16-011

East one-half of Lot 14 and Lots 15 and 16 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Legal Descriptions (12 parcels)-Noland & Kimball:

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, 0.14 Acres +/- and is described as follows:
The North 62.5 feet of Lots 28 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, 0.058 Acres +/- and is described as follows:
The South 62.5 feet of Lots 29 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
EXCEPT that portion conveyed to the City of Grand Junction for
roadway and utilities right of way purposes in Deed recorded
September 13, 1991 at Reception No. 1580837 and
EXCEPT that portion conveyed to the City of Grand Junction in
Deed recorded July 12, 2006 at Reception No. 2327219,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, 0.27 Acres +/- and is described as follows:
Lots 25 to 28, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, 0.14 Acres +/- and is described as follows:
Lots 23 and 24 in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, 0.14 Acres +/- and is described as follows:
Lots 1 and 2 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, .014 Acres +/- and is described as follows:
Lots 3 and 4 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, 0.107 Acres +/- and is described as follows:
Lots 5 and West One-half of Lot 6 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, 0.107 +/- and is described as follows:
The East One-half of Lot 6 and Lot 7 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

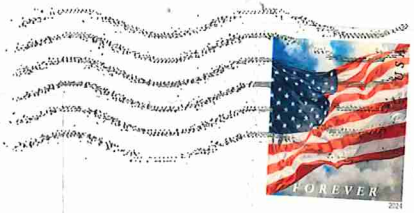
The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008,0.143 Acres +/- and is described as follows:
Lots 8 and 9 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, 0.143 Acres +/- and is described as follows:
Lots 10 and 11 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, 0.180 Acres +/- and is described as follows:
Lots 12 and 13 and West one-half of Lot 14 in
Block 10 of
AMENDED PLAT OF BENTON CANON’S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, 0.180 Acres +/- and is described as follows:
East one-half of Lot 14 and Lots 15 and 16 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Kim Kerk Land Consulting & Dev.
342 North Ave.
Grand Junction, CO 81501



CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501

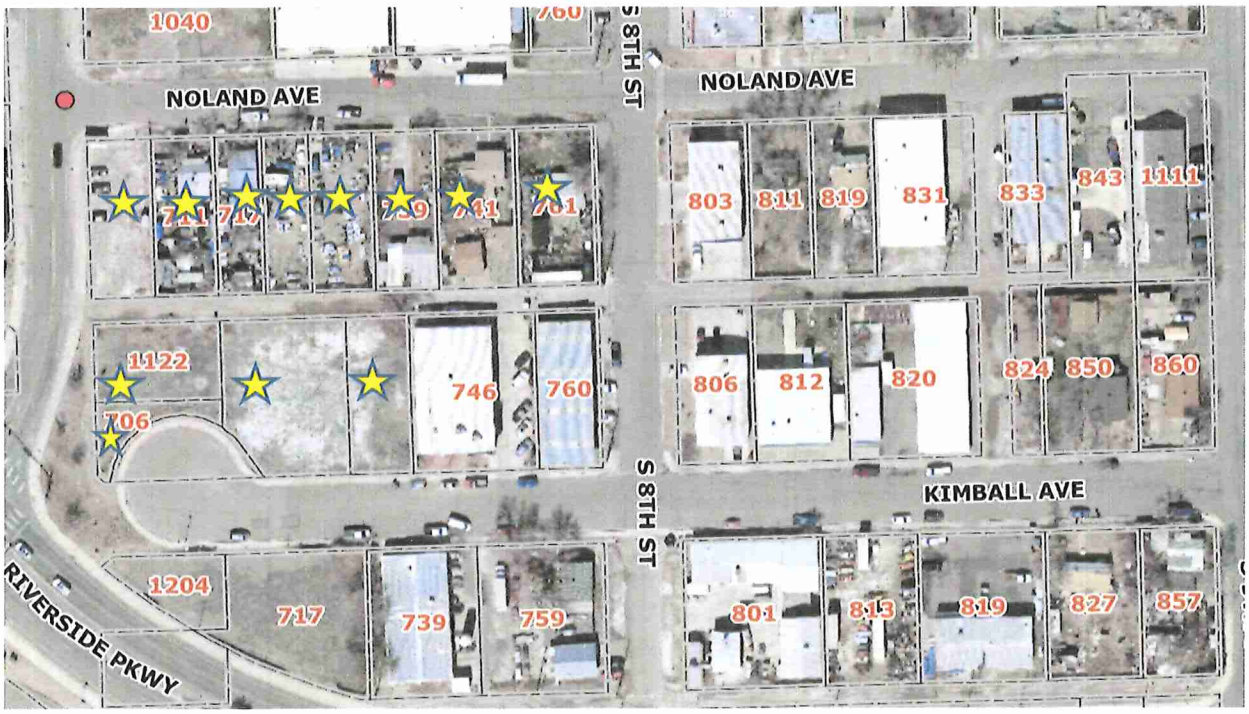
81501$2668

Regards,

Kim

Kim Kerk Land Consulting & Development, LLC

Properties Location Map



342 North Ave. Grand Junction, CO 81501
Ph: 970-640-6913

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Mailing Date: 08.14.2025

RE: A Neighborhood Comment Meeting (NCM) for information on the proposed Rezone request of 12 properties on Noland & Kimball Avenue (see aerial photo). The request is to rezone the 12 parcels to Mixed-Use Light Commercial (MU-2) zoning district. Currently, 5 of the parcels are zoned Commercial General (CG) and 7 are zoned Industrial Light (I-1). The parcels are also located within the Greater Downtown Commercial Corridor Overlay District. Approval of the requested rezone to Mixed-Use Light Commercial, (MU-2) will allow for future development more in alignment with the City's growth and redevelopment plan for the lower downtown area, using a mixture of commercial and residential units.

Dear Neighbor:

This letter is to notify you that on September 2nd, **at 5:30pm, a VIRTUAL** neighborhood meeting will be held to provide you with information on the proposed rezone of the following parcels: 2945-231-16-005, 2945-231-16-006, 2945-231-16-007,2945-231-16-009, 2945-231-16-010, 2945-231-16-011, 2945-231-16-008, 2945-231-16-023, 2945-231-16-030, 2945-231-16-031, 2945-231-16-021 & 2945-231-16-004.

Microsoft Teams Meeting Free Download: https://teams.live.com/free

Neighborhood Comment Meeting Information:
Tuesday, September 2, 2025
5:30 PM (MST)

Meeting ID: 937 411 979 045 0
Passcode: mm37ZQ

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

Mixed Use Corridors attract residents looking to live and work within walking distance of a mixture of office, shopping, and service uses.

As a neighbor of this property, you will be notified of future development applications and public hearings (if any) by mail.

The list of property owners who have been notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to kimk355@outlook.com or the City of Grand Junction Planning Department at jenna.gorney@gjcity.org.

We look forward to your feedback on this project.

342 North Avenue Grand Junction, CO 81505
Ph: 970-640-6913

Neighborhood Comment Meeting Notes-Noland & Kimball: Rezone Request

The virtual meeting was held via Microsoft Team Meets and began at 5:30 pm on September 2nd, 2025. In attendance was Kim Kerk-Project Manager and Jenna Gorney-City of Grand Junction Planner. No neighbors attended the meeting. Kim did receive two phone calls from the neighbors inquiring about the Rezone request. Kim explained to the callers the request is to rezone the 12 parcels from Industrial Light (I-1) and Commercial General (CG) to the Mixed Use Corridor (MU-2) zoning district. Currently, 5 of the parcels are zoned Commercial General (CG) and 7 are zoned Industrial Light (I-1). Consolidating the zoning will allow for a more cohesive future plan.

Kim Kerk, PM, is the representative for the developer and is assisting coordination of the project.

The meeting was adjourned at 5:45 pm.

1040 S 7TH LLC
301 E DAKOTA DR
GRAND JUNCTION, CO 81507

425 NORTH LLC
425 NORTH AVE
GRAND JUNCTION, CO 81501

4NR LLC
PO BOX 1921
GRAND JUNCTION, CO 81502

805 STRUTHERS LLC
312 D ASPEN AIRPORT BUSINESS CENTER
ASPEN, CO 81611

ATLASTA SOLAR STORE LLC
ENLIGHTENED REAL ESTATE FUND LLC
1111 S 7TH ST
GRAND JUNCTION, CO 81501

C3J INVESTMENT LLC
2506 RIATA RANCH RD
GRAND JUNCTION, CO 81505

CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501

DESROSIERS DAVID
PO BOX 23265
GLADE PARK, CO 81523

EAGLE GROUP LLC
30 N GOULD ST STE R
SHERIDAN, WY 82801

EMB INVESTMENTS LLC
2156 BUFFALO DR
GRAND JUNCTION, CO 81507

GOETZ JAMES E
GOETZ ANNA E
1035 S 8TH ST
GRAND JUNCTION, CO 81501

GOMEZ JOE F
GOMEZ SALLY S
857 KIMBALL AVE
GRAND JUNCTION, CO 81501

HAREMZA JAMES C
HAREMZA KRISTINE L
291 PINON ST
GRAND JUNCTION, CO 81503

HERRERA ALDO
822 NOLAND AVE
GRAND JUNCTION, CO 81501

HIGH PLAINS PROPERTIES LLC
18975 W 55TH CIR
GOLDEN, CO 80403

HONG SUNG C
1010 S 7TH ST
GRAND JUNCTION, CO 81501

IN TANDEM LLC
2418 S CRYSTAL CT
GRAND JUNCTION, CO 81507

JONES GRETCHEN
JONES JOHN
850 KIMBALL AVE
GRAND JUNCTION, CO 81501

JONES JOHN
JONES GRETCHEN K, KIMBALL LLC
801 KIMBALL AVE
GRAND JUNCTION, CO 81501

KIM KERK LAND CONSULTING & DEVELOPMENT
KIM KERK
342 NORTH AVE
GRAND JUNCTION, CO 81501

LATIN ANGLO ALLIANCE FOUNDATION INC
748 WINTERS AVE
GRAND JUNCTION, CO 81501

MANGOLD THOMAS W
15931 PINYON PARK
GLADE PARK, CO 81523

MARDEE LLC
806 KIMBALL AVE
GRAND JUNCTION, CO 81501

MCCREANOR DORENE D
MCCREANOR PHILLIP S
803 WINTERS AVE
GRAND JUNCTION, CO 81501

MESA COUNTY
PO BOX 20000
GRAND JUNCTION, CO 81502

MICHELLE M LUPIN REV TRST OF 2008
LUPIN MICHELLE TRUSTEE
45020 DE PORTOLA RD
TEMECULA, CA 92592

MILLS JOANN MARIE
860 CHIPETA AVE
GRAND JUNCTION, CO 81501

MOORE ROCKY
713 WINTERS AVE
GRAND JUNCTION, CO 81501

NAVAJO PROPERTIES INC
PO BOX 40187
GRAND JUNCTION, CO 81504

NAVARRO LOUISE G
811 NOLAND AVE
GRAND JUNCTION, CO 81501

OLSON LUCILE M
OLSON HAROLD PATTON
812 KIMBALL AVE UNIT C
GRAND JUNCTION, CO 81501

RAMSTETTER F MARIE
RAMSTETTER KAROL LUE
929 MAIN ST
GRAND JUNCTION, CO 81501

SALINAS TRESA M
820 NOLAND AVE
GRAND JUNCTION, CO 81501

SANCHEZ NICHOLAUS J
SANCHEZ TIMMIE J
831 WINTERS AVE
GRAND JUNCTION, CO 81501

SERR RE NOLAND LLC
2185 SIEBER CANYON AVE
GRAND JUNCTION, CO 81507

SESSIONS HENRY ALVIN
220 RED SAND RD
GRAND JUNCTION, CO 81507

SHIPLEY DEBORAH KAY
PO BOX 147
WHITEWATER, CO 81527

SINGLE TRACK STORAGE 2 LLC
120 W PARK DR STE 200
GRAND JUNCTION, CO 81505

SOUTH 7TH STREET LLC
2387 S SAN MIGUEL DR
GRAND JUNCTION, CO 81507

STEWART JOHN B
SMITH NANCY VA
PO BOX 355
GATEWAY, CO 81522

TENTH MOUNTAIN PROPERTIES LLC
1019 PALMER DR
GLENWOOD SPRINGS, CO 81601

WELLS DEVELOPMENT CO LLC
106 STATE PL
ESCONDIDO, CA 92029

WESTCOTT HOLDINGS LLC
PO BOX 4907
GRAND JUNCTION, CO 81502

WESTERN METALS RECYCLING LLC
13137 S SPRING LN #400
DRAPER, UT 84020

WESTERN METALS RECYCLING LLC
200 W CIVIC CENTER DR STE 350
SANDY, UT 84070

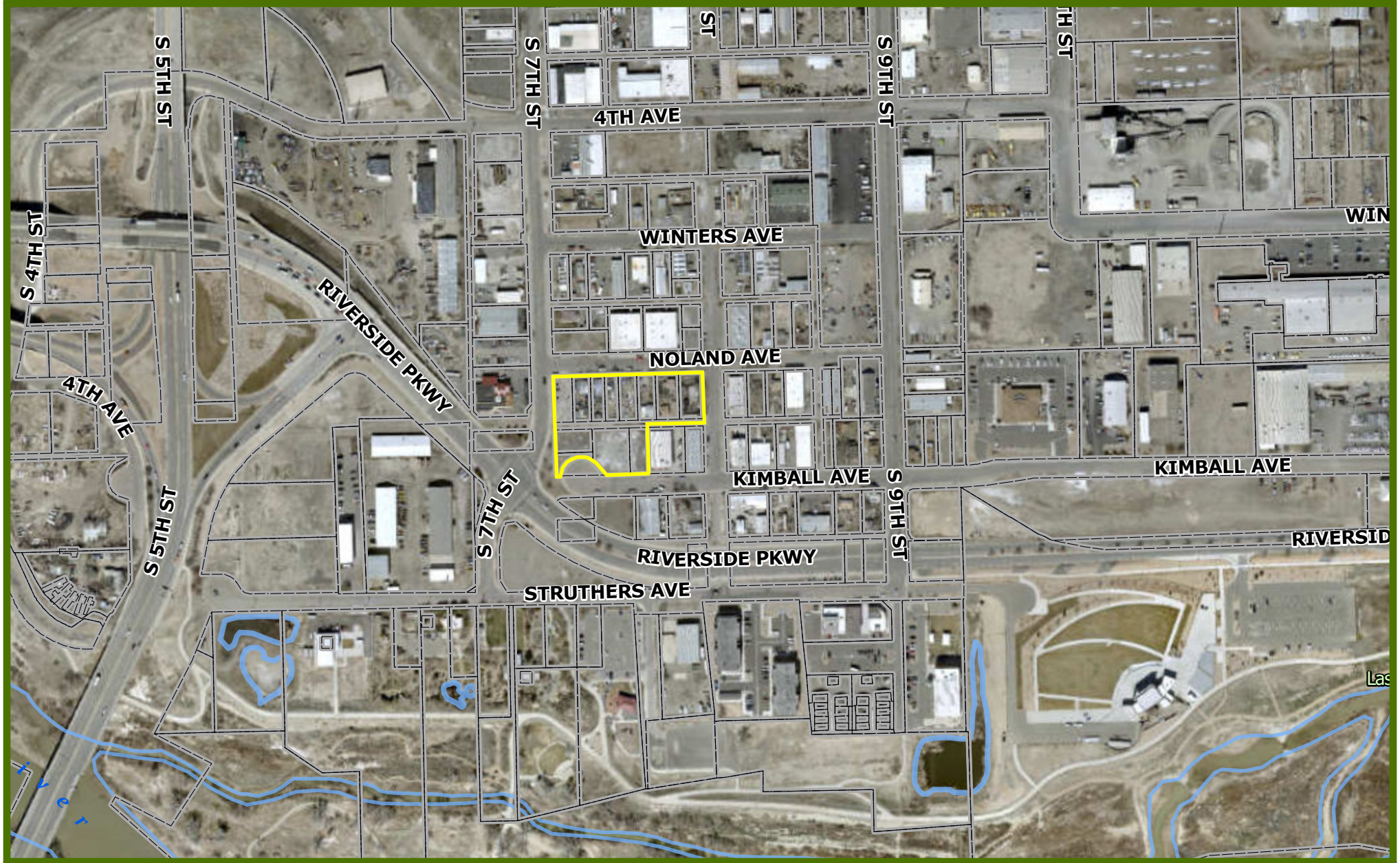
WHITE DEBRA K
660 CLEAR CREEK VALLEY DR
ELLIJAY, GA 30536

WILLIAM L & SHERRI A STONE LIV
TRST DTD APR 19 2019
110 MESA VISTA RD
GRAND JUNCTION, CO 81507

WYNNE DENNY
732 WINTERS AVE
GRAND JUNCTION, CO 81501

WYNSHP ENTERPRISES LLC
946 S 7TH ST
GRAND JUNCTION, CO 81501

Location Map



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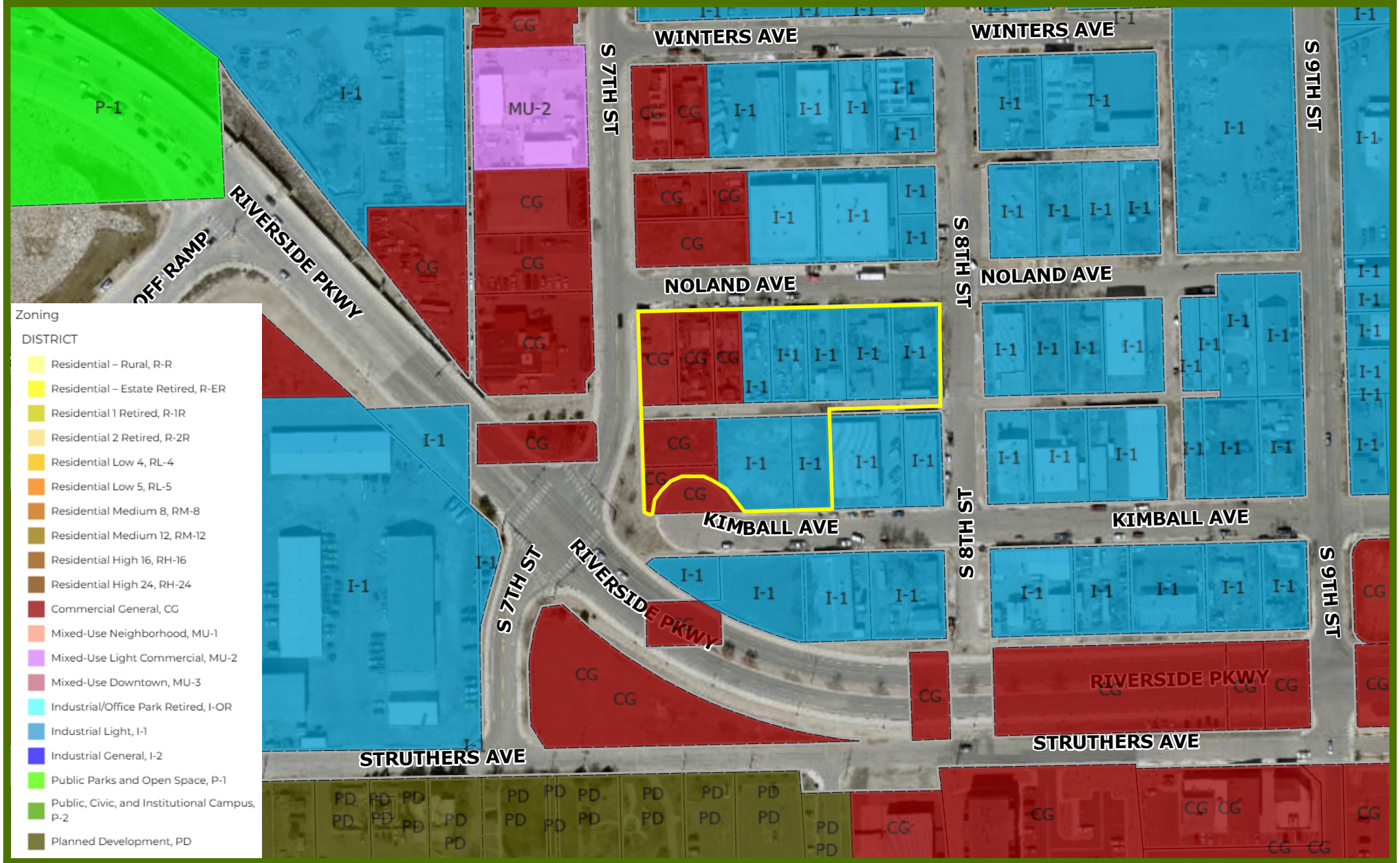
Printed: 12/18/2025

1 inch equals 0 miles

Scale: 1:4,281

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



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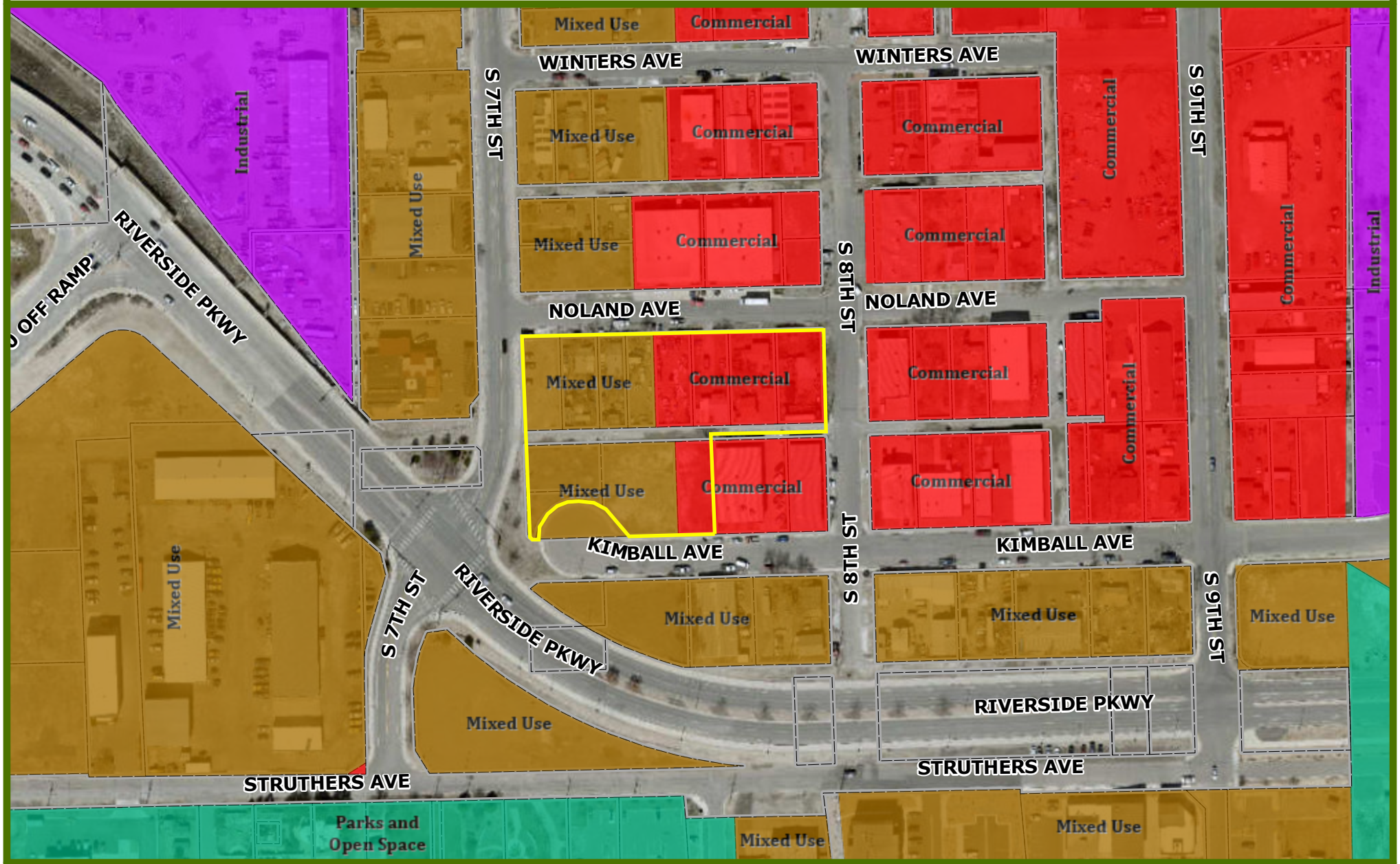
Printed: 12/18/2025

1 inch equals 0 miles

Scale: 1:2,119

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Future Land Use Map



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Printed: 12/18/2025

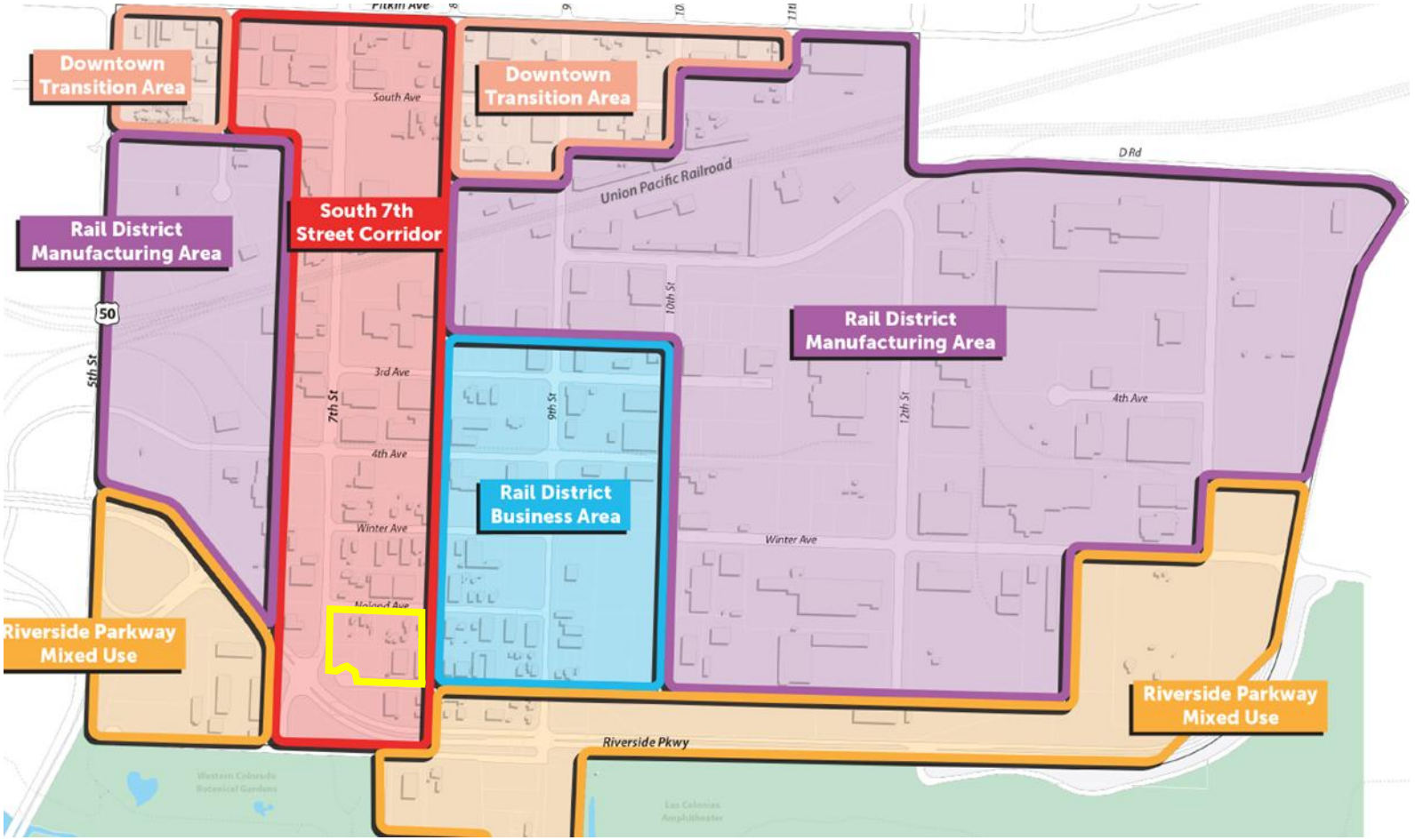
1 inch equals 0 miles

Scale: 1:2,119

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Lower Downtown - Area Specific Policies

South 7th Street Corridor – Character Area



Lower Downtown Functional Improvements

Opportunity Site, Complete Streets, Screening and Buffering

Improvements

Catalyst Site
See page 76 for more information on the catalyst site redevelopment concept.

Opportunity Sites
Sites, if underutilized, would have a significant positive effect on Lower Downtown.

Streetscape and Activation
Landscaping, medians, wide sidewalks, bike lanes, and on-street parking should all be considered.

Priority Complete Streets
Complete streets are right-of-ways designed for safe and comfortable travel for walking, bike, driving, and riding public transportation.

Multiuse Trails
Trails designed for walking, biking and running. Multiuse trails are typically 10 ft wide to accommodate travel in both directions.

Pedestrian Crossing
Pedestrian crossing improvements could include signage, striping, countdown timers, and bump-outs.

Railroad Crossing
Improved railroad crossings include at grade sidewalks, guard gates, and other treatments.

Gateway signage
Signage that welcomes people into a community or district.

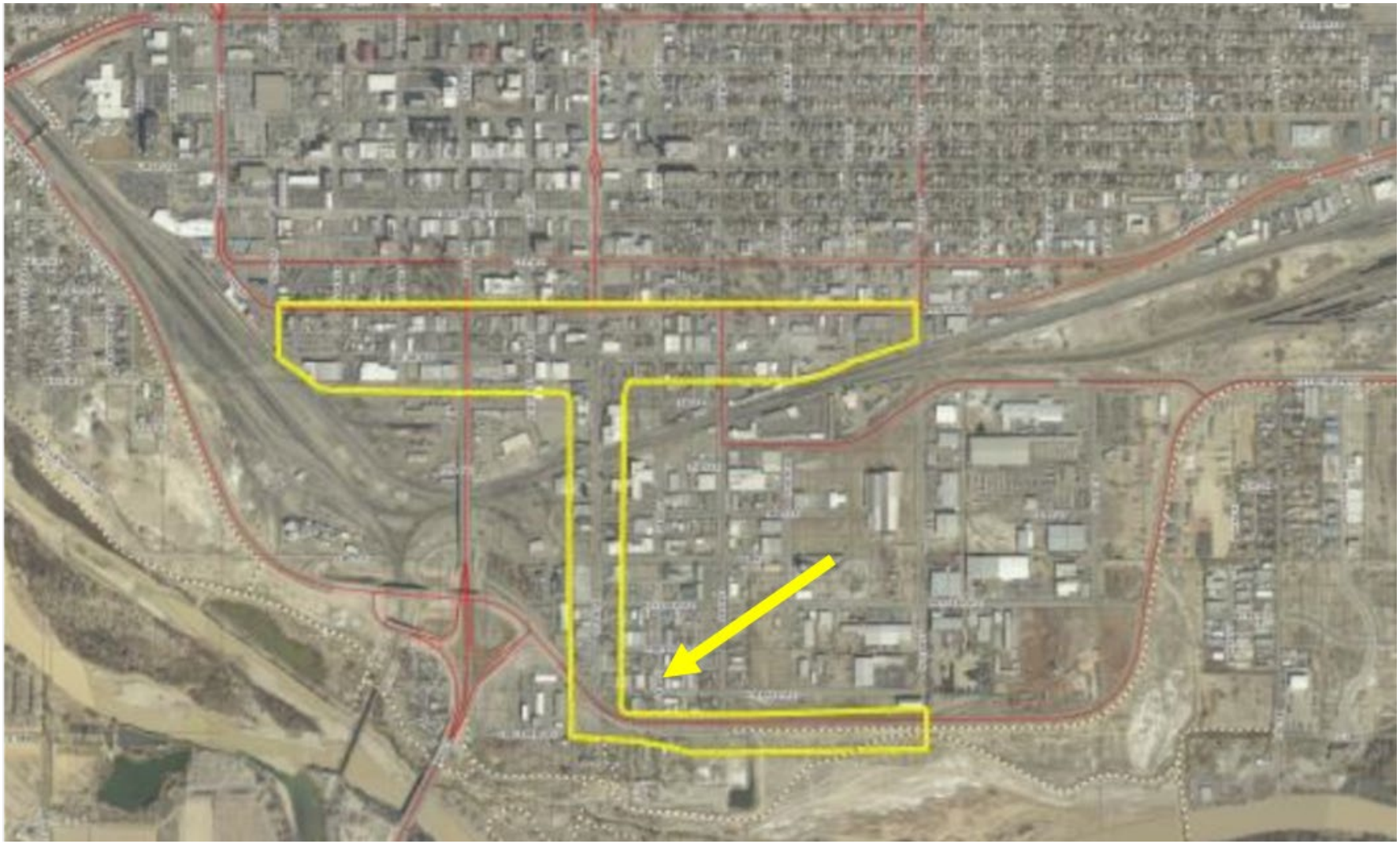
Wayfinding
Signage that provides a travelers directions to nearby points of interest.

Screening and Buffering
Landscaping or decorative fencing used to create a separation between the residential/mixed use area and the adjacent manufacturing uses, outdoor storage, and office/industrial loading areas.

Adaptive Reuse
See page 75 for more information on Adaptive Reuse and site descriptions.

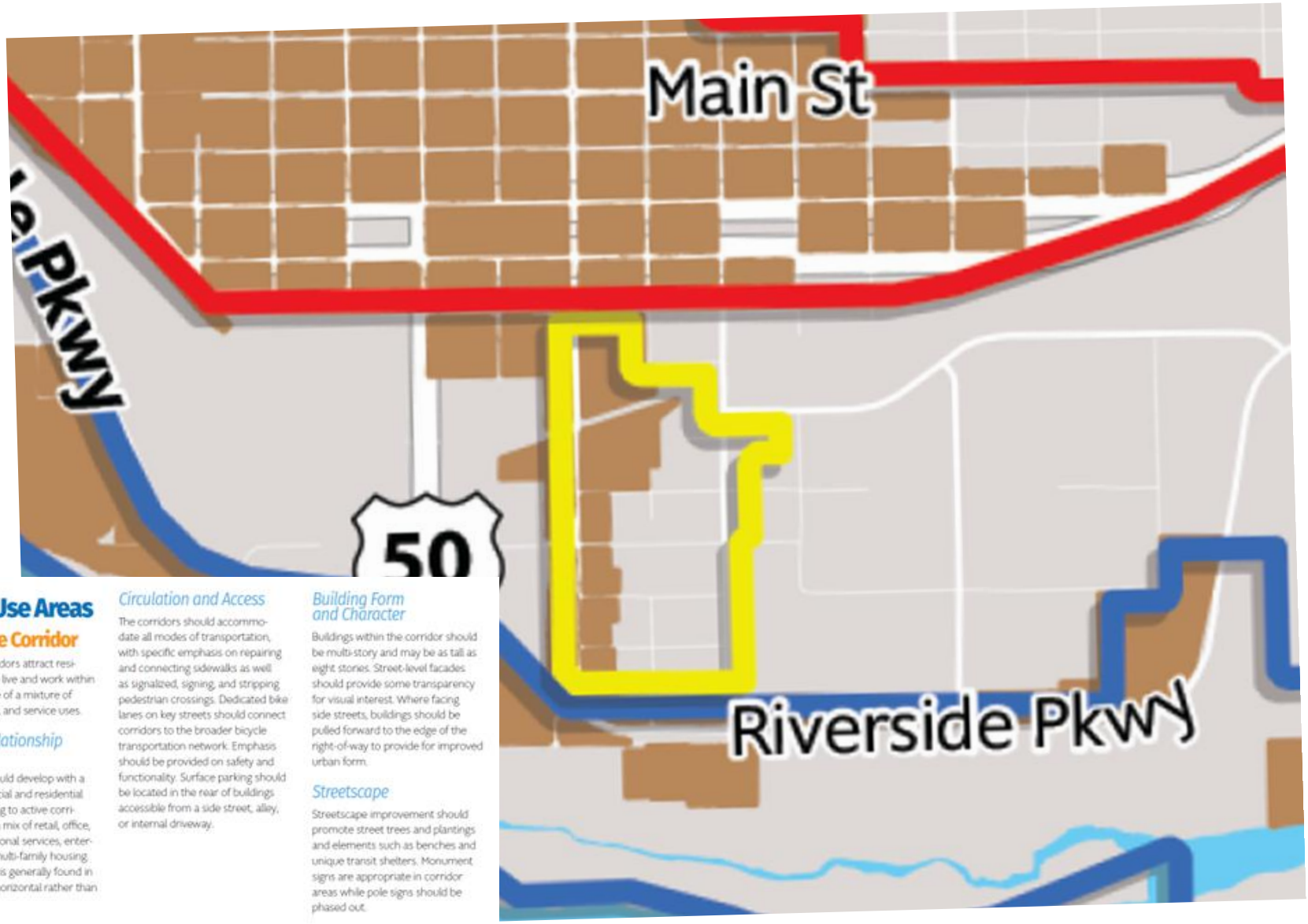
Area Specific Policies

Greater Downtown Commercial Corridor Overlay



Area Specific Policies

Mixed Use Corridor



Mixed Use Areas

Mixed Use Corridor

Mixed Use Corridors attract residents looking to live and work within walking distance of a mixture of office, shopping, and service uses.

Mix and Relationship of Uses

These areas should develop with a mix of commercial and residential uses contributing to active corridors that offer a mix of retail, office, restaurant, personal services, entertainment, and multi-family housing. The mix of uses is generally found in an adjacent or horizontal rather than vertical mix.

Circulation and Access

The corridors should accommodate all modes of transportation, with specific emphasis on repairing and connecting sidewalks as well as signalized, signing, and stripping pedestrian crossings. Dedicated bike lanes on key streets should connect corridors to the broader bicycle transportation network. Emphasis should be provided on safety and functionality. Surface parking should be located in the rear of buildings accessible from a side street, alley, or internal driveway.

Building Form and Character

Buildings within the corridor should be multi-story and may be as tall as eight stories. Street-level facades should provide some transparency for visual interest. Where facing side streets, buildings should be pulled forward to the edge of the right-of-way to provide for improved urban form.

Streetscape

Streetscape improvement should promote street trees and plantings and elements such as benches and unique transit shelters. Monument signs are appropriate in corridor areas while pole signs should be phased out.

GRAND JUNCTION PLANNING COMMISSION
February 10, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Greg Palmer, and Caleb Abeloe.

Also present were James Campbell (Staff Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Kathryn Phillips (City Development Engineer), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 48 members of the public in attendance, and 5 virtually.

Chair Weckerly noted that items 5 and 6 were being pulled from this agenda for future consideration at a date uncertain.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from January 27, 2026.

   Commissioner Quintero moved to approve the Consent Agenda.

   Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. **370/374 29 Rd Rezone** **RZN-2025-466**
   Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road.

   Staff Presentation
   Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

   Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions. She noted that the current request was only for the rezone and there were no plans for future development at this time.

   Questions for Staff

Commissioner Palmer asked staff to address a public comment about the viability of 29 Rd to handle any additional traffic generated by future development.

Commissioner Moore clarified that the parcels were currently separate.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:54 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 5:54 p.m. on February 10, 2026.

Discussion
Commissioner Zyvan commented that 29 Rd is an arterial road and should be able to accommodate the additional traffic from future development.

Motion and Vote
Commissioner Zyvan made the following motion "Madam Chairman, on the Rezone request for the property located at 370 and 374 29 Road, City file number RZN-2025-466, 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 Quintero seconded; motion passed 7-0.

2. **Kimball-Noland Rezone** **RZN-2025-551**

Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions.

Questions for Staff
Chair Weckerly asked about the limited access to the parcels on Kimball Ave and if staff thought that would present challenges for future development.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:15 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:15 p.m. on February 10, 2026.

Discussion
Commissioners Moore and Quintero indicated their approval of the rezone.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the rezone 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction City file number RZN-2025-551, 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 Weckerly noted that her earlier question was only to ensure there could be adequate access at time of development.

Commissioner Palmer seconded; motion passed 6-0. Commissioner Thomas did not indicate favor or opposition.

3. Zoning Code Amendments – Q1 2026 ZCA-2026-26
Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape.

Staff Presentation
Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why 14 feet was the standard width for street frontage landscaping. He asked why the landscaping requirement was being preserved for collector and arterial street classifications.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:31 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:31 p.m. on February 10, 2026.

Discussion
Commissioners Palmer and Zyvan expressed their appreciation for the staff's efforts.

Commissioner Moore and Chair Weckerly expressed interest in a future discussion about reducing the street frontage landscaping requirements along collector and arterial roads.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-26, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 7-0.

4. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Chair Weckerly stated that she owned property that abutted the subject parcels but did not feel that this would impact her decisions on the request.

Staff Presentation
Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Mike Stubbs provided some context for the request and was available for questions.

Applicant Scott Preisendorf gave a presentation on the request and was available for questions.

Questions for Staff
Commissioner Quintero asked how preserved open space was evaluated for accessibility and usability.

Commissioner Moore asked for clarification on what land was exchanged between the applicants and the City. He asked why the City-owned open space was used for calculating density within the future PD. He asked what would happen if the ODP was not adopted or if it lapsed in the future.

Commissioner Zyvan asked what the total acreage is for the PD.

Commissioner Abeloe asked if the proposed PD was consistent with the previous PD. He asked what the allowed maximum density was under the previous PD.

Commissioner Palmer asked if the number of variances being requested was unusual. He asked if the 40-foot maximum height was standard.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

Chris Mcanany commented on the proposed density, compliance with the Comprehensive Plan, and minimum open space requirements. He urged the Commission to vote “no” on the request.

Carol Bierbowe expressed concerns with increased traffic created by this development and inadequate pedestrian infrastructure [sidewalks] on Rana Rd.

Rick Beauheim expressed concerns with increased traffic on Rana Rd. He suggested that High Desert Rd and Rana Rd should terminate in cul-de-sacs on Lots 1 & 2 respectively. He also suggested limiting the allowed density to RL-4 and disallowing the development to include the City-owned open space in the density calculations.

Bill Larsen speculated that future development would adversely impact drainage on Rana Rd. He also advised looking into future challenges with irrigation.

Jane Huston echoed the previous comments on safety, density, irrigation, and drainage and requested the density be capped at RL-4 without consideration of the City-owned open space.

Lisa Howfield commented that this hearing was not appropriately advertised. She shared her concerns about the increased traffic and the incongruity with the surrounding area.

Ken Delay agreed with the previous comments regarding drainage, inadequate pedestrian and vehicle infrastructure, and increased traffic on Rana Rd.

John Hatch agreed with the previous comments and added that Rana Rd doesn't have shoulders nor sidewalks.

Rick Garcia urged the commission to deny the ODP for Camelback Gardens. He disagreed with the use of the City-owned open space for density calculations. He requested a property value study and a traffic impact study be done prior to any development in Camelback Gardens. He argued that connecting High Desert Rd and Rana Rd would increase traffic and pollution for the surrounding area.

Chris Hines expressed his concerns with the use of the City-owned open space to calculate density. He commented that the topography on these parcels is largely undevelopable and the City gained nothing through the land exchange.

Ralph Wahlers expressed concerns with the 40-foot building height possibility. He commented that dead-end streets have lower crime rates due to their limited access and circulation. He echoed the previous comments on the mismatch of proposed development types and drainage on Rana Rd.

Dee Wernette commented on the bottleneck of traffic at the intersection of Ridges Blvd and Broadway and that it would be exacerbated by connection of Rana Rd. He wondered about the precedent being set for future density of similar areas.

Tyler Urnquist echoed the previous comments on crime statistics, lack of pedestrian infrastructure, increased noise, the City-owned open space being used in density calculations, and erosion on Rana Rd. He added that small parks/open spaces often go unused by the surrounding property owners. He suggested no high-density housing, no multifamily units, and no attached units.

Leanne Mumpy commented on the wildlife and suggested wildlife corridors.

Bill Gulley noted that he likes his yard and outdoor recreation. He agreed with the suggestion of cul-de-sacs. He echoed concerns about stormwater runoff and suggested an engineering firm be hired to evaluate underground detention.

Susan Bierman commented on the limited parking availability on Rockwood Ln. She noted there was no public or guest parking shown in Mr. Preisendorf's presentation.

Brendon Shuey agreed with the previous comments on setbacks, building height, grading, density along property edges, and character of outdoor spaces. He proposed increased setbacks, stronger buffering, or density stepdown.

Dana Nkana commented that he moved to the area because it was quiet and had a low volume of traffic.

The public comment period was closed at 8:25 p.m. on February 10, 2026.

Mike Stubbs stated that many of the issues brought up in the public's comments would be addressed at time of subdivision.

Jamie Beard noted that the amended plat for The Ridges Filing 6 showed a proposed density for the subject parcels as 4 dwelling units per acre and that she was not aware of any amendments to allow 120 units to be constructed as Mr. Stubbs had indicated previously. She elaborated that the 2 lots that are now "Camelback Gardens" were never designated as multifamily or high-density developments on any previous plat.

The Commissioners asked Jamie about the approved density of the previous PD and the use of the City-owned open space to meet the open space requirements for clustering and other deviations from bulk standards.

Commissioner Quintero asked Kathryn Phillips if a Traffic Impact Study (TIS) had been done to evaluate the impact on Rana Rd. He asked what happens if a TIS shows a traffic impact beyond what the existing and proposed infrastructure could accommodate.

Chair Weckerly asked Kathryn Phillips if the City would require the developer to construct a connection between High Desert Rd and Rana Rd. She asked if clustering had an impact on the allowed density.

Commissioner Moore asked about the standards for using open space to calculate density and if using the City-owned open space was unusual.

Commissioner Palmer asked about the differences between the RL-4 and RL-5 zone districts.

Commissioner Abeloe asked if this request would have been approved under the previous PD. He asked what the maximum allowed unit count would be at the RL-4 density when including the City-owned open space.

Commissioner Zyvan asked for clarification on the conditional approval stated in the staff report. He also asked for clarification on what City Council had already approved for this ODP.

Commissioner Thomas asked about sidewalk requirements.

The public hearing was closed at 8:59 p.m. on February 10, 2026.

Discussion
There were comments from the Commission regarding infill development, concerns over traffic accidents, the TEDS exception for sidewalks, interconnectivity and pedestrian infrastructure, City Council approving the use of City-owned open space, building heights, and the specific design and density outlined in the ODP.

Commissioner Moore clarified for the record that the public comments and staff recommendations would be re-reviewed before this item was brought to City Council.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report."
Commissioner Abeloe seconded; motion passed 6-1.

5. Zoning Code Amendment – Significant Trees ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

6. Zoning Code Amendment – Certified Irrigation Designers ZCA-2026-50

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 9:25 p.m.

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 1.75 ACRES FROM CG (COMMERCIAL GENERAL) AND I-1 (INDUSTRAIL LIGHT) TO THE MU-2 (MIXED USE LIGHT COMMERCIAL) ZONE DISTRICT LYING WITHIN THE GREATER DOWNTOWN COMMERCIAL OVERLAY AND INDUSTRIAL LIGHT (I-1) PARCELS TO MIXED-USE LIGHT COMMERCIAL (MU-2) INCLUDING LOTS 1 - 16, AND LOTS 23 – 32 ALL WITHIN BLOCK 10 OF THE AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION LESS THOSE PORTIONS CONVEYED TO THE CITY OF GRAND JUNCTION. THE PARCELS ARE ADDRESSED AS 711, 717, 721, 739, 741, AND 761 NOLAND AVENUE; 706 KIMBALL AVENUE; 1122 S. 7TH STREET; ALONG WITH PARCELS NUMBERED 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, AND 2945-231-16-021

Recitals:

The property owners, Enlightened Real Estate Fund, LLC propose a rezone from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District, located at 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; and Parcels 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designations of Mixed Use and Commercial and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following properties are hereby duly and lawfully zoned to MU-2 (Mixed Use Light Commercial) on the zoning map.

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, 0.14 Acres +/- and is described as follows:
The North 62.5 feet of Lots 28 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, 0.058 Acres +/- and is described as follows:
The South 62.5 feet of Lots 29 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, EXCEPT that portion conveyed to the City of Grand Junction for roadway and utilities right of way purposes in Deed recorded September 13, 1991 at Reception No. 1580837 and EXCEPT that portion conveyed to the City of Grand Junction in Deed recorded July 12, 2006 at Reception No. 2327219, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, 0.27 Acres +/- and is described as follows:
Lots 25 to 28, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, 0.14 Acres +/- and is described as follows: Lots 23 and 24 in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, 0.14 Acres +/- and is described as follows:
Lots 1 and 2 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, .014 Acres +/- and is described as follows:
Lots 3 and 4 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, 0.107 Acres +/- and is described as follows:
Lots 5 and West One-half of Lot 6 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, 0.107 +/- and is described as follows:
The East One-half of Lot 6 and Lot 7 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008,0.143 Acres +/- and is described as follows:
Lots 8 and 9 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, 0.143 Acres +/- and is described as follows:
Lots 10 and 11 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, 0.180 Acres +/- and is described as follows:
Lots 12 and 13 and West one-half of Lot 14 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, 0.180 Acres +/- and is described as follows:
East one-half of Lot 14 and Lots 15 and 16 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

Containing approximately 1.75 Acres

INTRODUCED on first reading this 4th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading 18th day of March 2026 and ordered published in pamphlet form.

_____
Cody Kennedy
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #7.b.iii.

Meeting Date: March 18, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

An Ordinance Rezoning Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road

RECOMMENDATION:

The Planning Commission heard this request at their February 13, 2026 meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver (Applicants) are requesting a rezone of approximately 12.89 acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The subject properties are within the Tier 1 Urban Growth Area and are designated as Residential Medium in the Comprehensive Plan. The proposed zone is consistent with Residential Medium land use designation.

BACKGROUND OR DETAILED INFORMATION:

The applicants, Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver are requesting a rezone of approximately 12.89 acres from Residential Medium – 8 (RM 8) to Residential Medium – 12 (RM 12). The subject properties are located on the east side of 29 Road, roughly 1/4 mile south of the 29 Road and Riverside Parkway intersection. The intent of the rezone is to facilitate the development of medium-density residential housing.

The properties are located within the Residential Medium land-use designation. The requested RM-12 zone district is an implementing zone district for this designation as identified in the One Grand Junction Comprehensive Plan.

The property is within Tier 1 of the Growth Plan, which prioritizes infill development and the efficient use of existing public infrastructure. The request supports the City's strategic goals of expanding housing choice, promoting walkable urban neighborhoods, and reducing development pressure on fringe and rural areas. The proposed rezone is also consistent with surrounding development patterns and will serve as an appropriate transition between lower-density neighborhoods and more intense commercial and residential uses located nearby.

The properties surrounding the subject site are zoned Residential Rural (R-R) to the north, Residential Medium 8 (RM-8) to the south, and Mixed Use Light Commercial (MU-2) northwest of the site, west of 29 Road. County land is located to the west of 29 Road, adjacent to the subject property, and also directly abuts the subject property on the north.

In addition to the RM-12 zone requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

1. RM-8 (Residential Medium 8)
2. PD (Planned Development)
3. P-1 (Public Parks, and Open Space)
4. P-2 (Public, Civic, and Institutional Campus)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on July 15, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicants and their consultants, along with 1 attendee. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications of the rezone request.

An official development application was submitted to the City of Grand Junction for review on July 29, 2025.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on August 5, 2025. 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 January 30, 2026. The notice of this public hearing was published January 31, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezone has the burden of producing evidence that proves each of the criteria outlined in this section. The

applicants' responses to these criteria are included in their General Project Report. Staff's analysis of the criteria is provided below.

(A) Consistency. *The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.*
The request to rezone approximately 12.89 acres at 370 and 374 29 Road from RM-8 to RM-12 is consistent with the adopted One Grand Junction Comprehensive Plan and supports the Plan's long-range vision for a more sustainable, accessible, and connected community. The subject property is located within the Residential Medium land use designation, which is intended to be implemented through zone districts of RM-8 and RM-12. The proposed RM-12 zone district is therefore not only permitted under this designation but is especially appropriate given the Comprehensive Plan's call to encourage housing diversity in well-served urban areas.

The Comprehensive Plan promotes a development pattern that makes the most of existing infrastructure. The subject site is within Tier 1 of the Intensification and Tiered Growth Plan, which designates the highest-priority areas for development based on available infrastructure and proximity to community assets. Utilities including domestic water, sanitary sewer, storm sewer, fire protection, and transportation infrastructure are already in place, making the property immediately viable for development. Increasing density to RM-12 in this location efficiently leverages this existing capacity, aligning with Responsible and Managed Growth principles by minimizing service extension costs and concentrating development where it is most sustainable.

The Comprehensive Plan also emphasizes the need to offer a variety of housing types throughout the city to serve people at different life stages and income levels. The area surrounding 370 and 374 29 Road is predominantly made up of detached single-unit homes. By introducing a higher density zone district which allows up to 12 units per acre vs 8, the proposed RM-12 zone would support residential development that is better situated to respond to local demand. This is consistent with Plan Principle 5: Strong Neighborhoods and Housing Choices, which includes policies promoting the efficient use of land and expanding housing availability within all areas of the community.

Aa mentioned, the property is ideally located to take advantage of existing pedestrian and bicycle infrastructure along 29 Road. This reflects the mobility and connectivity goals of the Comprehensive Plan and supports the City's broader strategies for multimodal access.

The proposed rezone is fully consistent with both the letter and the long-term intent of the One Grand Junction Comprehensive Plan.

Staff finds that this criterion has been met.

(B) Development Patterns. *The proposed zoning will result in logical and orderly development pattern(s).*

The concept of "orderly development" refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses.

Neighborhoods characterized by orderly development often feature a transitional zoning gradient:

- Lower-density zones (e.g., R-R Residential Rural or RL-4 Residential Low) on fringes.
- Medium-density zones (RM-8/RM-12) in more central areas
- Higher-density zones or mixed-use near transit corridors or commercial nodes.

The requested rezone from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12) represents this orderly development pattern based on the property's location and surrounding land uses. The site is adjacent to an established Mixed Use (MU) zoned area that is a designated Neighborhood Center at the intersection of 29 Road and Riverside Parkway. That commercial node supports higher-intensity residential and commercial activity. Increasing the density on the subject properties provides an appropriate transition between that higher-intensity commercial environment and the Residential Rural (R-R) neighborhood situated immediately behind the site. This stepping down of intensity is a fundamental planning practice that helps ensure compatibility between differing land uses while creating a coherent and predictable development pattern.

The property's position along the 29 Road corridor further supports the appropriateness of a moderate density increase. Major corridors with multimodal facilities are designed to accommodate higher levels of activity that offer stronger transportation capacity and greater connectivity. Directing additional residential density to this location, where such facilities are already in place, helps reduce development pressure on interior neighborhood streets and aligns growth with areas that are best equipped to support it. This approach also advances broader community goals for compact, efficient land use within already-served areas.

Staff finds that this criterion has been met.

(C) Benefits. *The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.*

Rezoning the subject property from RM-8 to RM-12 will produce meaningful benefits to both the immediate neighborhood and the wider Grand Junction community. Most notably, the rezone enables a measurable but balanced increase in residential capacity on an underutilized parcel located within a Tier 1 priority growth area. While RM-8 allows between 71 and 103 residential units on this combined 12.89-acre location, the proposed RM-12 zone would allow between 104 and 155 units, depending on final design and site layout. This increase in housing offers a substantial opportunity to

respond to local housing demand using land already served by infrastructure.

The benefits are particularly important in the context of the broader housing landscape. According to the 2021 Grand Valley Housing Needs Assessment, the Grand Junction area continues to face a shortfall of housing, particularly in the “missing middle” typologies such as townhomes and small-scale multiplexes. The City’s 2021 Housing Strategy reinforces this finding and calls for a more proactive approach to zoning and land use changes that increase attainable housing options. Within southeast Grand Junction, and specifically the southern portion of the 29 Road corridor area, there remains a scarcity of RM-12 zoned land. Much of the area is characterized by RL-4 or PD zoning that limits density or locks in older development patterns.

The property’s location further amplifies its value to the community. It is situated along a major corridor equipped with multimodal access as an ATC, both allowing for shorter, more direct trips, whether by car, bicycle, or on foot. This kind of proximity can ease household travel demands, improve overall convenience, and reduce strain on the transportation system over time. In particular, it offers practical travel options for those who may not drive, such as older adults, school-aged children, or individuals with mobility limitations. The ability to safely and conveniently access transportation options for travel to destinations like parks, schools, or essential services enhances independence and quality of life for these groups. For households with multiple drivers, the location may reduce the need for an additional vehicle, helping to lower transportation costs, a significant and growing component of overall household expenses.

In total, the rezone will facilitate a meaningful increase in housing capacity, it offers convenient access to transportation options, and reinforces community investment in infrastructure, ensuring that public services are used to their full potential. These cumulative benefits clearly demonstrate the value of the proposed zone change.

Thus, staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION
After reviewing the 370, 374 29 Road rezone request, for a rezone a total of 12.89 acres from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12), the following finding of fact have been made:

1. The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, the Planning Commission recommended approval.

FISCAL IMPACT:

There is no associated direct fiscal impact with this request.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5315, an Ordinance to Rezone Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), located at 370 and 374 29 Road, on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Legal Description 370 and 374 29 Rd 01 07 26
3. Neighorhood Meeting Documents
4. Maps
5. Planning Commission Minutes - 2026 - February 10
6. 370,374 29 Road Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: **Rezone**

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

Existing Land Use Designation	Residential	Existing Zoning	RM-8
Proposed Land Use Designation	(a rezone from RM-8) to RM-12 (Residential Medium) 12du/acre (both lots) 12.87 acres combined	Proposed Zoning	RM-12

Property Information

Site Location:	370 & 374 29 Rd. Grand Junction, CO 81507	Site Acreage:	6.44 +/- & 6.439 +/-
Site Tax No(s):	2943-202-00-050 & 2943-202-00-051	Site Zoning:	RM-8 & RM-8
Project Description:	~~Applicant is interested in securing entitlements for (a rezone from RM-8) to RM-12 (Residential Medium)~~ 12du/acre (both lots) 12.87 acres combined		

Property Owner Information		Applicant Information		Representative Information	
Name:	BALERIO DON L SR & GALLEGOS PAULINE M	Name:	Weaver Merle W	Name:	Kim Kerk Land Consulting & Development
Street Address:	370 29 Rd	Street Address:	374 29 Rd.	Street Address:	342 North Ave
City/State/Zip:	Grand Junction, CO 81507	City/State/Zip:	Grand Junction, CO 81507	City/State/Zip:	Grand Junction, CO 81507
Business Phone #:	(970) 270-5489	Business Phone #:	970 234-3088	Business Phone #:	970-640-6913
E-Mail:	d.balerio@yahoo.com	E-Mail:	cmcweaver@gmail.com	E-Mail:	Kimk355@outlook.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Don Balerio	Contact Person:	Don Balerio	Contact Person:	Kim Kerk
Contact Phone #:	(970) 270-5489	Contact Phone #:	(970) 270-5489	Contact Phone #:	970-640-6913

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: Kim Kerk — Date: 6/3/2025

Signature of Legal Property Owner*: Merle W Weaver — Date: 6/15/2025

*see attached page for additional legal property owner signatures

Signature of Legal Property owner

06.15.2025

Don Balerio

Signature of Legal Property owner

06.15.2025

Pauline Gallegos

Rezone Request Application
370 and 374 29 Road
Grand Junction, CO 81504
Revised October 17, 2025

General Project Report
Rezone Request for 370 and 374 29 Road

Date	October 17, 2025 *Revision*
Prepared by	Kim Kerk, Project Manager Kim Kerk Land Consulting & Development
Submitted to	City of Grand Junction - Community Development 250 N. 5th Street Grand Junction, CO 81501
Planner	Jenna Gorney, SR Planner
Project	370 and 374 29 Road – Rezone Request

Site Location

374 29 Road		370 29 Road	
Parcel Number:	2943-202-00-051	**Parcel Number:**	2943-202-00-050
Location:	374 29 Road	**Location:**	370 29 Road
Mailing Zip:	81507-4705	**Mailing Zip:**	81507
Location Zip:	81504	**Location Zip:**	81504
Owner:	Weaver, Merle W	**Owner:**	Gallegos, Pauline M
Year Built:	1989	**Joint Owner:**	Balerio, Don L Sr
Zoning:	RM-8	**Zoning:**	RM-8
Acres:	6.43911586	**Acres:**	6.44086443
City Limits Status:	Inside City Limits	**City Limits Status:**	Inside City Limits

Project Description & Introduction

Kim Kerk Land Consulting & Development is the representative for the property owners, Merle Weaver (374 29 Road) and Pauline Gallegos & Don Balerio (370 29 Road). This rezone request is being submitted on their behalf.

The clients are requesting a rezone of their parcels to Residential Medium 12 (RM-12) zoning. This will allow for future in-fill development more in alignment with the City's 2020 One Grand Junction Comprehensive Plan. At present, the clients are requesting a rezone to better accommodate future development ideas and options.

This rezone will accommodate the future land use which identifies this area with a higher density of residential units in close proximity to existing and planned commercial use areas.

A Project Description

Location

These parcels are located on the east side of 29 Road, south of the intersection with D Road, at the alignment of Florida Street, on the west side of 29 Road. Both parcels are within the city limits of Grand Junction.

The Tax Parcel Number for 374 29 Road is 2943-202-00-051, and is described as follows:

THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEP TEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,MESA COUNTY, COLORADO.

The Tax Parcel Number for 370 29 Road is 2943-202-00-050, and is described as follows:

BEGINNING AT A POINT 220 FEET SOUTH 0°07' WEST FROM THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, THENCE NORTH 89°56' EAST 1318.08 FEET, THENCE SOUTH 0'05' WEST 220 FEET, THENCE SOUTH 89'56' WEST 1318.21 FEET, NORTH 0'07' EAST 220 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF FOR ROAD RIGHT OF WAY, MESA COUNTY, COLORADO.

These parcels are currently used as residential/agricultural operations.

1 Acreage

Total acreage for the 374 29 Road parcel is 6.4391 +/-.

Total acreage for the 370 29 Road parcel is 6.4408 +/-.

2 Proposed Use

Both parcels are currently zoned RM-8. The requested rezone to RM-12 will better accommodate *future development options* for these properties, including the possibility of higher density multi-family residential units.

B Public Benefit

Current zoning for both of the subject parcels is RM-8. The requested rezone to RM-12 will better accommodate future development options and use for these properties, such as higher density multi-family residential units. *The owners don't have immediate plans but in looking ahead want establish the density.* The RM-12 zone, defined below, will encourage diverse and interspersed housing options that can create an environment where people of all ages, incomes, and backgrounds interact frequently, contributing to safety, and a feeling of community.

The intent of the RM-12 (Residential Medium 12):

To provide for medium density development allowing several types of residential units within specified densities. RM-12 is appropriate for the creation of a neighborhood with a mix of housing types and may serve as a transitional district between Residential Low zone districts and higher density residential or mixed-use development. RM-12 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

Additionally, the proposed rezone will accommodate pursuit of planned higher density residential in-fill development. With approval of the rezone, the resulting new development will also be in close proximity to existing commercial services.

C Neighborhood Comment Meeting was held on 7/15/2025

Neighborhood Meeting Notes for 370 & 374 29 Rd. are included with the rezone application packet. In addition, a phone call was received from a neighbor after the meeting was held who feels that developing the neighborhood will create a safer area that is more populated and well lit. She stated that at times there are people wandering through her property from the river trail and her thought is development would discourage the trespassers.

D Project Compliance, Compatibility, and Impact

1 Adopted plans and/or policies

The RM-12 zoning designation is well-suited for the development of a neighborhood featuring a diverse mix of housing types. It serves effectively as a transitional district between Residential Low zone areas and higher-density residential or mixed-use developments.

The subject properties are located within a corridor that has experienced consistent and steady growth over the past few years. The evolution of the 29 Road Corridor has introduced a variety of desirable amenities, including restaurants, convenience stores, and gas stations—alongside existing residential uses. The approval of the RM-12 zone district in this area supports a logical and

cohesive transition within the neighborhood, enhancing its character by introducing a variety of residential options that complement the established surrounding community.

2 Land Use in the Surrounding Area

North – Agricultural use (Mesa County/RSF-R) & gravel extraction (City of GJ/R-R)

East – Agricultural use (R-R)

South – Single-family residential units (RM-8)

West – 29 Road with single-family residential units beyond (Mesa County/RSF-R)

3 Site access and traffic patterns

Site access will remain as existing, off of 29 Road.

4 Availability of utilities, including proximity of fire hydrants

The utility providers for these parcels include:

Water	–	Ute Water Conservancy Department
Sewer	–	City of Grand Junction
Electric	–	Grand Valley Power
Drainage	–	Grand Valley Drainage District
Irrigation	–	Gand Valley Irrigation Company
Fire Protection	–	Gand Junction Fire Department
Law Enforcement	–	City of Grand Junction Police

The existing utility infrastructure is adequately sized for this Project.

The nearest existing fire hydrant is located within 75 feet of the 374 29 Road property, located within the 29 Road west road right-of-way. Should additional fire hydrants be required, as a result of reviews of future development plans, installation will be performed in accordance with the Ute Water District and City of Grand Junction Fire Department.

5 Special or unusual demands on utilities

None identified

6 Effects on public facilities

There are no special or unusual demands on utilities or on public facilities with this Project.

7, 8,9 Hours of operation & Number of employees, & signage plans Not applicable

10 Site soils and geology
The US Department of Agriculture Soil Conservation Service has identified the primary soil types for these two parcels as *Massadona Silty Clay Loam* and *Green River Silty Clay Loam*.

11 Impact of project on site geology and geological hazards
No man-made or natural geologic hazards are known to exist on the subject property.

E Project Compliance, Compatibility, and Impact

Review Criteria. 21.02.050(m)(3)(ii)

The criteria for review is provided in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency

The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan. The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as the Residential Medium zone district. The proposed rezone to RM-12 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

This rezone is supported by this plan principle because the Comprehensive Plan places a priority on growth in areas identified for infill and redevelopment to effectively manage growth. This principle supports fiscally responsible policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present, and the City can meet and maintain its level of service targets.

Goals

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.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Diverse and interspersed housing options have created an environment where people of all ages, incomes, and backgrounds interact frequently, contributing to local culture, safety, and a feeling of community.

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

(B) Development Patterns

The proposed zoning will result in logical and orderly development pattern(s).
Public and community facilities are adequate to serve the type of in-fill and development being considered. All services and facilities currently exist to serve the properties.

(C) Benefits.
The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.
The requested rezone of this property will allow for orderly future infill development consistent with the surrounding neighborhood. Access to schools, shopping, public transportation, recreation and medical facilities are readily available.

A rezone to RM-12, Residential Medium 12, is a continuation of the existing uses appropriate to the neighborhood and further allows the introduction of development that will utilize existing resources and infrastructure for suburban infill development. Higher density opportunities are needed within the proposed zoning ranges to increase housing affordability and choices.

Conclusion

The applicant respectfully requests a Rezone approval from the City of Grand Junction Community Development Department from RM-8 to RM-12. This request conforms overall to the City's 2020 Comprehensive Plan Future Land Use Map, plan principles and goals.

Legal Description-370 29 Rd. Grand Junction, CO 81507: (2214195 and 2266998)

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0'05' West 220 feet, thence South 89'56' West 1318.21 feet, North 0'07' East 220 feet to the point of beginning,
EXCEPT the West 30 feet thereof for road right of way;
and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998.
Mesa County, Colorado.

Parcel G-7
A portion of a parcel of land described in Book 3740 at Page 85, Mesa County Clerk and Recorder's Office lying in the Southwest Quarter of the Northwest Quarter of Section 20, Township I South, Range I East of the Ute Principal Meridian, being more particularly described as follows:
COMMENCING at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township I South, Range I East of the Ute Principal Meridian, (a #6 rebar with 2 1/2" Aluminum cap stamped Q.E.D. Surveying NI/16 SI9 S20 TIS RIE, LS 16413), whence the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 19, (a BLM Aluminum cap) bears N89°32'33"W a distance of 1319.74 feet;
TIIENCE S10°55'37"E a distance of223.97 feet to the POINT OF BEGINNING;
THENCE S00°00'00"W along the westerly line of the Mesa County Ditch Company parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office a distance of220.00 feet;
THENCE S89°52'38"W along the southerly line of said parcel of land described in Book 3740 at Page 85 a distance of 13.26 feet;
TIIENCE N00°06'16"E along the easterly right-of-way of 29 Road a distance of 220.00 feet;
THENCE N89°52'38"E along the northerly line of said parcel of land described in Book 3740 at Page 85 a distance of 12.86 feet to the POINT OF BEGINNING.
Containing 2872 square feet (0.066 Acres), more or less.
Basis of Bearing: N89°58'01 "E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES TI S RI W SI 6/S 15/S2 I/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township I South, Range I West Ute P.M.

Legal Description-374 29 Rd. Grand Junction, CO 81507: (2529102)

TRACT I:
THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) BALERIO DON L SR & GALLEGOS PAULINE M , am the owner of the following real property:

(b) 370 29 Rd. Grand Junction, CO 81507

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

(•) I am the sole owner of the property.

( ) I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Rezone pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: x Pauline M. Gallegos

Printed name of owner: Balerio Don L SR and Gallegos Pauline M

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 18th day of July, 2025

by Pauline Gallegos and Don Balerio

Witness my hand and seal.

My Notary Commission expires on 12/04/2028

KIM A KERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064014738
MY COMMISSION EXPIRES DECEMBER 04, 2028

Notary Public Signature

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Weaver Merle W. , am the owner of the following real property:

(b) 374 29 Rd. Grand Junction, CO 81507

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

◉ I am the sole owner of the property.

○ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Rezone pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

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

Owner signature as it appears on deed: Merle W Weaver

Printed name of owner: Weaver Merle W

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 18th day of July, 2025

by Merle W. Weaver

Witness my hand and seal.

My Notary Commission expires on 12/04/2028

KIM A KERK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064014738
MY COMMISSION EXPIRES DECEMBER 04, 2028

Kim A. Kerk
Notary Public Signature

RECEPTION #: 2529102, BK 4998 PG 901 04/08/2010 at 03:09:08 PM, 1 OF 2, R
$10.00 S $1.00 D $28.72 Janice Rich, Mesa County, CO CLERK AND RECORDER

1/2 2 PAGE DOCUMENT

Warranty Deed

(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: April 05, 2010
$ 28.73

THIS DEED, made on **April 05, 2010** by **ROBERT JIMENEZ AND STARLIETH JIMENEZ** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of (**$287,260.00**) ***** Two Hundred Eighty Seven Thousand Two Hundred Sixty and 00/100 ***** dollars in hand paid, hereby sells and conveys to **MERLE WEAVER** Grantee(s), whose street address is **296 LITTLE PARK ROAD GRAND JUNCTION, CO 81503**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"
also known by street and number as: **374 29 ROAD AND 296 LITTLE PARK ROAD GRAND JUNCTION CO 81504**

with all its appurtenances and warrants the title to the same, subject to *all taxes and assessments for the year 2010 and the matters stated in Section 13 (transfer of title) of the Contract to Buy and Sell Real Estate (a) those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review); (b) distribution utility easements (including cable TV); (c) those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review); (d) inclusion of the Property within any special tax district; and, (e) other* **NONE**

ROBERT JIMENEZ

STARLIETH JIMENEZ

State of **COLORADO**)
) ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **April 05, 2010**
by **ROBERT JIMENEZ AND STARLIETH JIMENEZ**

Notary Public
My commission expires

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/02/2013
County of Mesa

When Recorded Return to: **MERLE WEAVER**
296 LITTLE PARK ROAD GRAND JUNCTION, CO 81503

Land Title GUARANTEE COMPANY

RECEPTION#: 2854491, at 9/13/2018 3:27:07 PM, 1 of 1
Recording: $13.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

BENEFICIARY DEED

FELIX FREDERICK GALLEGOS aka FF GALLEGOS, and FELIX F. GALLEGOS, whose legal address is: 561 Casa Rio Court, Grand Junction, CO 81507, as Grantors, one half (50%) interest, and upon the death of the Grantors, conveys his one-half (505) interest to **PAULINE M. GALLEGOS, whose address is 561 Casa Rio Court, Grand Junction, CO 81507,** as Grantee-Beneficiary. Should **PAULINE M. GALLEGOS** predecease me, then Grantor conveys his one-half (50%) interest equally to **FREDERICK MICHAEL GALLEGOS, whose legal address is 15501 E. 112th Avenue, Commerce City, CO 80022; and NICOLE LEE ALLEY, whose legal address is 10319 Quail Meadow Street, San Antonio, TX 78030** as Grantee-beneficiaries as joint tenants with rights of survivorship. To be clear, it is the intent of the Grantor that this beneficiary deed not take effect until the death of the Grantors.

If a Grantee-beneficiary fails to survive Grantor, Grantor designates the survivor of the above, name Grantee-beneficiary as the successor Grantee-beneficiary.

Grantor transfers, sells and conveys on Grantor's death to the Grantee-beneficiaries named above, the following described real property located in the County of Mesa, State of Colorado:

BEG 220FT S 0DEG07' W FR NW COR SW4NW4 SEC 20 1S 1E N 89DEG56' E 1318.08FT S 0DEG05' W 220FT S 89DEG56' W 1318.21FT N 0DEG07' E 220FT TO BEG EXC W 30FT FOR RD & ALSO EXC ADDITIONAL ROW ON W AS DESC IN B-3955 P-820/821 MESA CO RECDS - 6.44AC

97 PALM HARBOR PH0223118XU

294320200050 72 MELODY HOME 56 X 14 1171456S22308

Assessor's Parcel ID#: 2943-202-00-050; 7008-018-00-015; 7008-052-11-407
Known and numbered as: 370 29 Road, Grand Junction, CO 81504

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DEEDS BY THIS GRANTOR FOR THIS REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE GRANTOR'S INTEREST IN THIS REAL PROPERTY.

Felix Frederick Gallegos, aka Felix F. Gallegos, and
FF Gallegos, Grantor

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

BARBARA E. BELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19964002496
My Commission Expires February 12, 2020

The foregoing instrument was acknowledged before me this 7th day of September, 2018, by Felix F. Gallegos and Pauline M. Gallegos.

Witness my hand and official seal.

My commission expires: 02/12/2020

Barbara E. Bell, Notary Public

EXHIBIT A

TRACT I:
THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.

~~TRACT II:~~
COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE NORTH 89 degrees17' WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 27 A DISTANCE OF 310 FEET;
THENCE SOUTH 0 degrees50' WEST 251.4 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 degrees17' WEST 504.8 FEET;
THENCE SOUTH 30 degrees28' WEST 179.3 FEET;
THENCE SOUTH 14 degrees45' WEST 40.1 FEET;
THENCE SOUTH 89 degrees17' EAST 603.1 FEET;
THENCE NORTH 0 degrees50' EAST 194.6 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

2214195 BK 3740 PG 85
09/17/2004 11:31 AM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee $22.00

WARRANTY DEED

BK 3740 PG 85

Grantor(s):

DANA DEANN MCCULLOUGH who acquired title as LOYD DEAN MCCULLOUGH and BRENDA JULENE MCCULLOUGH

whose address is , ,

*County of Mesa , and State of

Colorado , for the consideration of

TWO HUNDRED TWENTY THOUSAND AND NO/100- - - -

Legal Description-370 and 374 29 Rd. Grand Junction, CO 81504:

Legal Description-370 29 Rd. Grand Junction, CO 81504:

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0'05' West 220 feet, thence South 89'56' West 1318.21 feet, North 0'07' East 220 feet to the point of beginning,
EXCEPT the West 30 feet thereof for road right of way;
and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998.
Mesa County, Colorado.

Legal Description-374 29 Rd. Grand Junction, CO 81504:

TRACT I:
THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.

Mailing Date: June 30th, 2025

RE: A Neighborhood Meeting for information on the proposed Rezone request for 370 & 374 29 Rd. Grand Junction, CO 81504

Dear Neighbor:

This letter is to notify you that on **Tuesday July 15th, at 5:30pm, a VIRTUAL** neighborhood meeting will be held to provide you with information on the proposed rezone of the following parcels: 370 29 Rd. 2943-202-00-050 & 374 29 Rd. 2943-202-00-051.

Microsoft Teams Meeting:

Tuesday July 15th 2025
5:30 PM - 6:30 PM (MST)
Meeting link: https://teams.live.com/meet/933415072015?p=tX4AWHco1aAH1Yu94O

The properties are currently zoned RM-8, the rezone would take the combined 12.87 acres from RM-8 (Residential Medium 5.5 to 8 du/ac) to RM-12 (Residential Medium 8 to 12 du/ac) zoning

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the proposed rezone of the properties. You can ask questions or submit written statements to the City of Grand Junction staff.

As a neighbor of this property, you will be notified of future development applications and public hearings (if any) by mail.

The list of property owners who have been notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to kimk355@outlook.com or the City of Grand Junction Planning Department at jenna.gorney@gjcity.org.

We look forward to your feedback on this project.

Regards,

Kim

Kim Kerk Land Consulting & Development, LLC

342 North Avenue Grand Junction, CO 81505
Ph: 970-640-6913

370 & 374 29 Rd. Aerial Photo

Neighborhood Meeting Notes-370 & 374 29 Rd: 07/15/2025

The virtual meeting was held on Team Meets and began at 5:30 pm on July 15th. In attendance were property owners Pauline Gallegos and Don Balerio, Merle Weaver was unable to attend. The City of Grand Junction Planner Jenna Gorney, Project Manager Kim Kerk, (for the owners), and 1 neighbor who did not give his name were in attendance. A neighbor Lynn couldn't attend the meeting. She called Kim Kerk with her comments. Lynn thinks it would be better to request a commercial zoning as she feels the multi-family would generate more traffic onto 29 Rd. than a commercial use.

Kim started the meeting by introducing herself and Planner-Jenna Gorney. She explained that the property at 370 & 374 29 Rd. are currently zoned RM-8, the rezone request is to go from RM-8 to Residential Medium

Questions and discussion points are as follows:

Q) Why change the zoning?

A) Higher zoning better suits the use of the site and meets the requirements of the 2020 Comprehensive Plan.

Q) Are the properties currently zoned? Are they in the county or city?

A) Currently the properties are zoned RM-8, located in the city limits.

Q) What is your role?

A) Project manager/ owners representative.

Jenna Gorney described the zoning and rezone request process. If your property is identified for future land use, residential medium, you have a couple options for future development that would be supported by the comprehensive plan rewrite that was determined with input and stakeholder meetings over probably about two years of time.
A Rezone approval to Residential Medium would result in a minimum of 103 units, with the option to develop up to 159 units. A couple other things to note, as far as what type of development could be developed there is defined in the Principal Use Table. Jenna explained the allowed uses, bulk standards, the density and criteria that would apply should future development occur.
Jenna also explained the public hearing meetings that are part of the processed and invited the neighbor to attend, in person or virtually.

Both Jenna and Kim expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.

The meeting adjourned at approximately 6:20pm.

CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION, CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS, CO 81419

EPHEMERAL RESOURCES LLC
940 S 10TH ST
GRAND JUNCTION, CO 81501

FOSTER BILLY
FOSTER SONYA L
357 29 RD
GRAND JUNCTION, CO 81504

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION, CO 81507

GARRISON BOBBY DALE
GARRISON MARY JANE
359 29 RD
GRAND JUNCTION, CO 81504

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION, CO 81507

HUNTER KATHY
HUNTER NICHOLAS M & KAYDA L
GRANTEE BENEFICIARIES
361 29 RD
GRAND JUNCTION, CO 81504

KIM KERK LAND CONSULTING &
DEVELOPMENT
KIM KERK
342 NORTH AVE
GRAND JUNCTION, CO 81501

LYNN VRANY LIVING TRUST DATED
SEP 8 2021
365 29 RD
GRAND JUNCTION, CO 81504

MARTINEZ MAX LREOY
MARTINEZ KAREN
360 29 RD
GRAND JUNCTION, CO 81504

MORATTO JAMES
359 1/2 29 RD
GRAND JUNCTION, CO 81504

PADILLA LUIS ENRRIQUE DE LA
TORRE
355 29 RD
GRAND JUNCTION, CO 81501

PANTOJA JORGE HUMBERTO
354 29 RD
GRAND JUNCTION, CO 81504

STARNES KELLY J
STARNES CINDY A
2892 RIVER ST
GRAND JUNCTION, CO 81501

STATE OF COLORADO FBO
COLORADO DEPARTMENT OF
HUMAN SERVICES
1575 SHERMAN
DENVER, CO 80203

STOUT DEAN
ROBERTS ROSE LYNN GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION, CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA, CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION, CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION, CO 81502

VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION, CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION, CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION, CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION , CO 81501

Site Map

N

0 0.15 0.3 mi

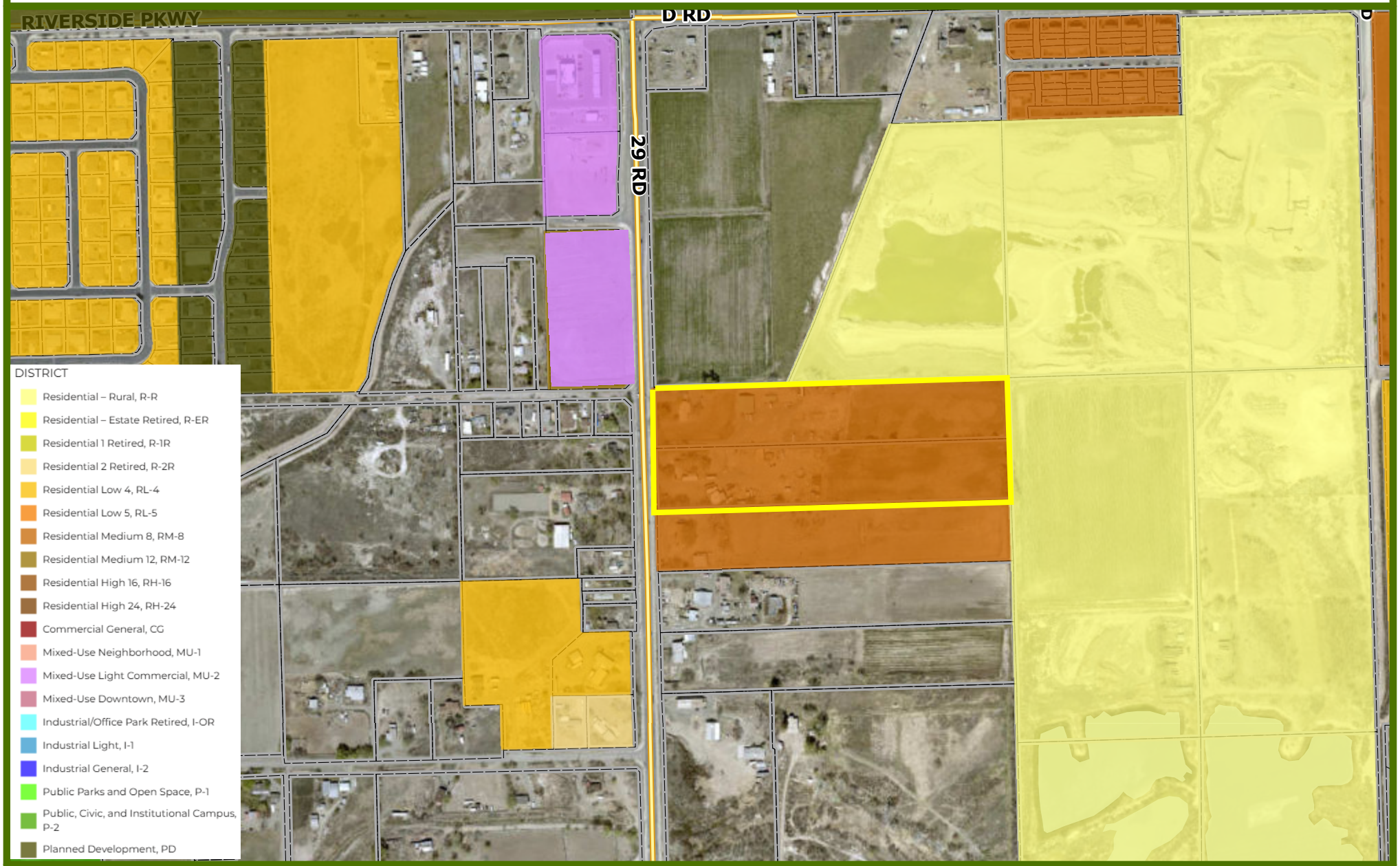
Printed: 12/11/2025

1 inch equals 0 miles

Scale: 1:5,696

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



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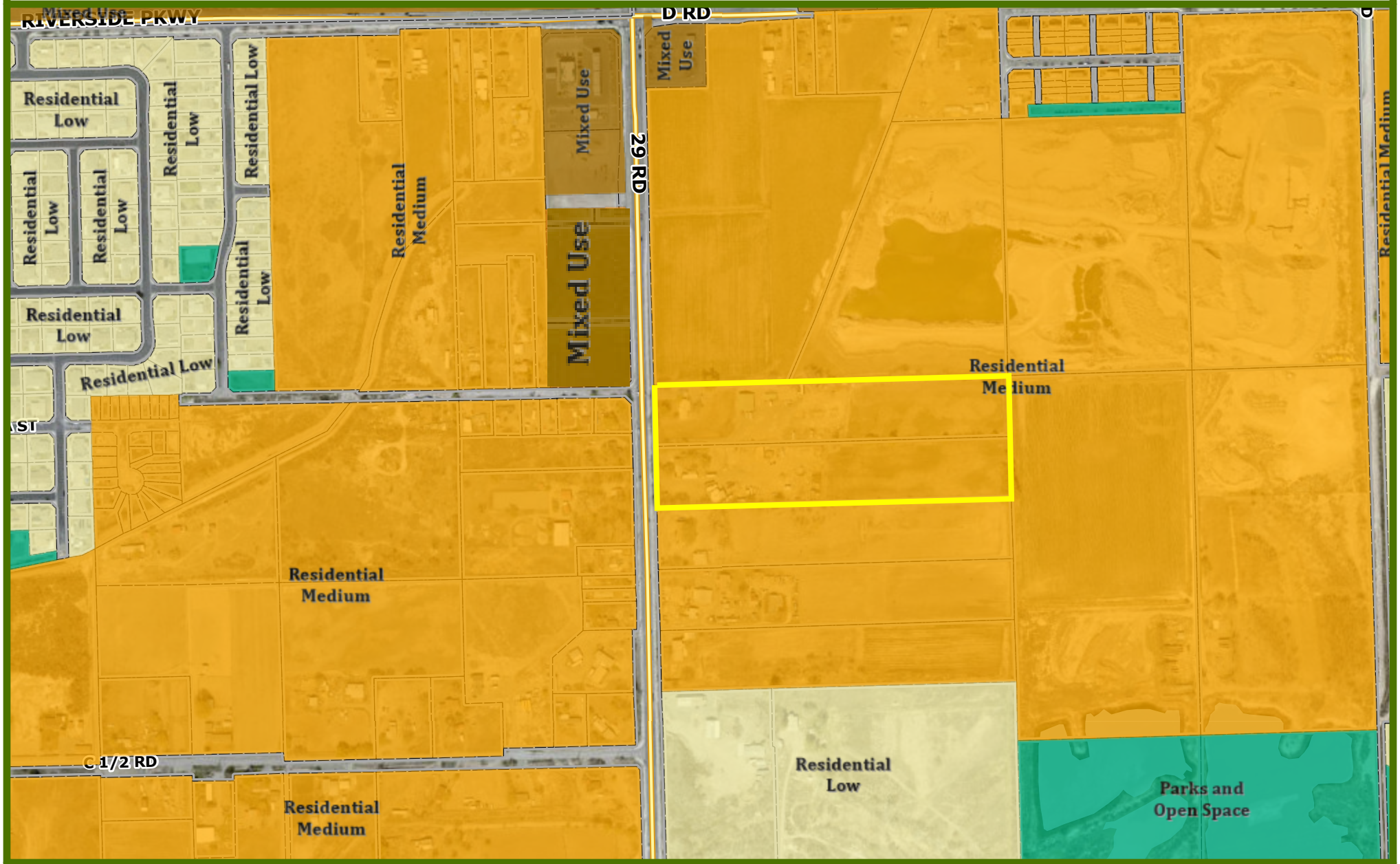
Printed: 12/11/2025

1 inch equals 0 miles

Scale: 1:5,696

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Future Land Use Map



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Printed: 12/11/2025

1 inch equals 0 miles

Scale: 1:5,696

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

GRAND JUNCTION PLANNING COMMISSION
February 10, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Greg Palmer, and Caleb Abeloe.

Also present were James Campbell (Staff Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Kathryn Phillips (City Development Engineer), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 48 members of the public in attendance, and 5 virtually.

Chair Weckerly noted that items 5 and 6 were being pulled from this agenda for future consideration at a date uncertain.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from January 27, 2026.

   Commissioner Quintero moved to approve the Consent Agenda.

   Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. **370/374 29 Rd Rezone** **RZN-2025-466**
   Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road.

   Staff Presentation
   Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

   Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions. She noted that the current request was only for the rezone and there were no plans for future development at this time.

   Questions for Staff

Commissioner Palmer asked staff to address a public comment about the viability of 29 Rd to handle any additional traffic generated by future development.

Commissioner Moore clarified that the parcels were currently separate.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:54 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 5:54 p.m. on February 10, 2026.

Discussion
Commissioner Zyvan commented that 29 Rd is an arterial road and should be able to accommodate the additional traffic from future development.

Motion and Vote
Commissioner Zyvan made the following motion "Madam Chairman, on the Rezone request for the property located at 370 and 374 29 Road, City file number RZN-2025-466, 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 Quintero seconded; motion passed 7-0.

2. **Kimball-Noland Rezone** **RZN-2025-551**

Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

Staff Presentation
Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Kim Kerk, with Kim Kerk Land Consulting and Development, provided some context for the rezone request and was available for questions.

Questions for Staff
Chair Weckerly asked about the limited access to the parcels on Kimball Ave and if staff thought that would present challenges for future development.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:15 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:15 p.m. on February 10, 2026.

Discussion
Commissioners Moore and Quintero indicated their approval of the rezone.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the rezone 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction City file number RZN-2025-551, 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 Weckerly noted that her earlier question was only to ensure there could be adequate access at time of development.

Commissioner Palmer seconded; motion passed 6-0. Commissioner Thomas did not indicate favor or opposition.

3. Zoning Code Amendments – Q1 2026 ZCA-2026-26
Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape.

Staff Presentation
Tim Lehrbach, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked why 14 feet was the standard width for street frontage landscaping. He asked why the landscaping requirement was being preserved for collector and arterial street classifications.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 6:31 p.m. on February 10, 2026.

There were no additional questions or comments from the Commission.

The public hearing was closed at 6:31 p.m. on February 10, 2026.

Discussion
Commissioners Palmer and Zyvan expressed their appreciation for the staff's efforts.

Commissioner Moore and Chair Weckerly expressed interest in a future discussion about reducing the street frontage landscaping requirements along collector and arterial roads.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-26, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 7-0.

4. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Chair Weckerly stated that she owned property that abutted the subject parcels but did not feel that this would impact her decisions on the request.

Staff Presentation
Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Mike Stubbs provided some context for the request and was available for questions.

Applicant Scott Preisendorf gave a presentation on the request and was available for questions.

Questions for Staff
Commissioner Quintero asked how preserved open space was evaluated for accessibility and usability.

Commissioner Moore asked for clarification on what land was exchanged between the applicants and the City. He asked why the City-owned open space was used for calculating density within the future PD. He asked what would happen if the ODP was not adopted or if it lapsed in the future.

Commissioner Zyvan asked what the total acreage is for the PD.

Commissioner Abeloe asked if the proposed PD was consistent with the previous PD. He asked what the allowed maximum density was under the previous PD.

Commissioner Palmer asked if the number of variances being requested was unusual. He asked if the 40-foot maximum height was standard.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, February 3, 2026, via www.gjcity.org.

Chris Mcanany commented on the proposed density, compliance with the Comprehensive Plan, and minimum open space requirements. He urged the Commission to vote “no” on the request.

Carol Bierbowe expressed concerns with increased traffic created by this development and inadequate pedestrian infrastructure [sidewalks] on Rana Rd.

Rick Beauheim expressed concerns with increased traffic on Rana Rd. He suggested that High Desert Rd and Rana Rd should terminate in cul-de-sacs on Lots 1 & 2 respectively. He also suggested limiting the allowed density to RL-4 and disallowing the development to include the City-owned open space in the density calculations.

Bill Larsen speculated that future development would adversely impact drainage on Rana Rd. He also advised looking into future challenges with irrigation.

Jane Huston echoed the previous comments on safety, density, irrigation, and drainage and requested the density be capped at RL-4 without consideration of the City-owned open space.

Lisa Howfield commented that this hearing was not appropriately advertised. She shared her concerns about the increased traffic and the incongruity with the surrounding area.

Ken Delay agreed with the previous comments regarding drainage, inadequate pedestrian and vehicle infrastructure, and increased traffic on Rana Rd.

John Hatch agreed with the previous comments and added that Rana Rd doesn't have shoulders nor sidewalks.

Rick Garcia urged the commission to deny the ODP for Camelback Gardens. He disagreed with the use of the City-owned open space for density calculations. He requested a property value study and a traffic impact study be done prior to any development in Camelback Gardens. He argued that connecting High Desert Rd and Rana Rd would increase traffic and pollution for the surrounding area.

Chris Hines expressed his concerns with the use of the City-owned open space to calculate density. He commented that the topography on these parcels is largely undevelopable and the City gained nothing through the land exchange.

Ralph Wahlers expressed concerns with the 40-foot building height possibility. He commented that dead-end streets have lower crime rates due to their limited access and circulation. He echoed the previous comments on the mismatch of proposed development types and drainage on Rana Rd.

Dee Wernette commented on the bottleneck of traffic at the intersection of Ridges Blvd and Broadway and that it would be exacerbated by connection of Rana Rd. He wondered about the precedent being set for future density of similar areas.

Tyler Urnquist echoed the previous comments on crime statistics, lack of pedestrian infrastructure, increased noise, the City-owned open space being used in density calculations, and erosion on Rana Rd. He added that small parks/open spaces often go unused by the surrounding property owners. He suggested no high-density housing, no multifamily units, and no attached units.

Leanne Mumpy commented on the wildlife and suggested wildlife corridors.

Bill Gulley noted that he likes his yard and outdoor recreation. He agreed with the suggestion of cul-de-sacs. He echoed concerns about stormwater runoff and suggested an engineering firm be hired to evaluate underground detention.

Susan Bierman commented on the limited parking availability on Rockwood Ln. She noted there was no public or guest parking shown in Mr. Preisendorf's presentation.

Brendon Shuey agreed with the previous comments on setbacks, building height, grading, density along property edges, and character of outdoor spaces. He proposed increased setbacks, stronger buffering, or density stepdown.

Dana Nkana commented that he moved to the area because it was quiet and had a low volume of traffic.

The public comment period was closed at 8:25 p.m. on February 10, 2026.

Mike Stubbs stated that many of the issues brought up in the public's comments would be addressed at time of subdivision.

Jamie Beard noted that the amended plat for The Ridges Filing 6 showed a proposed density for the subject parcels as 4 dwelling units per acre and that she was not aware of any amendments to allow 120 units to be constructed as Mr. Stubbs had indicated previously. She elaborated that the 2 lots that are now "Camelback Gardens" were never designated as multifamily or high-density developments on any previous plat.

The Commissioners asked Jamie about the approved density of the previous PD and the use of the City-owned open space to meet the open space requirements for clustering and other deviations from bulk standards.

Commissioner Quintero asked Kathryn Phillips if a Traffic Impact Study (TIS) had been done to evaluate the impact on Rana Rd. He asked what happens if a TIS shows a traffic impact beyond what the existing and proposed infrastructure could accommodate.

Chair Weckerly asked Kathryn Phillips if the City would require the developer to construct a connection between High Desert Rd and Rana Rd. She asked if clustering had an impact on the allowed density.

Commissioner Moore asked about the standards for using open space to calculate density and if using the City-owned open space was unusual.

Commissioner Palmer asked about the differences between the RL-4 and RL-5 zone districts.

Commissioner Abeloe asked if this request would have been approved under the previous PD. He asked what the maximum allowed unit count would be at the RL-4 density when including the City-owned open space.

Commissioner Zyvan asked for clarification on the conditional approval stated in the staff report. He also asked for clarification on what City Council had already approved for this ODP.

Commissioner Thomas asked about sidewalk requirements.

The public hearing was closed at 8:59 p.m. on February 10, 2026.

Discussion
There were comments from the Commission regarding infill development, concerns over traffic accidents, the TEDS exception for sidewalks, interconnectivity and pedestrian infrastructure, City Council approving the use of City-owned open space, building heights, and the specific design and density outlined in the ODP.

Commissioner Moore clarified for the record that the public comments and staff recommendations would be re-reviewed before this item was brought to City Council.

Motion and Vote
Commissioner Quintero made the following motion "Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report."
Commissioner Abeloe seconded; motion passed 6-1.

5. Zoning Code Amendment – Significant Trees ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

6. Zoning Code Amendment – Certified Irrigation Designers ZCA-2026-50

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer.

The applicant requested this item be pulled from this agenda for future consideration at a date uncertain.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 9:25 p.m.

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 12.89 ACRES FROM RM-8 RESIDENTIAL MEDIUM 8 (RM-8) TO RESIDENTIAL MEDIUM 12 (RM-12) ZONE DISTRICT LOCATED AT 370, AND 374 29 ROAD

Recitals:

The property owners, Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver, propose a rezone from Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) for 12.89 acres located at 370, 374 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12) for the property, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designation of Residential Medium and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the Residential Medium 12 (RM-12) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

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

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to Residential Medium – 12 (RM-12) on the zoning map.

370 29 Rd. Grand Junction, CO 81504:
Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0'05' West 220 feet, thence South 89'56' West 1318.21 feet, North 0'07' East 220 feet to the point of beginning, EXCEPT the West 30 feet thereof for road right of way; and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998. Mesa County, Colorado.

374 29 Rd. Grand Junction, CO 81504:
Tract I:
The north 220 feet of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, except the west 30 feet thereof for right of way;

also excepting therefrom that portion thereof conveyed to Mesa County by instrument recorded September 14, 2005, in Book 3992 at Page 172,
Mesa County, Colorado.

INTRODUCED on first reading this 4th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading 18th day of March 2026 and ordered published in pamphlet form.

ATTEST:

_____
Cody Kennedy
President of the Council

_____
Selestina Sandoval
City Clerk