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, JULY 15, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

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, July 15, 2026 or 4) submitting comments online until noon on Wednesday, July 15, 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 June 29, 2026, Workshop

b. Minutes of the July 1, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Repealing and Reenacting Title 6 of the Grand Junction Municipal Code Regarding Animals and Setting a Public Hearing for August 5, 2026

ii. Introduction of an Ordinance for a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing, and Authorizing the City Manager to Sign and Setting a Public Hearing for August 5, 2026

b. Quasi-judicial

i. Introduction of an Ordinance to Amend the Redlands 360 Planned Development Outline Development Plan (ODP), Incorporate Approximately 29.08 Acres into the ODP, Including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and Establish Planned Development (PD) Zoning for Newly Added Lands, Resulting in a Total ODP Area of Approximately 629.08 acres, and Amend the ODP to Modify Certain Bulk and Lighting Standards for Property Located South of the Redlands Parkway and Highway 340 Intersection and Setting a Public Hearing for August 5, 2026

3. Agreements

a. Intergovernmental Agreement with Mesa County for Stormwater Quality Management Services

4. Resolutions

a. A Resolution Authorizing the Dedication of Easements to Clifton Water District and Grand Valley Rural Power Lines, Inc. Associated with a Clifton Water District Pump Station

b. A Resolution Adopting the 2026 Mesa County, Colorado Hazard Mitigation Plan

REGULAR AGENDA

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

5. Public Hearings

a. Legislative

i. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer

ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage

b. Quasi-judicial

i. A Resolution Accepting the Petition for the Annexation of 18.96 Acres of Land and an Ordinance Annexing the Bennett Annexation, Located at the Southern End of 23 Road

ii. 2026-2030 Five-Year Community Development Block Grant (CDBG) Program Consolidated Plan and 2026 Annual Action Plan

iii. A Resolution Accepting the Petition for the Annexation of 41.09 Acres of Land and Ordinances Annexing and Zoning the Monument Vistas Annexation to Residential Low 5, Located at 888 21 Road

6. 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.

7. Other Business

8. Adjournment

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
JUNE 29, 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 Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Laurel Lutz.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Police Chief Matt Smith, Fire Chief Peter Skeris, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Title 6, Animal Code

Police Chief Matt Smith presented an update to the City's Animal Code following the City's assumption of animal control responsibilities from Mesa County. The rewrite consolidates multiple code sections, modernizes outdated language, and aligns regulations with current operational practices. The primary purpose of the ordinance remains the restructuring of animal licensing and enforcement procedures.

- Council discussion focused primarily on proposed regulations for reptiles and other exotic animals.
- Staff explained that the proposed regulations are driven primarily by the City's limited capacity to safely house, transport, and care for large reptiles if animals become abandoned, neglected, or escape.

Council generally supported:

- Converting species restrictions to size-based regulations.
- Creating a permitting process for larger reptiles.
- Refining code language prior to first reading.

Staff will revise the ordinance accordingly before returning it for formal consideration.

b. Overview of Grand Junction Rural Fire Protection District Funding

Fire Chief Pete Skeris presented an overview of the City's long-standing agreement to provide fire services within the Grand Junction Rural Fire Protection District and the current financial impact.

Highlights included:

- The Fire Department responds throughout both the City and Rural Fire Protection District under a long-standing intergovernmental agreement.
- Approximately 13.5% of department call volume occurs within the Rural District.
- The annual subsidy from City resources is approximately $2.1 million.
- Most parcels subject to the State's Wildland Urban Interface requirements are located within the Rural District (71.17%).
- Fire service demands continue to increase with population growth.
- Staffing, apparatus availability, and operational readiness are affected because City stations jointly serve both City and Rural District areas.

Council discussed:

- The fairness of City taxpayers subsidizing services outside city limits.
- The need to engage the Rural Fire Protection District Board regarding options to reduce or eliminate the funding gap.
- The possibility of the Rural District pursuing a future mill levy increase, recognizing that any tax question would be decided by Rural District voters.
- The importance of beginning those discussions well in advance of future contract negotiations.

No policy direction was requested. Staff indicated the presentation was intended to provide background information ahead of the 2027 budget process.

2. Council Communication

Councilmembers discussed:

- Demolition beginning on the airport terminal project.
- A future workshop discussion regarding Whitman Park, public restroom closures, and related public safety and maintenance issues.
- Communication strategies explaining restroom closures to the public.
- Emergency shelter coordination during wildfire smoke or extended power outages, with staff noting these functions are coordinated through Mesa County Emergency Management.
- A letter of support for Clifton Water District's grant application to modernize its Colorado River diversion structure.

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- July 13: Housing Action Plan draft, Housing Needs Assessment, and project updates.
- August 17: Council norms of conduct workshop with CIRSA and the City Attorney.
- Future discussion regarding the City's unhoused strategy and reports from organizations receiving City funding.

4. Other Business

a. <u>One Riverfront Commission Appointments</u>

Council reviewed recommendations from the interview committee for appointments to the One Riverfront Commission.

Discussion included:

- The exceptionally strong applicant pool.
- Recommended full-term and partial-term appointments.
- A question regarding service on multiple City boards and commissions, particularly involving Planning Commission members – the City Clerk will research and provide information before the appointments at the regular meeting.

5. Adjournment

There being no further business, the workshop was adjourned at 6:42 p.m.

Grand Junction City Council

Minutes of the Regular Meeting

July 1, 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 1st day of July, at 5:30 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Principal Planner Daniella Acosta, General Services Director Jerod Timothy, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Councilmember Stout read the proclamation, and Community Recreations Center Manager Nicole Reeves accepted it.

Appointments

To the One Riverfront Commission

Councilmember Kennedy moved and Councilmember Van Dyke seconded to appoint Thomas Freimann, Erin McDermott, Joseph Moreng, and Julia Surkis to the One Riverfront Commission for full terms expiring July 31, 2029, and to appoint Sara Warzecka to a partial term ending July 31, 2028, and Lori Schroeder for a partial term ending July 31, 2027. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Ed Kowalski, Jesse Militner, Bobbie Cleave, Brianna Board, Rhonda Bates, Sandra Geer and Robert Scribner.

City Manager Report

City Manager Mike Bennett thanked the first responders, Police Department, Fire Department, and partner agencies for responding to the wildfires in the area. He expressed deepest sympathies to the families of the three wildland firefighters who lost their lives while fighting the Snyder Fire and acknowledged their ultimate sacrifice. The City Manager also expressed appreciation for the community's support during the procession honoring the wildland firefighters and for the public's understanding of the decision to delay the fireworks and related activities out of respect for the fallen wildland firefighters.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave updates on the Homeless Coalition, the MCCUH Transportation Group, the Hilltop Drop-In Facility located downtown, the Police Department Awards Ceremony, and the Starburst Award, presented to the Emerson Skate Park.

Councilmember Kennedy reported on the Colorado Municipal League (CML) Conference and the ribbon cutting for the new sidewalk on Patterson Road (Ranchman’s Ditch project).

Councilmember Van Dyke provided an update on the Terminal Project.

Councilmember Stout also had updates on the Colorado Municipal League (CML) Annual Conference and the Executive Board.

Council President Lutz reported that the Commission on Arts and Culture announced the call for artists for the Riverfront Trail murals, with applications due by August 12. She also reported attending Councilmember Stout's educational session at the Colorado Municipal League Conference. Additionally, she and Councilmember Van Dyke attended the ribbon-cutting ceremony for the new Sensory Store.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the June 15, 2026, Workshop

b. Minutes of the June 17, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Certified Irrigation Designer, and Setting a Public Hearing for July 15, 2026

ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage, and Setting a Public Hearing for July 15, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Zoning the Monument Vistas Annexation to Residential Low 5 (RL-5), 41.09 Acres Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

3. Procurements

a. Contract Approval for Construction Management/General Contractor Services for Construction of the Persigo Wastewater Treatment Plant Administration and Maintenance Building

b. Authorize Change Order #2 with Dirtworks Construction for the D 1/2 Road Improvements Project

4. Resolutions

a. A Resolution Repealing Resolution No. 37-26 (A Resolution Referring 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 Over the Colorado Infill LTD Annexation) and Renouncing Land Use Control Over the Colorado Infill LTD Annexation, Approximately 1.59 acres, Located at 3009 D 5/8 Road

b. A Resolution Authorizing the City Manager to Release the City of Grand Junction's Interest in Right-of-way Easements No Longer Needed Due to the Purdy Mesa Flowline Replacement Project

c. A Resolution Vacating a Sanitary Sewer Easement for the City of Grand Junction Located at 2405 Patterson Road on a 7.84 Acre Parcel in a MU-2 Zone District

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Consent Agenda Item #1-4. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. An Ordinance Concerning the Salary of the City Manager

Pursuant to the City Charter, the salary of the City Manager is set by ordinance. The City Council has found the City Manager's performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 5% the annual compensation of City Manager Michael Bennett to $273,000.00.

Council President Lutz gave a brief presentation.

Comments were heard from Councilmembers Stout and Kennedy.

The public hearing opened at 6:08 p.m.

There were no public comments.

The public hearing closed at 6:08 p.m.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5328 an ordinance concerning the 2026 salary of the City Manager on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.i. An Ordinance Vacating Approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road

Grand Junction Land Company, LLC requested vacation of 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road to accommodate the new road design for the Redlands 360 Development.

Principal Planner Daniella Acosta Stine gave a brief presentation and was available to answer questions from council.

Applicant representative Jane Quimby made brief comments about the project.

Comments were heard from Councilmember Stout.

The public hearing opened at 6:17 p.m.

There were no public comments.

The public hearing closed at 6:17 p.m.

Councilmember Kennedy moved, and Councilmember Stout seconded, to adopt Ordinance No. 5329, an ordinance vacating 18,629 square feet of a 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.a. Authorization to Amend Construction Contract for Phase 2 Materials Recovery Facility Repurpose and Construction Project

The City of Grand Junction is advancing the development of a municipally owned Materials Recovery Facility (MRF) located at 365 32 Road. The MRF project represents an approximate $29 million investment in regional recycling infrastructure, including $11.2 million in advanced sorting and processing equipment. The project was originally intended to be constructed as a single phase; however, due to equipment manufacturing schedules and the timing of project design development, construction was divided into two phases. This approach allowed Phase I construction to begin while final design and procurement activities for the remaining project components were completed.

KR Construction Group, Inc. was competitively selected through the City's public bidding process to construct Phase I of the project. Throughout construction, KR has demonstrated quality workmanship, effective coordination with City staff and the project team, and a thorough understanding of the project's technical and operational requirements. Amending the agreement allows the City to capitalize on KR's successful performance during Phase I, maintain continuity of construction, reduce coordination and project risks associated with introducing a second contractor, avoid duplicate mobilization and administrative costs, and continue progress toward installation and commissioning of the processing equipment scheduled to begin arriving on August 3, 2026.

General Services Director Jerod Timothy gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmembers Stout, Kennedy and Beilfuss.

Councilmember Stout moved, and Councilmember Nguyen seconded, to authorize the City Purchasing Division to execute a change order with KR Construction Group, Inc. for Phase 2 improvements associated with the Materials Recovery Facility Repurpose and

Construction Project in the amount of $3,243,196.96 and authorize the City Manager to execute all necessary contract documents. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

Non–Scheduled comments were heard from Kerry Tindle.

7. Other Business

There were none.

8. Adjournment

The meeting adjourned at 6:41 p.m.

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Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: July 15, 2026

Presented By: Matthew Smith, Chief of Police, William Baker, Deputy Police Chief

Department: Police

Submitted By: Jeremiah Boies

Information

SUBJECT:

Introduction of an Ordinance Repealing and Reenacting Title 6 of the Grand Junction Municipal Code Regarding Animals and Setting a Public Hearing for August 5, 2026

RECOMMENDATION:

Staff recommends adoption and setting a public hearing.

EXECUTIVE SUMMARY:

After Mesa County ceased providing animal control in mid-2024, the GJPD Animal Control Services Unit began operations on January 1, 2025. The Ordinance repeals and reenacts Title 6 to align the code with City-provided services by centralizing licensing with the City and consolidating Chapters 6.04, 6.08, and 6.12, while preserving existing substantive provisions (including Downtown event rules and People's Ordinance No. 30 (1956)) and penalty practices.

BACKGROUND OR DETAILED INFORMATION:

In mid-2024, Mesa County notified the City of Grand Junction and the Grand Junction Police Department (GJPD) that the County would no longer provide animal control services within the City. Historically, the City contracted with Mesa County for those services, including enforcement of the animal provisions of the GJMC; care, custody, and impoundment of animals; and associated administrative functions such as animal licensing.

Following that notice, the GJPD established an Animal Control Services Unit, which commenced operations on January 1, 2025, and has been operating since that date.

Structure and Licensing Alignment

Title 6 of the GJMC, entitled “Animals,” was structured to effectuate the City’s former arrangement with Mesa County. Under that model, animal licensing was administered by the County, and related revenues offset the County’s costs of providing animal control services. Although the City now provides those services, the current code still contemplates County administration of licenses. As a result, City residents continue to pay licensing fees to Mesa County for services delivered by the City. The proposed revision brings licensing administration into alignment with current operations by authorizing City administration of animal licensing.

Consolidation and Modernization

The current animal code is spread across three chapters—GJMC 6.04 (Animal Regulations), 6.08 (Livestock and Fowl), and 6.12 (Dogs and Cats). The proposed ordinance consolidates these provisions into a single chapter that:

- Centralizes all licensing, prohibitions, regulations, and procedures;
- Clarifies enforcement authority and processes consistent with the GJPD’s Animal Control Services Unit; and
- Updates terminology and organization for clarity and ease of use.

Continuity of Substantive Provisions

The revision preserves all functional and unique provisions of the current Title 6, including special provisions related to Downtown events and People’s Ordinance No. 30 (1956). The fine schedule, penalty assessment framework, and court-appearance requirements remain consistent with the existing code.

Fee Schedule

In conjunction with the repeal-and-reenact ordinance, a companion resolution would adopt a City fee schedule for animal control services. Previously, applicable fees were adopted by the Mesa County Board of County Commissioners as part of the County’s animal ordinance. Staff has compiled the fees necessary to implement the regulations and requirements set forth in Title 6 and included them in the proposed resolution.

Reptiles

At the June 29, 2026 workshop, Council heard from the Chief of Police regarding the prohibition of certain reptiles. The proposed code was updated to reflect direction from Council, which includes a change in terminology from poisonous to venomous, and a licensing scheme for reptiles that would have been banned in a previous version of the proposed code.

FISCAL IMPACT:

This Ordinance and companion resolution setting a fee schedule will increase revenue for the City through animal licensing fees. Those fees are currently being paid to Mesa County by City residents. The fees paid to the County will now be paid to the City instead.

SUGGESTED MOTION:

I move to (adopt/deny) an ordinance repealing and reenacting Title 6 of the Grand Junction Municipal Code regarding animals, on first reading and set a public hearing for August 5, 2026.

Attachments

1. Public Comment - Letter Phill Gross
2. ORD - AN ORDINANCE REPEALING AND REENACTING TITLE 6 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING ANIMALS 07082026

United States Association of Reptile Keepers

June 29, 2026 ***Via Electronic Mail***

City Council
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Proposed Repeal and Reenactment of Title 6 of the Grand Junction Municipal Code Regarding Animals

Dear Members of the Grand Junction City Council,

On behalf of the United States Association of Reptile Keepers (USARK), we appreciate the opportunity to comment on the proposed repeal and reenactment of Title 6 of the Grand Junction Municipal Code regarding animals.

Please note that the Colorado Parks and Wildlife (CPW) Commission completed a major review and overhaul of Colorado's reptile and amphibian laws for both native and non-native species. Given CPW's months of work, the most straightforward and reasonable way to address this ordinance is to mirror state law on these animals. CPW provides the framework and research, so Grand Junction does not need to. We advise the City to follow CPW's lead for a practical approach.

USARK understands that this ordinance is being brought forward largely because Mesa County no longer provides animal control services within the City, and the City has now assumed those responsibilities through the Grand Junction Police Department Animal Control Services Unit. We do not object to the City updating its code to reflect that administrative change, centralize licensing, and clarify enforcement authority.

However, the proposed ordinance goes beyond administrative cleanup by adding new and broader animal prohibitions, including a ban on all non-snake reptiles over three feet, in addition to the current bans on many snakes, and on any animal that is not indigenous to Colorado and is not classified as a domesticated animal or pet. These changes would prohibit many animals that are lawfully and responsibly kept, without a clear connection to public safety.

USARK supports reasonable, evidence-based regulations that protect public safety while allowing responsible animal ownership. The proposed language should be revised to be clear, enforceable, and focused on actual risk rather than arbitrary size limits or broad categories.

1. Reptiles Over Three Feet Nose To Tail

The proposed prohibition in 6.04.320(a)(3) on “all other reptiles” over three feet from the nose to the tip of the tail is especially problematic. It is common practice to measure lizards from the tip of the snout to the vent (SVL) because many lizards have tails longer than the rest of their bodies. Sometimes a lizard’s tail is multiple times longer than its body or SVL length. As a result, measuring from the tip of the nose to the tip of the tail does not accurately reflect a lizard’s size or its risk to the public. For example, some tree monitors may exceed three feet while weighing less than one pound. A three-foot reptile limit would therefore prohibit animals that do not pose any meaningful danger to the public. Even large lizards do not pose any inherent public safety concern.

2. Prohibitions On Monitor Lizards

Likewise, the proposed prohibition on all monitor lizards in 6.04.320(a)(9) is unreasonable. Monitor lizards vary widely in size, temperament, and risk. A blanket prohibition treats small, responsibly kept species the same as much larger ones, even though neither poses real public safety concerns. If the City believes regulation is necessary, the ordinance should address secure housing and responsible ownership rather than impose a category-wide ban.

Monitor lizards vary greatly in size, much like dogs range from Chihuahuas to Saint Bernards. Some monitors weigh only a few ounces and fit in one hand, while others may weigh 30 pounds. Regardless of size, they are not inherently dangerous. Many of the larger monitors behave much like dogs and are not something to be feared. Owners may be the problem, not the animals themselves. Bad owners can be handled through a nuisance ordinance so that responsible animal owners are not unjustifiably penalized. We have more on that below.

3. Prohibitions On Large Constrictor Snakes

USARK also has concerns about the current restrictions on non-venomous snakes over six feet and the specific listing of several large constrictor species in 6.04.320(a)(1)-(2). Again, size alone is not a sound basis for prohibition. Captive-bred constrictors are commonly kept by experienced owners and, when properly housed and handled, do not pose a public safety risk. If the City is concerned about escape or improper handling, those concerns can be addressed through secure-enclosure requirements, transportation standards, and owner accountability. Over many decades, people have kept large constrictor snakes and large lizards, yet no member of the general public has been attacked or severely harmed by an escaped or released large snake or lizard.

4. Prohibition on Venomous/Poisonous Reptiles and Crocodilians

For similar reasons, USARK is concerned with the proposed prohibition on all poisonous and venomous animals in 6.04.320(a)(1). A blanket prohibition fails to distinguish between species that pose a genuine risk to public safety and those that do not.

We suggest that the City mirror state law. As mentioned, CPW recently passed new regulations. Crocodilians and venomous reptiles are covered under this regulation.

For example, this ban will raise concerns about poison dart frogs. While these frogs produce potent toxins in the wild, those toxins come from their natural diet, specifically certain insects not found in captivity. As a result, poison dart frogs kept as pets do not contain toxins and do not pose the same risk as their wild counterparts. It is unclear whether the prohibition on poisonous animals would apply to these popular pet species.

The proposed prohibition on all crocodilians in 6.04.320(a)(9) without distinguishing between large species and smaller ones should also be revised. Dwarf caimans, such as Cuvier's dwarf caiman (*Paleosuchus palpebrosus*), are commonly kept in captivity and typically reach lengths of approximately four to five feet and weigh no more than 15 pounds.

These animals do not pose the risk that larger crocodilian species do, and are not banned by CPW. A more tailored approach that accounts for differences in size and species would yield more effective and reasonable regulation.

USARK respectfully requests that proposed 6.04.320(a)(9) be modified to allow the possession of dwarf caiman species within the genus *Paleosuchus*.

6. USARK's Proposal

USARK understands Grand Junction's desire to update its code; however, we respectfully recommend that Grand Junction follow the approach recently adopted by Wheat Ridge, Colorado, which allows reptiles, amphibians, and invertebrates unless they are otherwise restricted under state or federal law. We believe Grand Junction should adopt the same framework and use the following model language:

> It shall be unlawful for any person to own, possess, harbor, sell, or in any other manner traffic in the following species of animal:

a. Any animals that have been classified as a dangerous or hazardous species under state or federal law;

b. Any animals that are not permitted by Colorado Parks and Wildlife to possess.

This approach would provide Grand Junction with a clearer, more enforceable standard. It would also avoid banning animals that are lawful under Colorado law and commonly kept by responsible owners. Rather than creating a separate local list based on arbitrary size thresholds, the City can rely on existing state and federal restrictions for animals that pose genuine public safety, wildlife, or environmental concerns.

7. **Grandfathering**

Alternatively, USARK is concerned that the proposed ordinance does not appear to include a grandfather clause for current lawful owners whose animals would be prohibited. If the City proceeds with any new prohibition, it should, at a minimum, include a grandfather provision allowing current owners to keep their animals, provided the animals are securely housed and do not create a nuisance or pose a public safety risk.

8. **Nuisance Clause**

Rather than getting into the weeds by listing specific groups or animals as prohibited, a more sensible approach is to address problems through a nuisance ordinance, as is often used for barking dogs and other animal-related issues. We have a draft example:

a) Any person who recklessly and without exercising proper due care has endangered the health and welfare of themselves or another person while possessing exotic or other animals within the city shall be prohibited from continuing to possess such animals.

Conclusion

USARK respectfully requests that the City revise the proposed ordinance and adopt the Wheat Ridge-style language allowing reptiles, amphibians, and invertebrates unless they are prohibited or restricted under state or federal law or prohibited by Colorado Parks and Wildlife.

USARK remains ready and willing to assist the City in developing balanced policies that protect public safety while supporting responsible animal ownership. We welcome the

opportunity to serve as a resource and work collaboratively toward a practical, well-informed regulatory framework. Have a good day.

Respectfully submitted,

/s/ Phil Goss
President of USARK,
president@usark.org

More about USARK

USARK is a registered 501(c)(6) non-profit national advocacy group protecting the freedom of Americans to keep reptiles and amphibians responsibly. We would like to reiterate that we represent responsible herpetoculturists. USARK is a science, education, and conservation-based non-profit membership organization. We represent pet owners, conservationists, business owners, veterinarians, and scientists who work with reptiles and amphibians. We are the only national advocacy organization representing solely the reptile and amphibian-keeping community and true subject-matter experts. USARK is dedicated to species conservation through responsible captive propagation and endorses a Keepers' Code of Ethics. USARK regularly provides science-based training to government agencies and officials at the federal, state, and local levels. Our voice is critical in forming government policy, as this arena is too often dominated by those seeking to end all forms of animal ownership.

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REENACTING TITLE 6 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING ANIMALS

RECITALS:

The City of Grand Junction previously contracted with Mesa County for animal control services, including enforcement of the animal provisions of the Grand Junction Municipal Code and related care, custody, impoundment and licensing administration. In 2024, Mesa County notified the City that it would no longer provide such services as of January 1, 2025. In response, the Grand Junction Police Department established the Animal Control Services unit, which began operations on January 1, 2025.

Title 6 of the GJMC, entitled “Animals,” was structured around the former arrangement with Mesa County. Additionally, Title 6 and its provisions were distributed across three different chapters. To consolidate, clarify, and modernize the animal code and to reflect the City’s Animal Control Services unit’s enforcement and administration, and to create an animal licensing ordinance which allows City residents to license their pets with the City rather than Mesa County, the City has prepared a comprehensive redraft of Title 6.

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

Section 1. Repeal of Current Title 6.

Title 6 of the Grand Junction Municipal Code, as it exists on the effective date of this ordinance, is repealed in its entirety.

Section 2. Enactment of New Title 6.

The following text is adopted as Title 6 of the Grand Junction Municipal Code:

Title 6 - ANIMALS

Chapter 6.04 Animal Control

6.04.010 Purpose and citation.

The City of Grand Junction established this Title 6 to declare as matter of public policy the importance of protecting the public health and safety of the citizens of the City and to promote the general welfare of its citizens and the animals located within the City. Animal ownership is welcomed within the City; however, strong emphasis is placed on responsible ownership of animals. Animal owners are expected to respect the rights of other persons and animals and assume full responsibility for the actions and condition of their animals. Responsibility is placed upon animal owners to properly train or secure

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their animals to prevent them from causing injuries to persons, animals, or property or creating public nuisances. The regulation of dogs and other animals and the actions of their owners through administrative regulation and civil and criminal enforcement is necessary to protect the citizens of the City and their property. This Title 6 may be cited and referred to as the "Animal Code."

6.04.020 Scope.

This Title, along with Title 21, are comprehensive and address many public health and safety matters which may not be relevant to each animal owner within the City; however, all animal owners are required to adhere to any portions of this Title that address ownership of an animal and the actions of their animal.

6.04.030 Interpretation.

In interpreting and applying this Title, the requirements set forth herein are the minimum requirements for the protection of the public health, safety, and welfare. The provisions of this Title shall be liberally construed to accomplish its purposes.

6.04.040 Definitions.

The following words, terms and phrases, when used in this Title, shall have the following meaning, unless the context clearly indicates otherwise:

Abandon means the leaving of an animal without adequate provisions for the animal's proper care by its owner, the person responsible for the animal's care or custody, or any other person having possession of such animal. This includes, but is not limited to, leaving the animal unattended at the owner's residence for more than 24 hours, depositing or dropping off an animal on public property, or on property other than that of the owner or custodian, without prior permission of the property owner.

Agricultural Animal means any animal commonly kept or harbored, as a source of food, hides, income through agricultural sale, as a pack animal or draft animal or for use as transportation. Agricultural animal includes, but is not limited to, horses, mules, sheep, goats, cattle, swine, geese, pigeons, turkeys, pea fowl, and guinea hens. In the event of uncertainty concerning whether a particular animal is a species of agricultural animal the presumption shall be that such animal is a species of agricultural animal until the owner of such animal proves by a preponderance of the evidence to the Municipal Court Judge that the animal is not a species of agricultural animal.

Animal means any living, nonhuman vertebrate or invertebrate creature.

Animal Code means this Title 6 of the City of Grand Junction Municipal Code.

Animal Control Specialist means any person designated by the City, including a law enforcement officer, to enforce provisions of this Title or any other ordinances or laws of the state pertaining to animals.

Animal shelter means any premise designated by the City for the purpose of boarding or caring for any animal impounded under the provisions of this Title or any other ordinance of the City or law of the state.

At large means to be off the premises of the owner or custodian and not under direct physical control of the owner or custodian by means of a leash.

Attractant means any substance which could reasonably be expected to attract a wild animal, or does attract a wild animal, including but not limited to, garbage, food products, pet food, feed, grain or salt.

Bite means a wound to the skin causing it to bruise, puncture, or break.

Bodily injury means any physical pain, illness, or impairment of physical or mental condition.

Cat means a domestic cat (Felis catus) regardless of sex.

Chicken means any member of the species Gallus domesticus kept for its eggs or meat, excluding ducks, geese, pigeons, turkeys, pea fowl, and guinea hens.

Common area means and includes areas such as, but not limited to, the yards, grounds, garden areas, play areas, clubhouses, swimming pools, walkways, common garage areas, entryways, hallways, and driveways of condominiums, townhouses, apartment complexes, motels, hotels and mobile home parks.

Control shall mean that the animal is on a leash, cord or chain not more than ten (10) feet in length held by a person of sufficient age, size and physical ability to restrain the animal. Electric leashes are specifically prohibited.

Cruelty means the act or omission to act of a person who knowingly or with criminal negligence overdrives, overloads, tortures, torments, deprives of necessary sustenance, unnecessarily or cruelly beats, needlessly mutilates, needlessly kills, carries or confines in or upon vehicles in a cruel or reckless manner, or otherwise mistreats or neglects any animal, fails to provide proper food, drink or protection from the weather or abandons it.

Dangerous animal means an animal which:

(a) Causes serious bodily injury to a person;

(b) Causes bodily injury to a person or animal on two or more occasions;

(c) Is infected with rabies;

(d) Causes bodily injury to a person or animal and the bodily injury occurs off the animal owner's premises;

(e) Is at large and exhibits aggressive behavior on two or more occasions;

(f) Demonstrates tendencies that would cause a reasonable person to believe that the animal would inflict bodily or serious bodily injury upon any person or domestic animal while the animal is without effective and immediate control;

(g) Has engaged in a dogfighting contest with the owner's knowledge; or

(h) Has been specifically found to be dangerous by any court or jury; provided, however, that an animal which attacks, terrorizes, or causes any bodily injury to a person or animal in immediate response to objectively unreasonable provocation shall not be found to be dangerous if the animal owner establishes such facts as an affirmative defense to a charge for violation of GJMC § 6.04.180 or to the satisfaction of the investigating Animal Control Specialist.

Dog means a domestic dog (Canus familiaris) regardless of sex.

Domesticated animal or *pet animal* means any domesticated animal commonly kept in a household, excluding livestock, such as: dogs; cats; chinchillas; domestic rabbits; guinea pigs; hamsters; domestic mice; domestic rats; gerbils; domestic ferrets; hedgehogs; sugar gliders; canaries, finches, parakeets, doves, domesticated parrots (or the like), aquarium fish; nonpoisonous amphibians; nonvenomous snakes; nonvenomous invertebrates; and turtles of a species and size which is permissible under state law.

Duck means a duck that has been domesticated and is kept for its eggs and meat.

Emotional support animal means a domesticated companion animal that provides therapeutic benefit to an individual and is not specifically trained to address a specific need of a disabled person.

Estrus means a recurring period of sexual reproductivity and fertility in many female mammals; heat.

Excrement means waste matter discharged from the bowels; feces.

Exotic animal means an animal introduced from another country not normally kept as a household pet or farm animal.

Feed means all provisions of edible or drinkable materials, including, without limitation, bones, salt licks and water.

Feral cat means a cat that lives outside, does not have an owner, is unsocialized to people, and typically avoids contact with humans. A feral cat is not domesticated, is wild, and is not owned or controlled by anyone.

Fowl means geese, pigeons, turkeys, pea fowl, guinea hens, and the like. For purposes of this Title, fowl expressly does not mean chickens or ducks.

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Habitual offender is a person who has pled guilty to, or been found guilty of, violating any provision of this chapter or any comparable municipal, County or State regulation two or more times within the two-year period immediately preceding the present incident and/or any dog whose owner, keeper or custodian has pled guilty to, or been found guilty of, two or more violations of this chapter or any comparable municipal, County or State regulations concerning the same dog within a two-year period.

Harbor(ing) means the act of keeping and caring for an animal or providing a premise to which the animal is provided food, shelter or care. An individual shall be deemed to be harboring an animal only if such care or provision continues for more than three consecutive days.

Humane trap means a box-type trap that does not cause bodily harm to the animal intended to be captured or to any other animal or person coming in contact with such trap.

Keeper means any person who is in possession of, or is keeping, harboring or caring for any animal.

Keep(ing) means to care for, to have custody of, to provide premises to which the animal regularly returns for food and shelter, or to exercise physical control over, or to have any right of property in, an animal, or to own, harbor or allow an animal to remain about any premises within the City.

Leash means a chain, cord, or tether not more than 10 feet in length which is securely attached to and capable of restraining the animal.

Mistreatment means every act or omission to act which causes or unreasonably permits the continuation of unnecessary or unjustifiable pain or suffering.

Neglect means failure to provide food, water, protection from the elements, or other care generally considered to be normal, usual and accepted for an animal's health and well-being consistent with the species, breed and type of animal.

Owner means any person, or person acting as custodian, partnership, corporation, or an agent of the foregoing, who owns, co-owns, possesses, keeps, harbors, or who has control or custody of an animal; or the person named as owner in current animal licensing records or on the dog identification license or rabies tag; or any parent, guardian or legal custodian of any unemancipated child under 18 years of age, which child owns, co-owns, possesses, keeps, harbors, or has control or custody of an animal.

Person means any natural person, corporation, partnership, association, or other entity.

Pet animal facility means any place or premise used in whole or in part, for the keeping of pet animals for the purpose of adoption, breeding, boarding, day care, grooming, handling, selling, sheltering, trading, or otherwise transferring such animals, as more set forth in the Pet Animal Care and Facilities Act ("PACFA"), C.R.S. §§ 35-80-101 through 35-80-117 as amended. "Pet animal facility" also includes keeping any individual

animals for breeding stock. "Pet animal facility" shall not mean a common carrier engaged in intrastate or interstate commerce. For purposes of this Title, two (2) or more animal facilities that have the same or a similar purpose and operate from one (1) place or premises shall be considered a single pet animal facility.

Premises means property owned, leased, or expressly permitted to be used by an owner; or any confined area or locality such as a residence, business, room, shop, building, or motor vehicle in which the animal's presence is authorized by the owner of the premises. The term "premises" includes the open bed of a motor vehicle.

Proper enclosure means a structure which:

(a) Prevents the entry of young children;

(b) Prevents the animal from escaping.

(c) Has secure sides and a secure top or secure sides which are of sufficient height to prevent the animal from escaping;

(d) Has sides that are constructed at the bottom to prevent the animal's escape by digging under the sides.

(e) Provides appropriate protection from the elements for the animal.

(f) Complies with all zoning and building ordinances/regulations of the City.

(g) Must be kept in a clean and sanitary condition.

(h) Must be approved by an Animal Control Specialist

Provocation means harassment, teasing, threatening, striking, or attacking an animal or its owner in the animal's presence, by either a person or another animal, which is objectively unreasonable to an ordinary person. "Provocation" shall not include the lawful presence of an individual or animal in close proximity to but not within or upon property of another, or where a dog is tied, kept, kenneled or harbored.

Public nuisance means and includes any dog whose owner, keeper or custodian has been charged with three or more violations of this title concerning the same dog within a two-year period.

Public safety risk means any action or lack of action by an owner or dog that could actively or inadvertently cause injury, death or illness to a person or animal.

Rabies vaccination means inoculation of a domestic animal with an anti-rabies vaccine approved by the Mesa County Health Department or similar agency and administered by a licensed veterinarian. The vaccination shall be valid for the period of time specified in writing by the veterinarian for the specific vaccine used.

Serious bodily injury means bodily injury which, either at the time of the actual injury or at a later time, involves a substantial risk of death, a substantial risk of serious

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permanent disfigurement, a substantial risk of protracted loss or impairment of the function of any part or organ of the body, or breaks, fractures, or burns.

Service animal means a dog or miniature horse that has been individually trained to do work or perform tasks for the benefit of an individual with a disability. Other species of animals, whether wild or domesticated, trained or untrained, are not service animals for the purposes of this definition.

Spay or *neuter* shall mean to render permanently incapable of producing offspring.

Stray animal means any animal for which there is no identifiable owner.

Tether means to tie up or chain to a fixed or heavy inanimate object so as to restrict the free movement of any animal to a distance no greater than the length of its leash or chain.

City means the City of Grand Junction as a municipal corporation or the territory contained therein, as the context dictates.

Wild animal shall mean all wildlife, including, but not limited to, bears, coyotes, foxes, wolves, mountain lions, opossums, raccoons, skunks, squirrels, raptors, all game animals, and all other species of animals, which exist in their natural, unconfined state and are usually not domesticated.

6.04.050 Powers and duties of Animal Control Specialists.

(a) Animal Control Specialists shall have the power and duty to enforce all Sections of this Title pertaining to animals. In the furtherance of such duties, such specialists may issue, sign and serve penalty assessments or summons and complaints to enforce the provisions of this Title.

(b) Animal Control Specialists shall keep accurate and detailed records of the impoundment and disposition of all animals coming into custody, and of all reports of any animal bites reported to such specialists.

(c) It shall be lawful for any Animal Control Specialist to go upon private property to capture any animal to be impounded for, or to investigate any report of a violation of this Title, when:

(1) The Animal Control Specialist has obtained consent of the person in possession of the property.

(2) The Animal Control Specialist has obtained a search warrant pursuant to Rule 241 of the Colorado Municipal Court Rules.

(3) The Animal Control Specialist is in pursuit of an animal which the Specialist has probable cause to believe is, or has been, running at large.

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(4) The Animal Control Specialist is in pursuit of an animal which the specialist has probable cause to believe has caused injury to a person or other domesticated animal.

Nothing in paragraphs (c)(3) or (c)(4) of this Section shall be deemed to authorize entry into any enclosed building or fenced area on private property.

(d) If an affidavit has been submitted to the Municipal Court Judge which satisfies the Judge that an animal which is the subject of a violation of this Title is located within the City and that the animal either poses a clear and present danger to the health, general welfare or safety of other persons or animals or is suffering extreme neglect or cruelty, the Municipal Court Judge may issue a search warrant pursuant to Rule 241 of the Colorado Municipal Court Rules for an Animal Control Specialist or a law enforcement officer to enter a premise and seize the animal. The owner of the animal may request a hearing concerning any such order for seizure entered pursuant to this Section by filing an appropriate motion pursuant to applicable rules in the Colorado Municipal Court Rules. Whenever an animal is seized by order of the Municipal Court or other court, the animal shelter shall not adopt out, donate or euthanize the animal unless such action is permitted by a subsequent order of the same court which ordered the initial seizure.

(e) Notwithstanding paragraph (c)(2) above, if an Animal Control Specialist has reasonable cause to believe that the keeping or harboring of any animal is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the animal or the public health or safety, the Animal Control Specialist shall have the right to immediately enter and inspect the property or vehicle in or upon which the animal is kept, and may use any reasonable means required to effect such entry and make such inspection, whether the property or vehicle is occupied or unoccupied and whether permission to inspect has been obtained or not. If the property or vehicle is occupied, the Animal Control Specialist shall first present proper credentials to the owner or occupant of the property or vehicle and demand entry, explaining his or her reasons therefore and the purpose of the inspection. Such entry shall be solely for the purpose of abating the violation, and no evidence obtained during or as a result of such entry shall be admissible for purposes of prosecution.

6.04.060 Interference.

(a) It shall be unlawful for any person to interfere with, molest, hinder or obstruct the Animal Services Officer or any other City employee or official in the discharge of the official's duties under this title.

(b) It shall be a misdemeanor for any person to refuse to identify themselves with their legal name, address, and date of birth when requested by an Animal Control Specialist when the Specialist has reasonable suspicion of any violation of this Title.

6.04.070 Prosecution.

(a) For the purpose of prosecuting any violation of this Title, it shall not be necessary in order to obtain a conviction to prove knowledge or notice on the part of the owner of the animal in question that said animal was violating any of the Sections of this Title at the time and place charged. The purpose of this Section is to impose strict liability upon the owner of any animal for the actions, conduct and condition of such animal, unless the violation specifically provides otherwise.

(b) Each separate day, or any portion thereof, during which such violation of this Title occurs or continues shall constitute a separate offense and, upon conviction thereof, shall be punishable as provided in this Title.

6.04.080 Licensing, collar and tags or microchip required.

(a) Dog license required.

(1) It shall be unlawful for any owner of any dog, over the age of four (4) months, or within thirty (30) days of acquisition of said dog, whichever occurs last, to fail to obtain a license for such animal as required by this Section.

(2) Application for a dog license shall be made to Grand Junction Police Department, or to such agents as designated by Grand Junction Police Department. Dog licenses and tags shall be issued, renewed, replaced and expired in accordance with the application requirements.

(3) The license fee, including the fee for replacement licenses, shall be in an amount as set by resolution of the City Council.

(4) It shall be unlawful for any person to own, keep, or harbor any dog that has not been licensed, or for any person to fail to produce proof that the animal is currently licensed, as required by this Section, when requested by an Animal Control Specialist.

(5) It is unlawful for any person to affix to the collar, or harness of any dog, or permit to remain affixed, a dog license tag for any other dog or to display such a tag to an Animal Control Specialist.

(b) Collar and tags or microchip required.

(1) It is unlawful for any person to own, keep, or harbor any dog that must be licensed pursuant to this Section (a), which is not displaying a current dog license tag affixed to a collar or harness worn on the dog.

(2) It is unlawful for the owner of any dog within the City to fail to cause such dog, while off the premises of such owner to either:

(i) Wear at all times a collar or harness with a tag made of durable material with legible and current identification attached thereto containing words, numbers or a combination thereof, which enables the Animal Control Specialist to readily ascertain the name, current home address, and current home telephone number, of the owner and a valid current rabies tag attached thereto, which tag shall be furnished by a veterinarian, the number of such tag corresponding with the number of the rabies certificate issued to the owner of the dog; or

(ii) Have a microchip surgically implanted into such dog or other similar type of identification in lieu of wearing a name tag which enables an Animal Control Specialist to readily ascertain the name, current home address, and current home telephone number of the owner and a valid current rabies tag. It shall be the responsibility of the owner or keeper of such animal to ensure their information within the microchip database is accurate at all times.

(3) It is unlawful for any person to possess or make use of a stolen, counterfeit or forged license certificate or license tag.

(4) Dog license certificates and license tags are not transferable. It us unlawful for any person to attach or cause to be attached any license tag to any dog other than the dog for which the tag was originally used.

(5) Any dog found without the requirements identified in this Section A or B, may be seized and impounded by the Animal Control Specialist.

6.04.090 Disease/rabies control.

(a) No domesticated animal afflicted with a contagious or infectious disease shall be allowed to run at large or to be exposed in any public place whereby the health of any person(s) or animal(s) may be affected, nor shall such diseased animal be shipped or removed from the premises of the owner except under the supervision or approval of an Animal Control Specialist to secure disposition of any diseased animal and such treatment of affected premises as to prevent the communication and spread of the contagion or infections, except in cases where the state health director is empowered to act.

(b) It shall be unlawful for any owner of a dog or cat four (4) months of age or older, or any domesticated animal capable of transmitting rabies, to fail to have such animal vaccinated against rabies. All dogs and cats shall be vaccinated at four (4) months of age and revaccinated thereafter at the expiration of the validity of the vaccine used, as shown on the written document prepared by a licensed veterinarian. The vaccination shall be valid for the period shown on the document. Any person moving into the City

from a location outside the City shall comply with this Section within thirty (30) days after having moved into the City.

(c) It shall be unlawful for any person who owns a vaccinated animal to fail or refuse to exhibit a copy of the certificate of vaccination upon demand to any person charged with the enforcement of this Section. A current rabies tag should be attached to a collar, harness or other device and shall be worn by the vaccinated dog or cat at all times.

(d) It shall be unlawful for any person to own, keep or harbor any dog or cat that has not been vaccinated against rabies, as provided herein, or that cannot be identified as having a current vaccination certificate.

(e) Rabies vaccination certificates and tags are not transferable and cannot be used for any animal other than the animal that received the vaccination and for which the certificate was originally issued.

(f) The owner of a dog or, cat may request an exemption to the vaccination provisions if, for medical reasons, a dog or cat cannot be vaccinated. In this event, a dog or cat owner must submit an affidavit from a licensed veterinarian stating the reasons why the dog or cat is unable to be vaccinated.

6.04.100 Limits on dogs and cats.

(a) It shall be unlawful for any person to own, keep or harbor more than three (3) dogs that are four (4) months of age or older on any premises.

(b) It shall be unlawful for any person to own, keep or harbor more than three (3) cats that are four (4) months of age or older on any premises.

(c) Only one (1) litter of offspring of an age of six (6) months or less may be kept on any premises at any given time.

(d) Limitations on the number of dogs and cats does not apply to Animal Shelters, as defined in Section 6.04.040.

6.04.110 Animals running at large.

(a) It shall be unlawful for the owner, keeper, or harborer of any animal to permit the same to run or go or be at large on any street, public place, within the City or upon the premises of any other person without permission of such other person, unless the animal is accompanied by a person and is under control, as defined in this Title. This does not apply to cats, as they are free roaming animals.

(b) It shall be unlawful to tether any animal on any property other than that of the owner without permission of the property owner or occupant or to allow any animal tethered on

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the property of the owner to have access to property other than that of the animal owner.

(c) In addition to any other remedy provided by the City to prohibit the running at large of an animal, any animal running at large may be seized and impounded pursuant to this Section. This does not apply to cats, as they are free roaming animals.

(d) It shall be unlawful for any owner or keeper to fail to securely confine any unspayed animal in the state of estrus (heat), in a house, building or proper enclosure, in such a manner that such animal cannot come in contact with another animal except for planned breeding, and such that the animal does not create a nuisance by attracting other animals. When outside on the property of the owner for metabolic waste elimination, the animal must be physically restrained on a hand-held leash or confined in a fenced yard. Owners or keepers who do not comply may be ordered to remove the animals in heat to a boarding kennel, veterinary hospital or animal shelter. All expenses incurred as a result of the confinement shall be paid by the owner of the animal. Failure to comply with the removal order shall be a violation of this Section and the animal shall then be impounded as prescribed in this Title.

(e) Dogs may be off leash in a designated, enclosed dog park, if accompanied by a person capable of managing the animal off leash.

(f) Sick or injured animals found on public property shall be presumed to be running at large and may be impounded and provided any necessary veterinary medical treatment. If the animal is significantly injured or sick, such that recovery is improbable, the animal may be humanely destroyed, in order to avoid further pain and suffering by the animal, without liability to the City, animal shelter, their employees, officers, or agents, or to any veterinarian examining, diagnosing, or treating the animal. An Animal Control Specialist shall make a reasonable attempt to contact the owner or keeper of an injured animal that is treated or impounded. The owner of such animal shall be liable for all expenses associated with the treatment or impoundment.

(g) It shall be prima facie evidence that a dog is running at large if the dog is out of its owner's, harborers or keeper's sight, or if the dog goes upon public or private property without the owner's, manager's or keeper's consent.

(h) A dog may be off leash and otherwise at large while actually working livestock, locating or retrieving wild game in a lawful season for a licensed hunter, assisting law enforcement officers or participating in an organized training class, dog show, obedience trial or event in which the dog is participating and/or is entertainment. The livestock and locating or retrieving wild game exceptions shall not apply in:

Downtown Grand Junction: defined as the area bounded on the east by 12th Street and on the west by First Street; and on the north by the north side of the pavement of Grand Avenue, and on the south by the south side of the pavement of Colorado Avenue; or

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The North Avenue corridor: defined as the area one-half block north and south of North Avenue, from First Street on the west to 29 Road on the east.

6.04.120 Animals at Downtown Events

(a) No animal owner, or any person who harbors an animal, shall permit his animal to be at, in or within the permitted area of any special event(s) in downtown Grand Junction unless prior written permission is granted by the City or the Downtown Development Authority ("DDA") allowing the animal(s) to be present within the permitted area of the event. Physical or mechanical confinement of the animal is not a defense to prosecution under this section. Service dogs and police canines shall be exempt from this section. For purposes of this section special events are those activities which hold a valid permit issued by the City or the DDA .

(b) The City or the DDA or an event promoter authorized by the City or the DDA may allow animals at any event or may as part or all of an event authorize an organized race, exhibition and/or parade, training class(es), show(s) or obedience trial or similar activities or entertainment involving animals.

(c) Downtown Grand Junction is defined as the area bounded on the east by 12th Street and on the west by First Street; and on the north by the north side of the pavement of Grand Avenue, and on the south by the south side of the pavement of Colorado Avenue

6.04.130 Injuring or Meddling with Police Dogs.

(a) It shall be unlawful for any person to willfully or maliciously torture, torment, beat, kick, mutilate, injure, disable or kill any dog, including a guard dog, used by a law enforcement agency within the City in the performance of the functions and duties of such agency, or to unwarrantedly interfere or meddle with any such dog while being used by such agency or any member thereof in the performance of any of the functions or duties of such law enforcement agency or of such members.

(b) Interference or meddling with a law enforcement dog includes yelling, barking at, or otherwise distracting by noise, whether yelling or speaking to the canine while he is located inside or outside the law enforcement vehicle. Unsolicited physical touching or throwing objects at or near the dog shall also be included. These examples are inclusive but not limitations.

6.04.140 Failure to Control.

No owner of a dog or dangerous animal shall fail to prevent it, without provocation, from:

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Causing serious bodily injury to any person or animal, including pets, domestic livestock, fowl or wildlife. No owner of a dog or dangerous animal shall fail to prevent it from causing bodily injury to or biting any person or animal, including pets, domestic livestock, fowl or wildlife;

Causing damage to the person or property of another; or

Threatening livestock, pet animal(s), or person(s) by chasing, pursuing, worrying, biting, attacking, or harassing in any threatening manner while at large.

Provocation is not a defense to this section where the response of the dog or dangerous animal is not in proportion to the claimed act of provocation.

6.04.150 Removal of animal excrement; damage to property.

Proper disposal of animal solid waste is necessary to protect public health, safety and welfare.

(a) It shall be unlawful for any owner or keeper of any animal to refuse or fail to remove promptly excrement deposited by said animal upon any common thoroughfare, street, sidewalk, play area, park, other public property, or any private property when permission of the owner or tenant of said property has not been obtained.

(b) It shall be unlawful to place animal excrement in storm sewers, or to dispose of excrement in any manner except by depositing it in a toilet or a receptacle ordinarily used for garbage and covered by a lid, or in an otherwise lawful and sanitary manner.

(c) When walking an animal off an owner's property, such owners or keepers are required to have in their possession a viable means by which to pick up and remove their animals' excrement.

(d) It shall be unlawful to fail to remove promptly all excrement from private property, including the premises of the owner of an animal or any other person consenting to the deposit of such waste on his or her premises, or to fail to place such waste in a closed container or to fail to remove the contents of said containers from the City as necessary to prevent such contents from becoming a nuisance.

(e) It shall be unlawful to fail to maintain the premises upon which animals are kept in a clean and sanitary condition. It shall be a violation of this section if the animal is kept in

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a premises which constitute a public nuisance as defined by section 6.04.170 of this Animal Code.

(f) It shall be unlawful for any owner of any animal to permit said animal, whether or not it is running at large, to destroy, damage or injure any shrubbery, plants, flowers, grass, lawn, fence or anything whatsoever upon any public premises or private premises owned or occupied by a person other than the owner of said animal.

6.04.160 Reporting animal bites and confinement.

(a) The owner or keeper of any domesticated animal that has bitten any person so as to cause break in the skin shall immediately advise an Animal Control Specialist or law enforcement officer of the incident. Any such animal shall be immediately confined for a period of ten (10) days or longer on the advice of the Animal Control Specialist, attending veterinarian or the Health Department or Health Officer. Confined animals shall have no contact with the public, and it is unlawful for any person to remove any confined animal from the designated quarantine location. As they are not considered to be transmitters of the rabies virus, bites inflicted by domesticated rodents, rabbits, reptiles or fowl need not be reported pursuant to this Section.

(b) Confinement may be on the premises of the owner or keeper if deemed appropriate in the discretion of the Animal Control Specialist, attending veterinarian or Health Department, or Health Officer but the animal must remain within the City for a minimum of ten (10) days. If not confined on the premises of the owner or keeper, confinement will be at the animal shelter site or any veterinary hospital or boarding kennel within the City limits. Such confinement shall be at the expense of the owner or keeper. In the case of an animal whose owner or keeper cannot be located, such confinement shall be at the animal shelter. If the animal is confined on the owner's premises, an Animal Control Specialist may make frequent checks to determine the condition of the confined animal.

(c) The owner or keeper of any animal that has been reported as having inflicted a bite causing a break in the skin of any person shall, on demand of an Animal Control Specialist, produce said animal for examination and confinement, as prescribed in this Section. It is unlawful to give away, sell or remove any such animal from the City or to destroy such animal before it is properly confined by an Animal Control Specialist. It shall be unlawful for the owner of any such animal to fail or refuse to produce the animal on demand, and any such failure or refusal shall subject the owner to immediate arrest if there shall exist probable cause to believe that the animal in question has inflicted a bite upon a person and that the owner is harboring or keeping the animal and willfully refusing to produce the animal upon such demand. Upon arrest, the owner shall be taken by an Animal Control Specialist before a judge of the Municipal Court, who may order the immediate production of the animal. Each day of such willful refusal to produce the animal shall constitute a separate violation and offense.

(d) Every physician and other medical practitioner who treats a person for bites inflicted by an animal shall report such treatment to an Animal Control Specialist within twenty-four (24) hours, providing the name, address and telephone number of such person.

(e) The owner or keeper of any dog or cat shall inform the veterinarian before any rabies inoculation is given of whether the subject dog or cat is under bite confinement or has inflicted a bite on any person within the last ten (10) days. No rabies vaccination shall be given while the animal is under quarantine. When an animal under quarantine has been diagnosed by a licensed veterinarian as being rabid, the veterinarian making such diagnosis shall immediately notify an Animal Control Specialist and advise it of any reports of human contact with said animal.

(f) Animals known to have been bitten by or exposed to a rabid animal may be destroyed or released upon proof of current rabies immunization and booster injection provided by a licensed veterinarian at the expense of the owner or keeper. Prior to release, the owner shall make payment of all impoundment and other quarantine fees as applicable and vaccination for rabies. The owner or keeper of any animal released under this Section shall be required to keep said animal under quarantine for a period of six (6) months or as may be determined necessary by the treating veterinarian or the Health Department or Health Officer.

6.04.170 Public nuisance.

Under this Title, it shall be unlawful for any person to cause or constitute a public nuisance or to knowingly permit, encourage or unreasonably fail to prevent such nuisances. Nuisance, for purposes of this Section include, but are not limited to:

(a) Any continuous and habitual violation of any Section within this Title. Factors to be considered may be, but are not limited to, accumulated convictions for separate and distinct violations, degree of aggravation or failure of the owner to take corrective action for any violation or all violations.

(b) Negligence in allowing the accumulation of waste matter to the degree of creating a putrid, offensive, unsanitary or unhealthy condition to the surrounding area.

Public nuisances under this section are subject to the provisions of Chapter 8.08 of the GJMC.

6.04.180 Dangerous animals.

(a) Prohibited. No person shall own or harbor a dangerous animal within the City, except as provided in this chapter. Such dangerous animal shall be impounded as a public nuisance and/or public safety risk pursuant to the procedures set forth in GJMC § 6.04.210, and may be subject to disposition as contained therein.

(b) Confinement of Dangerous Animal. It shall be unlawful for any animal that has been found to be a dangerous animal by any court to be confined in a manner that does not include the following:

(1) When outside the owner's primary residence, the animal must be confined to an escape proof kennel approved by an Animal Control Specialist; or

(2) When outside of the owner's primary residence, the animal must be on a leash and under direct control of a responsible adult; and

(3) When outside of the owner's primary residence, the animal must be confined in such a manner that complies with any additional safety or confinement restrictions ordered by the court that found the animal dangerous unless amended by a court within Mesa County.

(c) Dangerous Animal – Special Permit Required. The owner of any animal that has been found to be a dangerous animal by any court and is residing within the City shall obtain an annual special permit and identification tag for such animal. The permit shall expire on December 31st of the year for which the permit is issued. An application for the special permit and identification tag shall be made to the City within 30 days of becoming a resident of the City and within 30 days prior to the expiration date of the existing permit. The dangerous animal special permit tag shall be worn by the dog at all times.

(d) Guard Dogs. The owner of any dog which has been specifically trained to attack people shall:

(1) Keep the dog confined to an area from which it cannot escape; or

(2) Keep the dog under complete control of the handler at all times; and

(3) Post warning signs bearing letters not less than 10 inches high conspicuously about the area of confinement indicating the presence of a guard dog.

6.04.190 Affirmative defenses to dangerous animal charges.

The Municipal Court shall consider the following affirmative defenses if evidence thereof is presented in determining whether an animal is dangerous:

(a) The underlying evidence leading to the charge against the animal as dangerous.

(b) Whether any injury or damage to a person by the animal was caused or contributed to by the actions of that person, including acts of physical abuse, tormenting, teasing or assaulting the animal.

(c) Whether a person injured or damaged by the animal was committing a trespass or other tort upon premises occupied by the owner or keeper of the animal or was committing or attempting to commit a crime.

(d) Whether any injury or damage to a domesticated animal was caused or contributed to by the actions and behavior of the domesticated animal such as teasing or attacking the animal.

(e) Whether a person injured or damaged by the animal had gained uninvited and unauthorized entry into the fenced or indoor property of the owner or keeper of the animal. As used in this Section, unauthorized entry does not include entry into a fenced residential front yard unless the yard is locked or posted to prohibit entry.

(f) Whether any injury or damage to a person by the animal was caused while the animal was protecting or defending a person within the immediate vicinity of the animal from an unjustified attack or assault.

6.04.200 Presumption of ownership of dangerous animal.

Any adult at whose residence a dangerous animal is kept or found shall be presumed to be an owner of such animal and shall have the burden of rebutting such presumption. If an animal has more than one (1) owner within the meaning of this Section, any one (1) of such owners may be prosecuted for violations of this Section whether or not any other owners are also prosecuted.

6.04.210 Impounded and seized animals; destruction of animals.

(a) Impoundment.

(1) Any time an Animal Control Specialist has reasonable suspicion to believe an animal has engaged in any form of prohibited behavior under this Title, or any other ordinance or any law of the State, is sick or injured, is a habitual offender of this Title which creates a public safety risk, or is abused and/or neglected, such animal may, at the discretion of an Animal Control Specialist, be taken into custody by an Animal Control Specialist and impounded.

(2) Unless other time frames are specifically provided for in this Title (including but not limited to bite confinement periods), any animal impounded which is not claimed within a five-days upon the conclusion of any required impoundment

period, may be disposed of by the animal shelter. Disposal may be by adoption, donation or humane destruction at the sole discretion of the animal shelter. During the period of impoundment, the Animal Control Specialist shall make a reasonable effort to ascertain and notify the owner.

(3) Any animal held as evidence at the animal shelter at the request of an Animal Control Specialist or law enforcement officer shall remain impounded pending a hearing. Any animal so impounded which is not claimed after resolution of the pending court matter, or for which fees are not paid as set forth in this Title, may be disposed of as set forth in Subsection 2 above.

(4) The owner of any impounded animal shall be responsible for the payment of all charges and fees, including those for impoundment, boarding, euthanasia, disposal, veterinary and all other services as needed. Fees and charges for impoundment of animals shall be as set by the resolution of City Council in accordance with the fees and charges incurred by the City. No impounded animal shall be released until the owner has paid or arranged to pay all such charges and fees. Failure of the owner of any impounded animal to claim such animal from the animal shelter shall not relieve the owner from payment of all applicable charges and fees as established by the shelter.

(5) In the sole discretion of the Animal Control Specialist, any dog found running at large, which is not otherwise a dangerous animal under the provisions of this Title, may be returned to its owner.

(6) Notice of Impoundment. When any animal has been impounded, an Animal Control Specialist shall as soon as practicable give notice in person, by letter, telephone, or service of a citation upon the owner of the animal's impoundment and disposition alternatives. If the animal's owner is unknown at the time of the impoundment, the Animal Control Specialist shall take all reasonable steps to identify the owner and provide such notification. If the animal's owner still cannot be established, the Animal Control Specialist may proceed with any disposition authorized by this chapter. The Animal Control Specialist shall maintain records of the times, dates, and manner of any notification or attempts at notification. Such records shall constitute prima facie evidence of notification or attempted notification.

(b) Seizure and immediate destruction.

(1) Any animal that has caused injury to any person or domesticated animal or which has without provocation attacked any person or domesticated animal or which otherwise meets the definition of a dangerous animal as set forth in this Title, and is found running at large, may be seized and impounded at the owner's expense by an Animal Control Specialist without notice to the owner. The Animal

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Control Specialist shall make reasonable effort to notify such owner after seizing and impounding the animal pursuant to this Section. If after making every reasonable attempt to seize such animal the Animal Control Specialist determines the animal cannot be captured without exposing the Animal Control Specialist or other persons to danger of personal injury from the animal, and the animal presents a present danger to any person or other animal, it shall be lawful for a law enforcement officer to humanely destroy the animal without notice to the owner. In the event an animal is destroyed pursuant to this section, the officer or an employee of the City shall make all reasonable attempts to notify the owner, and an officer or Animal Control Specialist may enforce any provision of this Animal Code against the owner as applicable.

(2) When a veterinarian, animal shelter, Animal Control Specialist or law enforcement officer has determined that an animal is critically ill or injured, is suffering extreme pain, or has a poor prognosis for recovery, nothing in this Title shall be construed to prevent the immediate impound and/or humane destruction of such domesticated or wild animal.

(c) Seizure for Sterilization

(1) Any cat that is contacted and not found to have ownership identification may be seized for the purpose of sterilization if it has not been sterilized or it cannot be ascertained that the cat has been sterilized.

(2) The City may partner with available non-profit agencies for the purpose of sterilizing any seized cats. Should no agency or program exist, sterilization at the expense of the City shall be at the discretion of the City Manager.

6.04.220 Hearing on disposition of seized animals; financial bonding requirements; destruction, seizure or release.

(a) Whenever an animal is seized or impounded pursuant to this Title and a summons and complaint has been served, depending on the nature of the charge pending, the animal owner may be summoned before the Municipal Court on the next available court date following the seizure or impoundment to address only the issue of disposition of the seized and impounded animal. The City, through its Animal Control Specialists, shall make reasonable efforts to notify the owner in writing by personal service or by posting notice on the front door of the owner's residence. Unless the animal owner waives the time frame for advance service of such notice in order to expedite a hearing, this notice shall be served at least five (5) days prior to the hearing and shall state the time, date, location and purpose of the hearing. Such hearings resulting from animal seizures or impoundments shall be held within ten (10) days of the seizure or impoundment in order to minimize the expense to the animal owners for impoundment of seized animals.

(b) If an animal is seized and impounded on an evidence hold and the owner cannot be ascertained or served with either a penalty assessment or summons and complaint, disposition of the animal may proceed in accordance with the time frames and requirements of this Section but the animal must be released from the evidence hold prior to disposition.

(c) If, on the date of the hearing, notice to the owner was provided as required under Subsection A, of this Section, the Municipal Court may proceed with the hearing as to the disposition of the animal, whether or not the owner appears.

(d) Formal rules of evidence shall not apply at such animal disposition hearings, and any statements made at such hearings shall not be used as evidence at any subsequent hearing in the prosecution of the underlying charges. If the City establishes by a preponderance of the evidence that there is a reasonable likelihood of future injury to persons, property or animals, the Municipal Court shall order the animal to remain impounded at the owner's expense until final disposition of the pending municipal charges. If the Municipal Court determines that it is inappropriate to order the animal impounded, the Municipal Court may order the animal returned to the owner and kept under such circumstances as will ensure the safety of persons, property or other animals, as the case may be.

(e) Financial bonding for cost of holding impounded animals.

(1) The owner of an animal that has been ordered impounded after the hearing may be required to post a bond with the Municipal Court in an amount sufficient to provide for the care and keeping of the animal from the date of impound, to the extent any such charges remain outstanding as of the date of the hearing, until the date set for trial on the pending municipal charges. Notice of such bond shall be given at the conclusion of the hearing to the owner, allowing five (5) days for the posting of such bond.

(2) If the owner does not appear at the disposition hearing, the City shall, if ascertainable, send notice of the bond amount to the owner allowing the owner five (5) days from the date of the notice to post such bond.

(3) Unless there is an evidentiary reason to hold an animal, if the owner fails to post the bond or cannot be ascertained by the City following reasonable efforts, the animal shall be deemed abandoned, and the animal shelter, upon issuance of a Municipal Court order, may dispose of the animal at any time after five (5) days from the date of notice, of the bond requirement. The date of notice shall be the later of the date the owner is provided notice or the date that the Animal Control Specialist or animal shelter makes reasonable efforts to ascertain and provide the owner with such notice. Animal Control shall be provided copies of all notices issued under this Section.

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(4) At the end of the time for which expenses are covered by the bond, the Municipal Court may determine disposition of the animal. The owner shall be liable for the cost of the care, keeping or disposal of the animal.

(f) Destruction, seizure or release on Municipal Court's order.

(1) If a penalty assessment or summons and complaint has been filed in the Municipal Court against the owner of an animal for a violation of this Animal Code, the Municipal Court may, upon making a finding that the animal is dangerous or that it represents a clear and present danger to the citizens or to other animals in the community, order the animal to be destroyed in a humane manner. Surrender of an animal by the owner thereof does not relieve or render the owner immune from the decision of the Municipal Court, or to the fees, fines or other penalties, and restitution which may result from a violation of this Animal Code.

(2) If the Municipal Court determines that an impounded animal should be released, the Court shall issue a release form signed by the Municipal Court Judge to the owner of the animal, which the owner shall present at the animal shelter to claim the animal. The Municipal Court shall also send a copy of the release form to Animal Control and to the animal shelter. Any animal held pursuant to court order may be disposed of by the animal shelter if unclaimed by the owner within five (5) days following the issuance of a court order authorizing the release of the animal.

(3) Trials involving charges resulting in animal seizures or impoundments shall be given reasonable priority on the Municipal Court docket to minimize the expense to animal owners for impoundment of seized animals.

6.04.230 PACFA guidelines.

Any person operating a pet animal facility within the City must have a valid license issued by the Commissioner of the Colorado Department of Agriculture and such person operating said pet animal facility must post or otherwise have available upon request said valid license to operate in accordance with "PACFA" - the Pet Animal Care and Facilities Act, C.R.S. §§ 35-80-101 through 117.

6.04.240 Service animal or emotional support animal.

(a) It shall be unlawful for any person to knowingly misrepresent an animal as a service animal.

(b) It shall be unlawful for any person to knowingly misrepresent an animal as a companion, assistance, or emotional support animal.

6.04.250 Agricultural Animals and Fowl.

(a) It shall be unlawful for any person who keeps any chickens, ducks, geese, turkeys, pigeons or other domestic fowl within the City to permit the yard or place within which such fowl are kept, by reason of any want of care, food, ventilation, cleanliness or otherwise, to be or become dangerous or detrimental to human health.

(b) The City Manager, his agent, or the County Health Department shall have the power to declare all yards or places where domestic fowl as described in subsection (a) of this section are kept in any unclean condition a nuisance, and the same shall be abated as such.

(c) It shall be unlawful for any person to permit any stable, stall, shed or apartment or any yard or appurtenance thereof in which any horse, cow, swine or any other animal is kept, or any other place in the City in which manure or liquid discharges of such animals shall collect or accumulate, to be kept in an unclean and unwholesome condition within the City so that an offensive smell is allowed to escape therefrom or otherwise to be or become dangerous or detrimental to human health; provided, that nothing in this subsection shall be construed to include manure deposits upon any private property for the purpose of cultivating such manure.

(d) The City Manager, his agent, or the County Health Department shall have the power to declare any stable, stall, shed or apartment or any yard or appurtenance thereof kept in any unclean or unwholesome condition a nuisance, and the same shall be abated as such.

6.04.260 Restrictions on sale of animals – Permit required.

(a) The City Council finds it is in the interest of the City of Grand Junction to regulate the sale and rehoming of animals pursuant to its home rule authority in Article XX of the Constitution of the State of Colorado and C.R.S. § 35-80-108(1)(o)(III).

(b) It shall be unlawful for any person to sell, trade, barter, lease, rent, give away, or display for any purpose a live animal on a public street, highway, median, recreation area, roadside, public right-of-way, commercial parking lot, public space, or at an outdoor special sale, swap meet, flea market, parking lot sale, or similar event. This restriction shall not apply to:

(1) The sale of livestock;

(2) A pet animal facility licensed under Article 80 of Title 35 of the Colorado Revised Statutes;

(3) A pet animal owner, breeder, handler, or trainer while transporting a pet animal to or from exhibiting or competing at an event licensed, regulated, or sanctioned by the American Kennel Club, the United Kennel Club, or any other nationally recognized registering organization; or

(4) Hunting dogs bred or training for lawful hunting.

(c) Notwithstanding subsection (b) of this section, a person may display any dog or cat for the purpose of selling, giving away, trading, bartering or adopting the animal with a public pet rehoming permit.

(1) A public pet rehoming permit is not required when:

(i) An owner is selling, giving away, trading, bartering or adopting an animal from a private residence; or

(ii) An owner holds a current license issued by the Colorado Pet Animal Care and Facilities Act and is displaying the animals at that location; or

(iii) The owner is a governmental or tax-exempt, not for profit animal welfare organization and is involved in an organized adoption event.

(2) The public pet rehoming permit can be obtained at Grand Junction Police Department. The permit process will require the following:

(i) The owner/applicant will complete and submit a public pet rehoming permit application no less than five business days prior to the date needed; and

(ii) The owner/applicant will provide written documentation from a licensed veterinarian that the animals have been examined within seven days, are at least eight weeks old and current on all applicable vaccinations; and

(iii) The owner/applicant will provide written authority and contact information from the owner of the property on which the animals will be displayed.

(d) An Animal Services Officer shall forthwith investigate any credible complaint that a person is in violation of the permit required for public rehoming. In the event that the officer reasonably believes that this is the second offense or more of GJMC § 6.12.090, the animal(s) may be immediately seized and impounded.

6.04.270 Disposition of dead animals.

(a) It is unlawful for the owner of any animal which has perished to fail to dispose of such animal within twenty-four (24) hours of death by burial, incineration in a State approved facility, rendering or other State-approved means.

(b) It shall be unlawful to dump or abandon any dead animal on any public or private property within the City.

(c) If any animal dies on public property or on property other than that of the owner, it may be removed by an Animal Control Specialist. The owner shall be responsible for disposal fees, in addition to penalties for violation of this Section.

6.04.280 Cruelty to animals.

It shall be unlawful for any person knowingly, recklessly or with criminal negligence to overload, overwork, inflict violence upon or kill, torture, torment, mistreat, deprive of necessary sustenance, beat, mutilate, needlessly kill, carry or confine in or upon any vehicle in a cruel or reckless manner, or allow to be housed in a manner that results in repeated serious physical harm of any animal, or to cause any such acts or omissions to be done. Neglect of an animal resulting in the death of the animal shall constitute cruelty. Ownership of the animal or the commission of such acts or omissions on private property shall not be a defense to prosecution for violation of this Section.

6.04.290 Humane care and treatment.

(a) It shall be unlawful for any person to knowingly poison any domesticated or agricultural animal, or to knowingly distribute poison or toxicants on public or private property in any manner whatsoever that causes the poisoning of any domesticated or agricultural animal.

(b) A domesticated or agricultural animal is deprived of minimum care if it is not provided with care sufficient to preserve the health and well-being of the animal considering the species, breed and type of animal; and, except for emergencies or circumstances beyond the reasonable control of the owner or keeper, minimum care includes, but is not limited to, the following requirements:

(1) Food of sufficient quantity and quality to allow for normal growth or maintenance of body weight. Food receptacles should be located for easy accessibility to the domesticated animal and to minimize contamination from trash, debris and waste.

(2) Open or adequate access to water in sufficient quantity to satisfy the domesticated animal's needs. Water receptacles must be kept clean and sanitary and shall be of appropriate size and design for the animal; and positioned to prevent spillage.

(3) In case of domesticated animals, other than agricultural animals or fowl, such animals shall have available a structure of a style suitable for the species in question and sufficient to keep out the elements and such structure shall:

(i) Protect the animal from wind, rain, snow or sun;

(ii) Have adequate non-absorbent bedding (such as, wood chips, straw or blankets, or with the exception of a chicken coop, which must contain a sufficient quantity of absorbent litter) to protect against cold and dampness;

(iii) Be large enough to prevent overcrowding and to allow the animal to turn about freely and to easily stand and lie in a comfortable normal position;

(iv) Be structurally sound and maintained in good repair so as to contain the animal and protect it from injury and adverse conditions;

(v) Be adequately ventilated to provide for the health and comfort of the animal;

(vi) Be constructed of solid wood, fiberglass or other weather-resistant material. (No shelter may be constructed of metal except for a chicken coop);

(4) An animal shall be afforded immediate veterinary care if it is known or suspected to be ill or injured. The owner or person responsible for an animal shall provide prompt veterinary care when the animal is exhibiting signs of illness or injury that, to a reasonable person, would appear to cause, or be likely to cause, significant pain, distress, or risk of serious harm if left untreated.

(5) Both indoor and outdoor enclosures shall receive cleaning as necessary to remove pet solid waste and debris so as to minimize disease hazards, odor and danger to the animal. Cleaning of coops and outdoor enclosures for chickens shall comply with applicable provisions in Section 6.04.150.

(6) Animals with hair coats requiring grooming to prevent severe matting, filth accumulation or skin disease shall be groomed in accord with normal and accepted grooming practices.

(7) Animals which are being transported shall not be exposed to extremes in temperatures or weather conditions.

(8) It shall be unlawful for any person to promote, stage, hold, manage, conduct, carry on, or attend any illegal game, exhibition, contest, fight, or combat between one (1) or more animals or between animals and humans, or to set free any animal for the purpose of chasing or having a race thereafter. This shall include, but is not limited to, hares or rabbits, cocks or other fowl, and dogs.

(9) It shall be unlawful for any person being the owner or keeper of a dog, cat, or other domesticated animal or pet to abandon such animal. Abandon does not mean transferring ownership to an animal rescue organization or another person.

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(10) It shall be unlawful for any person to sell, give away or barter any domestic dog or cat less than eight (8) weeks of age unless accompanied by its dame. This provision does not apply to animals being surrendered to an animal control agency, shelter, pound, or humane organization.

(11) It shall be unlawful for any person to place or confine an animal or allow an animal to be placed or confined in a motor vehicle without allowing cross-ventilation and under no circumstance shall a person confine any animal in any parked, closed vehicle on any public or private street, parking lot, or way for any amount of time that would endanger, or create an adverse condition placing at risk the health or well-being of such animal due to temperature, lack of food or drink or such other conditions as may reasonably be expected to cause suffering, disability or death. Any Animal Control Specialist or law enforcement officer observing an animal kept in violation of this Section may enter the vehicle, including through the use of reasonable force, and impound the animal, if the animal shows signs of stress. In addition to all other defenses and immunities provided by law, any such officer making entry for the purpose of this Section is immune from suit or liability, criminal or civil, caused by or arising out of such entry.

(12) It shall be unlawful to use or set, or cause to be used or set, a leghold, snare, instant kill, body gripping trap or such other trap which can cause pain, injury or suffering for the purpose of trapping any feral cat or domesticated animal.

(13) It shall be unlawful to tether an animal under circumstances that endanger its health, safety, or well-being; that unreasonably limits an animal's movement or allows the animal to reach an object, that poses a substantial risk of injury or strangulation to the animal; that present an unsafe or unsanitary condition; or that causes injury, stress, or demonstrable socialization problems to the animal.

(14) It shall be unlawful for any person to knowingly abandon an animal by leaving the animal with intent not to return. Abandonment includes, but is not limited to, the dumping of an animal from a moving or stationary motor vehicle. This Section shall not apply to voluntary relinquishments to the animal shelter, an Animal Control Specialist, or to a licensed veterinarian.

(15) It shall be unlawful for any person to cause, sponsor, instigate, allow or encourage any animal to fight with another of its own species or with another of a different species. It shall be unlawful for any person to train, breed or keep any animal for the purpose of fighting. It shall be unlawful for any person to maintain a place where animals are permitted to fight.

(16) Any person who, as the operator of a motor vehicle, strikes a domesticated animal shall immediately stop and, to the extent it is safe to do so, render such assistance as may be possible and shall immediately report injury or death to the

animals' owner or keeper. If the owner or keeper cannot be ascertained and located, such operator shall at once report the accident to an Animal Control Specialist or other law enforcement agency.

(17) It shall be unlawful to crop a dog's ears or dock a dog's tail, or to spay or neuter an animal, by anyone other than by a licensed veterinarian.

6.04.300 Capturing animals.

(a) An Animal Control Specialist or law enforcement officer is authorized to enter in or upon private property, including motor vehicles and fenced areas but not private buildings, to apprehend an animal running at large, a dangerous animal, an animal suspected of being infected with rabies, or an animal that the officer reasonably believes is neglected, sick or injured such that the animal faces a serious risk of death or substantial suffering.

(b) An Animal Control Specialist or law enforcement officer is authorized to use tranquilizer guns, humane traps or other suitable devices to subdue or apprehend a stray animal, pet animal running at large, or wild animal, and is authorized to destroy an animal that the officer reasonably believes to be an immediate danger to the officer or to the public.

(c) An Animal Control Specialist or law enforcement officer is authorized to place a humane trap on private property for the purpose of capturing a stray animal, wild animal, or domesticated or pet animal running at large, when requested to do so by the owner or possessor of the property.

(d) It shall be unlawful for any person to set or cause to be set any steel-jaw leg hold trap, snare, or any trap other than a humane trap for the purpose of capturing an animal, whether wild or domestic, except a licensed or recognized business that has been given permission by the Colorado Parks and Wildlife, the Tri-County Health Department or similar agency, or an Animal Control Specialist. Any trapping authorized under this Section must be in compliance with the Colorado Revised Statutes.

6.04.310 Feeding of wild animals prohibited.

(a) It is unlawful for any person to feed, provide, leave, distribute or scatter attractants in a manner in which any wild animal would reasonably be able to gain access to such attractant, or which might entice any wild animal within the City.

(b) This Section shall not apply to any person utilizing a bird feeder, provided that the feeder is elevated or suspended on a pole, (e.g. shepherd's pole), cable or other similar device to make it inaccessible to wild animals and the area below the feeder is kept free from the accumulation of seeds and seed debris and waste debris.

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(c) It is unlawful for any person to dispense, feed of otherwise make available to any birds, either on such person's property, or on the property of another, or of the City any type or amount of food in a manner that:

(1) Creates an unclean, unsafe or unsanitary condition either on such person's property or on the property of another or of the City.

(2) Results in the accumulation of droppings, feces, or feathers either on such person's property or on the property of another or of the City.

(3) Creates an unreasonable disturbance either on such person's property or on the property of another or of the City.

(4) Attracts other wildlife, vermin, or pests either to such person's property or the property of another or of the City.

(5) Otherwise deleteriously affects the quiet enjoyment by others of any private or public property.

6.04.320 Keeping livestock, wild, or exotic animals.

(a) It shall be unlawful for any person to own, possess, harbor, sell, or in any other manner traffic the following species of animals:

(1) All venomous animals, and any animal whose venom, toxin, secretion, bite, sting, or contact exposure is medically significant to humans. For purposes of this Section, “medically significant to humans” means reasonably capable of, under ordinary handling, keeping, or exposure conditions, causing death, serious bodily injury, significant illness, or requiring emergency or professional medical treatment to a human.

(2) All non-venomous snakes with a length greater than six (6) feet measured from the tip of the nose to the tip of the tail, unless the owner has obtained and maintains a large reptile permit issued pursuant to subsection (f) of this Section.

(3) All non-venomous reptiles, with a length greater than three (3) feet measured from the tip of the nose to the tip of the tail, unless the owner has obtained and maintains a large reptile permit issued pursuant to subsection (f) of this Section.

(4) Gorillas, chimpanzees, orangutans, baboons and any other primates.

(5) Any species of feline not falling within the categories of ordinary domesticated house cats.

(6) Bears of any species.

(7) Marsupials, squirrels, minks, raccoons, porcupines, skunks, badgers or other like species, except ferrets (Mustela furo).

(8) Foxes, wolves, coyotes or other species of canines other than dogs.

(9) Crocodilians and monitor lizards.

(10) Any animal that is not indigenous to the state and is not classified as a domesticated animal or pet.

(b) Domestication of any prohibited animal shall not affect its status under this Section. In the event of uncertainty whether a particular animal is a prohibited animal, it shall be presumed prohibited until proven not prohibited by a preponderance of the evidence to the satisfaction of the Municipal Court.

(c) Livestock is not permitted unless allowed under the zoning provision of Title 21 of the GJMC. Permitted livestock shall be contained within a secure fence and shall keep such animals from streets, parks and other public areas as well as other private premises.

(d) This Section shall not apply to any zoological garden or any special event sanctioned by the City or other governmental entity, or any approved research institute using livestock, wild, or exotic animals for scientific research, or any state licensed wildlife rehabilitator, organization or individual who performs wildlife rescue and rehabilitation.

(e) Animal Control Specialists or law enforcement officers will have the authority to apprehend any livestock, wild, or exotic animal that may be at large within the City. Such livestock, wild, or exotic animal may be impounded, released in wild areas which are representative of the animal's natural habitat, released to an appropriate keeper or humanely destroyed. Animal Control Specialists or law enforcement officers are authorized to use any firearm to subdue or destroy any livestock, wild, or exotic animal that is determined by the Animal Control Specialist or law enforcement officer, in his or her discretion, to be of danger to either itself or to the public health and safety.

(f) Large reptile permit.

(1) Permit required. A person may own, possess, harbor, keep, or maintain an animal described in subsection (a)(2) or subsection (a)(3) of this Section only if the person has obtained and maintains a valid large reptile permit issued by the City. A large reptile permit shall not authorize possession of any animal otherwise prohibited by this Section, federal law, state law, Colorado Parks and Wildlife regulation, Colorado Department of Agriculture regulation, or any other applicable legal authority. This permitting requirement is adopted to protect the public health, safety, and welfare by ensuring that large reptiles are lawfully possessed, securely contained, humanely maintained, and kept in a manner that minimizes the risk of escape, injury, nuisance, or other harm to persons, animals, property, or the community.

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(2) Existing animals; grandfather permit. A person who lawfully owns or possesses an animal described in subsection (a)(2) or subsection (a)(3) on the effective date of this ordinance may continue to keep the animal only if the person applies for a large reptile permit within ninety (90) days after the effective date of this ordinance. The animal may remain with the owner while the application is pending, provided the animal is securely enclosed, lawfully possessed under all applicable law, and does not create an immediate risk to public health, safety, or welfare.

(3) Future acquisition. A person shall not acquire, purchase, receive, import, relocate, or bring into the City any animal described in subsection (a)(2) or subsection (a)(3) unless the person has first obtained a large reptile permit from the City.

(4) Application. An application for a large reptile permit shall be submitted to the Grand Junction Police Department Animal Control Services Unit, or other City-designated office, on a form approved by the Chief of Police or the Chief's designee. The application may require, at a minimum:

(i) The applicant's name, address, phone number, and email address;

(ii) The location where the animal will be kept;

(iii) The animal's common name, scientific name if known, age, sex if known, current length, expected adult length, and photographs sufficient to identify the animal;

(iv) Proof that the animal is lawfully possessed under federal law, state law, Colorado Parks and Wildlife regulations, and Colorado Department of Agriculture regulations, if applicable;

(v) A description and photographs of the enclosure, including materials, dimensions, locking mechanisms, ventilation, temperature control, humidity control, sanitation, and escape-prevention measures;

(vi) A written care plan addressing housing, diet, water, veterinary care, sanitation, temperature, humidity, handling, and transport;

(vii) A written emergency and escape-response plan, including immediate notification to Animal Control if the animal escapes, is lost, is stolen, is transferred, or dies;

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(viii) Identification of a veterinarian, qualified reptile specialist, rescue, sanctuary, or other appropriate placement resource capable of assisting with the animal if needed;

(ix) Agreement that the owner is responsible for all costs associated with escape response, capture, transport, veterinary care, housing, impoundment, boarding, placement, or other costs incurred by the City as a result of the animal; and

(x) Payment of any fee established by City Council resolution.

(5) Permit issuance. The Chief of Police or the Chief's designee may issue a large reptile permit if the City determines that:

(i) The animal is not prohibited under this Section or any other applicable law;

(ii) The animal is lawfully possessed under all applicable federal, state, and local requirements;

(iii) The enclosure is secure, escape-resistant, sanitary, appropriately sized, and suitable for the species, size, and needs of the animal and meets the requirements of 8 CCR 1202-15:12 for the relevant species;

(iv) The animal can be kept without creating an unreasonable risk to public health, safety, or welfare;

(v) The applicant has demonstrated the ability to provide humane care, safe containment, safe handling, and appropriate transport; and

(vi) The applicant has provided an adequate emergency, escape-response, and placement plan.

(6) Permit conditions. A large reptile permit shall be animal-specific, owner-specific, location-specific, and nontransferable. The City may impose conditions necessary to protect public health, safety, animal welfare, and neighborhood welfare. Conditions may include enclosure requirements, handling restrictions, transport restrictions, signage, emergency contact requirements, proof of veterinary care, renewal requirements, and limits on breeding, transfer, public display, or commercial use. All such conditions shall be for the public health, welfare, and safety.

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(7) Permit term and renewal. A large reptile permit shall be valid for either one (1) year or three (3) years, depending on the permit issued by the City, unless revoked sooner. The City may establish different fees for one-year and three-year permits by City Council resolution. The permit holder shall apply for renewal before the permit expires. Failure to renew the permit shall constitute a violation of this Section unless the owner has relinquished possession pursuant to this Section.

(8) Inspection. Animal Control may inspect the animal, enclosure, and premises before issuing or renewing a permit. Refusal to allow inspection may be grounds for denial of the permit.

(9) Immediate reporting. The permit holder shall immediately notify Animal Control if the animal escapes, is lost, is stolen, is transferred, is sold, dies, injures or bites a person or animal, or is no longer kept at the permitted location. , suspension, or revocation. The Chief of Police or the Chief's designee may deny, suspend, or revoke a large reptile permit if:

(10) Denial, suspension, or revocation. The Chief of Police or the Chief's designee may deny, suspend, or revoke a large reptile permit if:

(i) The applicant provides false, misleading, or incomplete information;

(ii) The animal is prohibited by this Section or by federal or state law;

(iii) The enclosure is not secure, sanitary, appropriate, or escape-resistant or meets the requirements of 8 CCR 1202-15:12 for the relevant species;

(iv) The animal creates an unreasonable risk to public health, safety, or welfare;

(v) The owner fails to comply with this Section, permit conditions, inspection requirements, fee requirements, or any lawful order of Animal Control; or

(vi) The animal escapes, is allowed to run at large, is kept inhumanely, or is maintained in a manner that creates a nuisance or public-safety risk.

(11) Effect of denial or revocation. If a permit is denied, suspended, revoked, or not renewed, the owner shall remove the animal from the City, surrender the animal to an approved lawful placement, or otherwise lawfully dispose of the animal within the reasonable time established by Animal Control. Failure to do so

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shall constitute a violation of this Section and may result in seizure or impoundment.

(12) Notice and appeal.

(i) In the event the City denies, suspends, revokes, or does not renew a permit, the Chief of Police or designee shall notify the applicant or permittee in writing. Such notification shall state the grounds for such denial, suspension, revocation, or non-renewal with that degree of specificity which will inform the applicant or permittee of the measures or actions which must be taken by the applicant prior to issuance of a permit or for reinstatement of the permit.

(ii) Upon receipt of notification of denial, suspension, revocation, or non-renewal of a permit, the applicant may request a hearing to be held by the City Manager, provided the request is submitted in writing to the City Manager within 10 working days of receipt of the City's original notification. At such hearing the applicant shall have the burden of establishing that the conditions set out in subsection (f) of this section are met.

(iii) Upon review of the evidence, the City Manager shall make written findings of fact. Thereupon the City may issue an order issuing or reinstating a permit, or directing that such permit shall not be issued or reinstated, or giving such other or further orders and directives as are necessary and appropriate. Such order shall be considered a final action.

6.04.330 Fees.

(a) Fees for permits, licenses, impound, adoptions and other services or fees shall be established by resolution of the City Council..

(b) Fees shall be waived for any active certified governmental police dogs, military dogs or service dogs provided the owner has appropriate certifying documentation.

(c) It shall be unlawful to fail to pay for permits, licenses, impound, adoption or any other services or fees levied by the City and/or the local animal shelter.

6.04.340 Penalties.

(a) Procedure. Whenever a law enforcement officer or Animal Control Specialist has personal knowledge or probable cause to believe that a violation of this chapter has occurred, they may arrest the alleged violator, and either issue a penalty assessment

notice pursuant to GJMC § 2.28.100, or issue a summons and complaint pursuant to GJMC § 2.28.110.

(b) Penalty Assessment Procedure.

(1) Penalty Assessment. The penalty assessment procedure consists of personal service of written notice upon a person charged with violating this Title. Personal service may be waived. The alleged violator may be released upon conditions of the notice, or may choose to appear before a judge in a court of competent jurisdiction if conditions for release are not met. Conditions for release shall include payment of the applicable fine.

(2) Summons and Complaint. The summons and complaint procedure consists of personal service, or waiver by the recipient, of a summons and complaint. The summons requires the recipient to appear before the Municipal Court Judge at a specified time and place to answer to charges of violating this chapter, as set forth in the complaint.

(3) Mandatory Court. A summons and complaint shall be issued to anyone who is:

(i) Charged under GJMC § 6.04.180 involving a dangerous dog;

(ii) Charged under GJMC § 6.04.280 involving cruelty to an animal;

(iii) Charged under GJMC § 6.04.260 as a second violation or more for GJMC § 6.04.260;

(iv) Charged under GJMC § 6.04.210 involving failure to comply with impound requirements;

(v) Known to have been issued three or more penalty assessment notices for violation of this chapter within the last two years; or

(vi) Charged with a violation of this chapter involving serious bodily injury to or death of any person or animal.

(vii) Charged with a violation of this chapter involving damage to property or injury to any person or animal where restitution may be required.

(4) Optional Court. Except for the mandatory requirement for court set forth in subsection (3) of this section, an Animal Services Officer may, at his discretion, issue either a penalty assessment notice or a summons and complaint.

(5) Content. A penalty assessment notice as well as a summons and complaint shall contain the following:

(i) Document sworn to by the arresting officer;

(ii) Name of the alleged offender;

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(iii) Specific offense;

(iv) Applicable fine;

(v) A brief summary of the circumstances of the offense, including the alleged offender's attitude.

(c) Except as provided in this section, any violation of this Title where a summons and complaint are issued which do not involve bodily injury to any person or animal shall be punishable upon conviction by a fine of not more than $500.00. If the animal owner has been convicted of three or more violations of any section of this chapter not involving bodily injury within a two-year period, the Court may impose a sentence of imprisonment in the County jail for not more than 90 days in addition to any fine and may order the destruction of the animal.

(d) Except as provided in this section, any violation of this Animal Code where a summons and complaint are issued which involve bodily injury to any person or bodily injury or death to an animal by an animal shall be punishable upon conviction by a fine of not less than $250.00 nor more than $1,000, or by imprisonment of not less than three months nor more than 364 days, or by both such fine and imprisonment for each separate offense. In addition, the Court may order the destruction of the animal upon conviction of the owner of any violation with bodily injury.

(e) Pursuant to People's Ordinance No. 30 (1956), the court may impose a fine of not less than $1.00 and not more than $300.00 for any violation of GJMC § 6.04.110 where the at-large animal is a dog, in addition to any other sentence or imprisonment or other sanctions deemed appropriate by the court in accordance with this Animal Code. Each day any violation of GJMC § 6.04.110 continues involving a dog constitutes a new violation. The head of any household having a dog in its possession shall be presumed to be the owner or possessor of such dog.

(f) The Animal Control Specialist, or the City Attorney or designee may recommend that one or more special sanctions be levied against any owner convicted of any violation of this Title. This recommendation may be presented to the Municipal Court as a proposed condition of sentencing upon conviction and may be in lieu of or in addition to any other penalty permitted under the Municipal Code. The Municipal Court may take into consideration the severity of the incident, the prior history of the animal or the owner and the recommendation of the Animal Control Specialist, City Attorney, or designee. Without in any way limiting the power of the Municipal Court to impose special sanctions as it deems appropriate, special sanctions may include, but are not limited to:

(1) Construction of a proper animal enclosure (built to specifications as ordered by the Municipal Court and in compliance with City zoning requirements).

(2) Microchipping, spaying or neutering of the animal.

(3) Obedience training or behavior modification.

(4) Responsible pet ownership class(es).

(5) Community service work.

(6) Surrender or euthanasia of the animal.

(7) Prohibition from owning animals for a specified period of time.

(8) Use of specified humane training devices for behavior modification.

(9) Inspections of premises where the animal is kept.

(10) Restitution for costs of care rendered, shelter provided at the animal shelter and costs of veterinary care and medical treatment.

(11) Treatment or counseling programs.

(12) Any other appropriate sanction.

(g) In addition to payment of any fine or other punishment, any person violating this Title shall be required as a condition of probation or sentencing to pay to the Animal Shelter all applicable fees and charges pursuant to this chapter, and costs of prosecution as may be required by the court.

(h) Suspension of any penalty or punishment for violation of this Title may be conditioned upon compliance with any reasonable order or condition designed to protect the public or abate a public nuisance caused by an owner's animal.

6.04.350 Penalty assessment – Fine schedule.

If the penalty assessment procedure is used by the Animal Control Specialist or any arresting law enforcement officer, the following fine schedule shall be applied for violations of any section of this chapter which are committed or repeated by the same person within two years from the date of any prior offense:

First offense (up to)	$50.00
Second offense (up to)	$100.00
Third offense (up to)	$250.00
Fourth and subsequent offenses (up to)	$500.00

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Penalties for violation of GJMC § 6.04.110, Animals Running at Large, shall include a surcharge of $25.00 payable to the City of Grand Junction Parks and Recreation Department for the establishment and maintenance of dog park(s). Fines shall not be suspended or waived in order to offset the surcharge.

Penalties for violation of GJMC § 6.04.110, Animals Running at Large, shall include a surcharge of $50.00 payable to Mesa County Animal Services Canine Spay/Neuter Voucher Program if a dog owner cannot provide proof that the dog has been spayed or neutered. The surcharge cannot be waived unless the dog owner provides documentation from Mesa County Animal Services proving that the animal was subsequently neutered.

Surcharges are separate and apart from the fine. Fines shall not be specifically suspended or waived in order to offset a surcharge, but may otherwise be suspended or waived as deemed appropriate by the court.

6.04.360 Immunity from liability.

The City and its employees and agents and the animal shelter and its employees shall be immune from liability for any actions taken pursuant to this Title.

6.04.370 Indemnity Clause.

The City Council, the Health Officer, Director, Animal Services Officers, or any other employees, persons or agents authorized to enforce the provisions of this chapter shall not be held responsible for any accident or subsequent disease or for any loss or damages resulting from administration of this chapter.

6.04.380 Severability Clause.

If any provision of this chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this chapter which can be given effect without the invalid provisions or applications, and to this end, the provisions of this chapter are declared to be severable.

Section 3. Codification.

The City Clerk and the City's codifier are authorized and directed to make such non-substantive formatting, numbering, and stylistic changes as necessary to codify this ordinance into the Grand Junction Municipal Code, including updating internal cross-references.

Section 4. Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. Effective Date.

This ordinance shall take effect in accordance with the City Charter following its passage and publication.

Introduced on first reading the _____ day of _____, 2026, and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2026, and ordered published in pamphlet form.

_____

Laurel Lutz

President of City Council

ATTEST:

_____

Selestina Sandoval

City Clerk

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Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: July 15, 2026

Presented By: Ashley Chambers, Housing Manager

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

Introduction of an Ordinance for a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing, and Authorizing the City Manager to Sign and Setting a Public Hearing for August 5, 2026

RECOMMENDATION:

Staff recommends introduction of the ordinance on first reading, passing the ordinance for publication and setting a hearing for August 5, 2026, for consideration of authorization of a Purchase and Sale Agreement of City-owned property as described in accordance with and pursuant to the terms stated in the agreement.

EXECUTIVE SUMMARY:

Grand Junction Homes, LLC (Developer) seeks to Purchase approximately 3.3 acres of the 21.78- acre property known as "The Salt Flats" for the development of approximately 48 for-sale housing units. Juniper Grove, a 48 units affordable housing homeownership project will serve households with incomes of less than 100% AMI, completion of this project is anticipated by Winter 2027. This project aligns with the City's housing strategies and Prop 123 goals.

BACKGROUND OR DETAILED INFORMATION:

In January 2025, the City acquired the 21.78- acre Salt Flats property located at 450 28 Road to support the development of affordable and attainable housing within the community. Following a competitive Request for Proposals process, Rural Homes—an experienced affordable homeownership developer—was selected as one of the development partners for the site.

Grand Junction Homes, LLC, a Colorado limited liability company and an affiliate of Rural Homes, has proposed to develop an affordable homeownership project on approximately 3.3 acres within the Salt Flats site. The project will include 48 deed-restricted, for-sale homes serving households earning at or below 100% of the Area Median Income (AMI). The development will consist of a mix of single-family detached homes and duplex homes utilizing a fee-simple homeownership model with deed restrictions and no homeowners association in order to minimize ongoing monthly costs and support long-term affordability.

The project will also utilize volumetric modular construction product produced by Fading West to reduce construction costs and accelerate delivery timelines. The subdivision has been approved creating the 48 residential lots necessary to support the development and grading and utility work has begun.

To support the long-term affordability of the homes, the City proposes to convey the property to Grand Junction Homes at no cost through this Purchase and Sale Agreement. To ensure that the project remains affordable to the local workforce with incomes at or below 100% AMI. In a separate Development and Funding Agreement, the City will also provide $156,330.00 for the construction of public improvements such as roads and utilities, and an additional $593,340 for water connection fees and sewer plant investment fees (consistent with the city's Affordable Housing Production Incentive) approved in the 2026 annual budget through Ordinance 5286. The agreement outlines that the developer must subdivide th property (completed) into no less than 48 lots, provide evidence of expenditures for the public infrastructure up to the budgeted amount, provide copies of the building permits for 48 units, and include a deed restriction on the units to ensure the city's commitments under OEDIT's Affordable Housing Fund Landbanking Program are met.

Also included in the PSA is a repurchase agreement that establishes the timing and method for the city to aquire the property should the developer perform per the related agreement(s).

For the purposes of this ordinance introduction, the PSA includes a template deed restriction and deed restriction program guidelines. The details of several of the terms continue to be discussed with anticipate resolution prior to second reading.

This action represents an important step toward implementation of the Salt Flats master-planned community, which is anticipated to deliver between 324 and 475 mixed-income housing units across the site. The project aligns with the City’s 2024 Housing Strategy, which prioritizes leveraging City-owned land and public infrastructure investments to expand affordable housing opportunities through strategic public-private partnerships.

FISCAL IMPACT:

The City will convey this land to Grand Junction Homes, LLC at no cost, representing a contribution of land acquired through the land banking program. In addition, the City will invest up to $749,670 in previously budgeted Affordable Housing Fund resources, including $156,330 for public infrastructure improvements and $593,340 for water connection fees and sewer plant investment fees, as approved in the 2026 budget (Ordinance 5286).

These contributions are one-time investments and no ongoing operational or maintenance costs to the City are anticipated.

SUGGESTED MOTION:

I move to introduce an Ordinance authorizing the City Manager to Sign a Purchase and Sale Agreement for approximately 3.3 acres of City-Owned Property for Grand Junction Homes, LLC for the development of affordable housing upon the recordation of the Plat for Salt Flats, Filing One, A Replat of Lot 4 of Grand View Commons Subdivision on first reading, direct publication in pamphlet form and set a public hearing for August 5, 2026.

Attachments

1. PSA-City of Grand Junction-Grand Junction Homes 6.29.26
2. Exhibit 2 - Declaration of Repurchase Rights - Rural Homes 6.29.26
3. Grand Junction Homes.Juniper Grove DR Guidelines DRAFT TEMPLATE07.07.26
4. Juniper Grove Deed Restriction Covenant Revised DRAFT TEMPLATE 07.08.26
5. ORD-Rural Homes PSA

This form is the property of the Colorado Real Estate Commission. The printed portions of this form, except differentiated additions, have been approved and promulgated by the Commission for public use. All users are prohibited from modifying this form except as permitted by the Rules Regarding Real Estate Brokers, 4 CCR 725-1-7.2.

CBS4 – Contract to Buy and Sell Real Estate (Land)
Adoption Date: August 5, 2025
Mandatory Use Date: January 1, 2026

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

(☐ Property with No Residences)
(☐ Property with Residences-Residential Addendum Attached)

Date: July ___, 2026

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. Grand Junction Homes, LLC, a Colorado limited liability company (Buyer) will take title to the Property described below as ☐ **Joint Tenants** ☐ **Tenants In Common** ☒ **Other – Limited liability company**.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. Seller. City of Grand Junction, Colorado, a Colorado home rule municipality (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Mesa, Colorado
:Lots 100-147, SALT FLATS FILING ONE, A REPLAT OF LOT 4 OF GRAND VIEW COMMONS SUBDIVISION (RECEPTION NO. 3164007), SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO.

known as: 2804, 2806A, 2806B, 2808A, 2808B, 2810A, 2810B, 2812A, 2812B, 2814A, 2814B, 2816A, 2816B, 2818A, 2818B, 2820A, 2820B, 2822A, 2822B, 2824A and 2824B Painted Sky Avenue, and 469A, 469B, 467A, 467B, 465A, 465B, 463A, 463B, 461A, 461B, 470A, 470B, 468A, 468B, 466A, 466B, 464A, 464B, 462A and 462B 28 ¼ Road, and2812, 2814, 2816, 2818, 2820, 2822 and 2824 Grand Avenue, Grand Junction, Colorado, 81501

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

~~**2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):~~

~~**2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:~~

~~If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.~~

~~**2.5.2. Inclusions - Encumbered.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:~~

Buyer ☐ **Will** ☐ **Will Not** assume the debt and obligations on the Encumbered Inclusions subject to Buyer's review under §10.6. (Encumbered Inclusion Documents) and Buyer's receipt of written approval by such lender before Closing. If Buyer does not receive such approval this Contract terminates.

2.5.3. Personal Property Conveyance. Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.5.4. Leased Items. The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

Buyer ☐ **Will** ☐ **Will Not** assume Seller's debt and obligations under such leases for the Leased Items subject to Buyer's review under §10.6. (Leased Items Documents) and Buyer's receipt of written approval by such lessor before Closing. If Buyer does not receive such approval this Contract terminates.

☐ **2.5.5. Solar Power Plan.** If the box is checked, Seller has entered into a solar power purchase agreement, regardless of the name or title, to authorize a third party to operate and maintain a photovoltaic system on the Property and provide electricity (Solar Power Plan) that will remain in effect after Closing. Buyer ☐ **Will** ☐ **Will Not** assume Seller's obligations under such Solar Power Plan subject to Buyer's review under §10.6. (Solar Power Plan) and Buyer's receipt of written approval by the third party before Closing. If Buyer does not receive such approval this Contract terminates.

2.6. Exclusions. The following items are excluded (Exclusions):

2.7. Water Rights, Well Rights, Water and Sewer Taps.

☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3., 2.7.4. and 2.7.5., will be transferred to Buyer at Closing:

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is _____.

☐ **2.7.4. Water Stock.** The water stock to be transferred at Closing are as follows:

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Appraisal Price as follows:

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water), § 2.7.3. (Well Rights), § 2.7.4. (Water Stock), or § 2.7.5. (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.7.7. Water Rights Review. Buyer has a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **expiration of the Property Review Period as provided in the Addendum to Contract attached hereto**.

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2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

3. DATES, DEADLINES AND APPLICABILITY. See Addendum to Contract.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	
2	§ 4	Alternative Earnest Money Deadline	
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	
4	§ 8	Record Title Objection Deadline	
5	§ 8	Off-Record Title Deadline	
6	§ 8	Off-Record Title Objection Deadline	
7	§ 8	Title Resolution Deadline	
8	§ 8	Third Party Right to Purchase/Approve Deadline	
		Owners' Association	
9	§ 7	Association Documents Deadline	
10	§ 7	Association Documents Termination Deadline	
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	
12	§ 10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
13	§ 5	New Loan Application Deadline	
14	§ 5	New Loan Terms Deadline	
15	§ 5	New Loan Availability Deadline	
16	§ 5	Buyer's Credit Information Deadline	
17	§ 5	Disapproval of Buyer's Credit Information Deadline	
18	§ 5	Existing Loan Deadline	
19	§ 5	Existing Loan Termination Deadline	
20	§ 5	Loan Transfer Approval Deadline	
21	§ 4	Seller or Private Financing Deadline	
		Appraisal	
22	§ 6	Appraisal Deadline	
23	§ 6	Appraisal Objection Deadline	
24	§ 6	Appraisal Resolution Deadline	
		Survey	
25	§ 9	New ILC or New Survey Deadline	
26	§ 9	New ILC or New Survey Objection Deadline	
27	§ 9	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
28	§ 2	Water Rights Examination Deadline	
29	§ 8	Mineral Rights Examination Deadline	
30	§ 10	Inspection Termination Deadline	
31	§ 10	Inspection Objection Deadline	
32	§ 10	Inspection Resolution Deadline	
33	§ 10	Property Insurance Termination Deadline	
34	§ 10	Due Diligence Documents Delivery Deadline	
35	§ 10	Due Diligence Documents Objection Deadline	
36	§ 10	Due Diligence Documents Resolution Deadline	

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37	§ 10	Environmental Inspection Termination Deadline	
38	§ 10	ADA Evaluation Termination Deadline	
39	§ 10	Conditional Sale Deadline	
40	§ 10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
41	§ 11	Estoppel Statements Deadline	
42	§ 11	Estoppel Statements Termination Deadline	
		Closing and Possession	
43	§ 12	Closing Date	
44	§ 17	Possession Date	
45	§ 17	Possession Time	
46	§ 27	**Acceptance Deadline Date**	
47	§ 27	**Acceptance Deadline Time**	

3.2. Applicability of Terms. If any deadline in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies. The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The abbreviation "N/A" as used in this Contract means not applicable.

3.3. Day; Computation of Period of Days; Deadlines.

3.3.1. Day. As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1. (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

3.3.2. Computation of Period of Days. In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included.

3.3.3. Deadlines. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

4. PURCHASE PRICE AND TERMS. See Addendum to Contract.

~~**4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:~~

Item No.	Reference	Item	Amount	Amount
1	§ 4.1.	Purchase Price	$	
2	§ 4.3.	Earnest Money		$
3	§ 4.5.	New Loan		$
4	§ 4.6.	Assumption Balance		$
5	§ 4.7.	Private Financing		$
6	§ 4.7.	Seller Financing		$
7				
8				
9	§ 4.4.	Cash at Closing		$
10		**TOTAL**	$	$

~~**4.2. Seller Concession.** At Closing, Seller will credit to Buyer $_____ (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.~~

~~**4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a _____, will be payable to and held by _____ (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder~~

in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Disposition of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and deliver to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money Release form), within three days of Buyer's receipt.

4.3.2.1. Seller Failure to Timely Return Earnest Money. If Seller fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "**If Seller is in Default", § 20.2. and § 21,** unless Seller is entitled to the Earnest Money due to a Buyer default.

4.3.2.2. Buyer Failure to Timely Release Earnest Money. If Buyer fails to timely execute and return the Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in "**If Buyer is in Default, § 20.1. and § 21**, unless Buyer is entitled to the Earnest Money due to a Seller Default**.**

4.4. Form of Funds; Time of Payment; Available Funds.

4.4.1. Good Funds. All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including wire transfers, certified check, teller's check, cashier's check, and real-time or instant payment (Good Funds).

4.4.2. Time of Payment. All funds to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**.

4.4.3. Available Funds. Buyer represents that Buyer, as of the date of this Contract, ☐ **Does** ☐ **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan.

4.5.1. Buyer to Pay Loan Costs. Buyer, except as otherwise permitted in § 4.2. (Seller Concession), if applicable, must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

4.5.2. Buyer May Select Financing. Buyer may pay in cash or select financing appropriate and acceptable to Buyer, including a different loan than initially sought, except as restricted in § 4.5.3. (Loan Limitations) or § 30 (Additional Provisions).

4.5.3. Loan Limitations. Buyer may purchase the Property using any of the following types of loans: ☐ **Conventional** ☐ **Other** _____.

4.6. Assumption. Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance set forth in § 4.1. (Price and Terms), presently payable at $_____ per _____ including principal and interest presently at the rate of _____% per annum and also including escrow for the following as indicated: ☐ **Real Estate Taxes** ☐ **Property Insurance Premium** and ☐ _____.

Buyer agrees to pay a loan transfer fee not to exceed $_____. At the time of assumption, the new interest rate will not exceed _____% per annum and the new payment will not exceed $_____ per _____ principal and interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance, which causes the amount of cash required from Buyer at Closing to be increased by more than $_____, or if any other terms or provisions of the loan change, Buyer has the Right to Terminate under § 24.1. on or before **Closing Date**.

Seller ☐ **Will** ☐ **Will Not** be released from liability on said loan. If applicable, compliance with the requirements for release from liability will be evidenced by delivery ☐ on or before **Loan Transfer Approval Deadline** ☐ at **Closing** of an appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by _____ in an amount not to exceed $_____.

This Contract terminates if written consent from Seller's lender for Buyer's assumption of Seller's existing loan is not received by all parties and the Closing Company on or before Closing.

4.7. Seller or Private Financing.

WARNING: Unless the transaction is exempt, federal and state laws impose licensing and other requirements and restrictions on sellers and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing, including whether or not a party is exempt from the law.

4.7.1. Seller Financing. If Buyer is to pay all or any portion of the Purchase Price with Seller financing, ☐ **Buyer** ☐ **Seller** will deliver the proposed Seller financing documents to the other party on or before _____ days before **Seller or Private Financing Deadline**.

4.7.1.1. Seller May Terminate. If Seller is to provide Seller financing, this Contract is conditional upon Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost, and compliance with the law. Seller has the Right to Terminate under § 24.1., on or before **Seller or Private Financing Deadline**,

if such Seller financing is not satisfactory to Seller, in Seller's sole subjective discretion.

4.7.2. Buyer May Terminate. If Buyer is to pay all or any portion of the Purchase Price with Seller or private financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to Buyer, including its availability, payments, interest rate, terms, conditions, and cost. Buyer has the Right to Terminate under § 24.1, on or before **Seller or Private Financing Deadline**, if such Seller or private financing is not satisfactory to Buyer, in Buyer's sole subjective discretion.

TRANSACTION PROVISIONS

5. FINANCING CONDITIONS AND OBLIGATIONS.

5.1. New Loan, Assumption Application. If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

5.2. New Loan Terms; New Loan Availability.

5.2.1. New Loan Terms. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline**, if the New Loan Terms are not satisfactory to Buyer, in Buyer's sole subjective discretion.

5.2.2. New Loan Availability. If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE,** except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

5.3. Credit Information. This Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be in Seller's sole subjective discretion. Accordingly: (1) Buyer must supply to Seller by **Buyer's Credit Information Deadline**, at Buyer's expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 24.1., on or before **Disapproval of Buyer's Credit Information Deadline**.

5.4. Existing Loan Review. Seller must deliver copies of the loan documents (including note, deed of trust and any modifications) to Buyer by **Existing Loan Deadline**. For the sole benefit of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 24.1., on or before **Existing Loan Termination Deadline**, based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer Approval Deadline**, this Contract will terminate on such deadline. Seller has the Right to Terminate under § 24.1., on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

6. APPRAISAL PROVISIONS.

6.1. Appraisal Definition. An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

6.2. Appraised Value. The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

6.2.1. Conventional/Other. Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**:

6.2.1.1. Notice to Terminate. Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

6.2.1.2. Appraisal Objection. Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. Appraisal Resolution. If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).

6.3. Lender Property Requirements. If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting) beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the satisfaction of the Lender Property Requirements is waived in writing by Buyer.

6.4. Cost of Appraisal. Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐ **Buyer** ☐ **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. OWNERS' ASSOCIATIONS. See Addendum to Contract This Section is applicable if the Property is located within one or more Common Interest Communities and subject to one or more declarations (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer. Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

7.3.5. The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for

~~the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and 7.3.5., collectively, Financial Documents);~~

~~**7.3.6.** Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2. (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.~~

~~**7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).~~

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.

8.1. Evidence of Record Title.

☒ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. **Promptly after the Escrow Opening Date as provided in the attached Addendum to Contract**, Seller must furnish to Buyer a current commitment for an owner's title insurance policy (Title Commitment) in an amount equal to the "as is" appraised value of the Property (Appraisal Price)~~, or if this box is checked, ☐ an **Abstract of Title** certified to a current date~~. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

~~☐ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller a current commitment for owner's title insurance policy (Title Commitment) in an amount equal to the Purchase Price. If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.~~

8.1.3. Owner's Extended Coverage (OEC). The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other**_____. Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.7. (Right to Object to Title, Resolution).

8.1.4. Title Documents. Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

8.1.5. Copies of Title Documents. Buyer must receive, **promptly after the Escrow Opening Date as set forth in the Addendum to Contract attached hereto**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

8.1.6. Existing Abstracts of Title. Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **the deadline for Seller to provide Buyer with Seller Delivery Items, as set forth in the Addendum to Contract attached hereto**.

8.2. Record Title. Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) **on or before expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer **on or before expiration of the Property Review Period**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller

receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

8.3. Off-Record Title. Seller must deliver to Buyer, **within seven (7) days of the Escrow Opening Date, as set forth in the Addendum to Contract attached hereto**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which Seller has actual knowledge (Off-Record Matters). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2. (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller **within seven (7) days of the Escrow Opening Date, as set forth in the Addendum to Contract attached hereto**. If an Off-Record Matter is received by Buyer after **expiration of the Property Review Period as set forth in the Addendum to Contract attached hereto**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing and Metropolitan Districts. ACTIONS BY A SPECIAL TAXING OR METROPOLITAN DISTRICT PURSUANT TO ITS AUTHORITY TO ISSUE DEBT, IMPOSE MILL LEVIES, AND IMPOSE FEES, RATES, TOLLS, PENALTIES, OR OTHER CHARGES MAY INCREASE COSTS TO RESIDENTS LIVING IN THE SPECIAL TAXING OR METROPOLITAN DISTRICT. SPECIAL TAXING AND METROPOLITAN DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING OR METROPOLITAN DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is:_____.

~~**8.5. Tax Certificate.** A tax certificate paid for by ☐ **Seller** ☐ **Buyer**, for the Property listing any special taxing or metropolitan districts that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the content of the Tax Certificate is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the content of the Tax Certificate as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.~~

~~**8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.~~

8.7. Right to Object to Title, Resolution. Buyer has a right to object or terminate, in Buyer's sole subjective discretion, based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), ~~§ 8.5. (Tax Certificate)~~ and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or before the applicable deadline, Buyer has the following options:

8.7.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof, this Contract will terminate on the expiration of **the Property Review Period, as set forth in the Addendum to Contract attached hereto**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection

to such items and waives the Right to Terminate for that reason), on or before expiration of **the Property Review Period**. If **the Property Review Period** is extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

8.7.2. Title Objection, Right to Terminate. Buyer may exercise the Right to Terminate under § 24.1., on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

8.8. Title Advisory. The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various laws and governmental regulations concerning land use, development and environmental matters.

8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.

8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

8.8.5. Title Insurance Exclusions. Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

8.9. Mineral Rights Review. Buyer has a Right to Terminate if examination of the Mineral Rights is unsatisfactory to Buyer on or before expiration of **the Property Review Period, as set forth in the Addendum to Contract attached hereto**.

~~**9. NEW ILC, NEW SURVEY.**~~

~~**9.1. New ILC or New Survey.** If the box is checked, (1) ☐ **New Improvement Location Certificate (New ILC)**; or, (2) ☐ **New Survey** in the form of _____; is required and the following will apply:~~

~~**9.1.1. Ordering of New ILC or New Survey.** ☐ **Seller** ☐ **Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date after the date of this Contract.~~

~~**9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐ **Seller** ☐ **Buyer** or:~~

~~**9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and _____ will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.~~

~~**9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.~~

~~**9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.~~

~~**9.3. New ILC or New Survey Objection.** Buyer has the right to review and object based on the New ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:~~

~~**9.3.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1, that this Contract is terminated; or~~

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~~**9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.~~

~~**9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).~~

DISCLOSURE, INSPECTION AND DUE DILIGENCE

10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE AND SOURCE OF WATER.

10.1. Seller's Property Disclosure. On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of the Seller's Property Disclosure Deadline.

10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition. Seller must disclose, in writing, to Buyer any adverse material facts actually known by Seller as of the date of this Contract. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property, Inclusions and included Leased Items to Buyer in an "**As Is**" condition, "**Where Is**" and "**With All Faults**."

10.3. Inspection. Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

10.3.1. Inspection Termination. On or before the **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**, notify Seller in writing, pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller pursuant to § 10.3.2.; or

10.3.2. Inspection Objection. On or before **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct.

10.3.3. Inspection Resolution. If an Inspection Objection is received by Seller and if Buyer and Seller have not agreed in writing to a settlement thereof, this Contract will terminate on the **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**, unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination. Nothing in this provision prohibits the Buyer and the Seller from mutually terminating this Contract before **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**, by executing a Release.

10.4. Damage, Liens and Indemnity. Buyer, except as otherwise provided in this Contract or other written agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property, included Leased Items and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed pursuant to an Inspection Resolution. Notwithstanding any other provision of this Agreement, Seller does not waive, and nothing in this Agreement shall be construed as a waiver of, any of the rights, immunities, protections, defenses, or limitations on liability or damages afforded to the Seller by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as amended.

10.5. Insurability. Buyer has the Right to Terminate under § 24.1., on or before **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto,** based on, in Buyer's sole subjective discretion, any unsatisfactory provision of the availability, terms and conditions and premium for property insurance (Property Insurance) on the Property.

10.6. Due Diligence.

10.6.1. Due Diligence Documents. Seller agrees to deliver copies of the following documents and information pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer **within seven (7) days after the Escrow Opening Date, as provided in the Addendum to Contract attached hereto**.

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~~**10.6.1.1. Occupancy Agreements.** All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases):~~

~~**10.6.1.2. Leased Items Documents.** If any lease of personal property (§ 2.5.4., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before **Due Diligence Documents Delivery Deadline**.~~

10.6.1.3. Encumbered Inclusions Documents. If any Inclusions owned by Seller are encumbered pursuant to § 2.5.2. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer **within seven (7) days after the Escrow Opening Date, as provided in the Addendum to Contract attached hereto**.

10.6.1.4. Solar Power Plan. Copy of any Solar Power Plan not included in Leased Items (regardless of its name or title).

10.6.1.5. Septic Use Permit. If required by the local health department or other applicable government entity, on or before the local health department's applicable deadline, Seller must pay for and furnish to Buyer a Septic Use Permit.

10.6.1.6. Other Documents. If the respective box is checked, Seller agrees to additionally deliver copies of the following:

☒ **10.6.1.6.1.** All contracts relating to the operation, maintenance and management of the Property;

☐ **10.6.1.6.2.** Property tax bills for the last _____ years;

☐ **10.6.1.6.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical and structural systems; engineering reports; and permanent Certificates of Occupancy, to the extent now available;

☒ **10.6.1.6.4.** A list of all Inclusions to be conveyed to Buyer;

☐ **10.6.1.6.5.** Operating statements for the past _____ years;

☐ **10.6.1.6.6.** A rent roll accurate and correct to the date of this Contract;

☐ **10.6.1.6.7.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet completed and capital improvement work either scheduled or in process on the date of this Contract;

☒ **10.6.1.6.8.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past ____ years;

☒ **10.6.1.6.9.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3.);

☒ **10.6.1.6.10.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;

☒ **10.6.1.6.11.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;

☒ **10.6.1.6.12.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and

☐ **10.6.1.6.13.** Other:

~~**10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and object based on the Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:~~

~~**10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or~~

~~**10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.~~

~~**10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received by Seller on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence**~~

Documents Resolution Deadline unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**).

10.6.2.4. Automatic Due Diligence Extension. If a Due Diligence Document is not delivered on or before the Due Diligence Documents Deadline, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Due Diligence Document. If Buyer's right to review and object to such Due Diligence Document is extended due to such Due Diligence Document not being delivered on or before the Due Diligence Documents Deadline, the Due Diligence Document Resolution Deadline will also be extended to the earlier of Closing or fifteen days after Buyer's receipt of such Due Diligence Document.

10.6.3. Zoning. Buyer has the Right to Terminate under § 24.1., on or before **expiration of the Property Review Period, as set forth in the Addendum to Contract attached hereto**, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

10.6.4. Due Diligence – Environmental. Buyer has the right to obtain environmental inspections of the Property including a Phase I Environmental Site Assessment. ☐ **Seller** ☐ **Buyer** will order or provide a current Phase I Environmental Site Assessment (compliant with the most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or _____, at the expense of ☐ **Seller** ☐ **Buyer** (Environmental Inspection).

If the Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the **Environmental Inspection Termination Deadline** will be extended by _____ days (Extended Environmental Inspection Termination Deadline) and if such Extended Environmental Inspection Termination Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of time. In such event, ☐ **Seller** ☐ **Buyer** must pay the cost for such Phase II Environmental Site Assessment.

Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4., Buyer has the Right to Terminate under § 24.1., on or before **Environmental Inspection Termination Deadline**, or if applicable, the Extended Environmental Inspection Termination Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

10.6.5. Due Diligence – ADA. Buyer, at Buyer's expense, may also conduct an evaluation whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

Buyer has the Right to Terminate under § 24.1., on or before **ADA Evaluation Termination Deadline**, based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

10.7. Conditional Upon Sale of Property. This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as _____. Buyer has the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this provision.

10.8. Source of Potable Water (Residential Land and Residential Improvements Only). Buyer ☐ **Does** ☐ **Does Not** acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for the Property. ☐ There is **No Well**. Buyer ☐ **Does** ☐ **Does Not** acknowledge receipt of a copy of the current well permit.

Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

10.9. Existing Leases; Modification of Existing Leases; New Leases. Seller states that none of the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

10.10. Lead-Based Paint. [Intentionally Deleted - See Residential Addendum if applicable]

10.11. Carbon Monoxide Alarms. [Intentionally Deleted - See Residential Addendum if applicable]

10.12. Methamphetamine Disclosure. [Intentionally Deleted - See Residential Addendum if applicable]

11. TENANT ESTOPPEL STATEMENTS.

11.1. Estoppel Statements Conditions. Buyer has the right to review and object to any Estoppel Statements. Seller must request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**, statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating:

11.1.1. The commencement date of the Lease and scheduled termination date of the Lease;

11.1.2. That said Lease is in full force and effect and that there have been no subsequent modifications or amendments;

~~**11.1.3.** The amount of any advance rentals paid, rent concessions given and deposits paid to Seller;~~
~~**11.1.4.** The amount of monthly (or other applicable period) rental paid to Seller;~~
~~**11.1.5.** That there is no default under the terms of said Lease by landlord or occupant; and~~
~~**11.1.6.** That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.~~

~~**11.2. Seller Estoppel Statement.** In the event Seller does not receive from all tenants of the Property a completed signed Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents required in §11.1. above and deliver the same to Buyer on or before **Estoppel Statements Deadline.**~~

~~**11.3. Estoppel Statements Termination.** Buyer has the Right to Terminate under § 24.1., on or before **Estoppel Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.~~

CLOSING PROVISIONS

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

12.1. Closing Documents and Closing Information. Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably required documents at or before Closing.

12.2. Closing Instructions. Colorado Real Estate Commission's Closing Instructions ☐ **Are** ☒ **Are Not** executed with this Contract.

12.3. Closing. Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified **in the Addendum to Contract attached hereto** or by mutual agreement at an earlier date. At Closing, Seller must provide Buyer with the ability to access the Property. ~~The hour and place of Closing will be as designated by ____.~~

12.4. Disclosure of Settlement Costs. Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

~~**12.5. Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such leases for the Leased Items accepted by Buyer pursuant to § 2.5.4. (Leased Items).~~

13. TRANSFER OF TITLE. Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ _____ deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in § 30 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

14. PAYMENT OF LIENS AND ENCUMBRANCES. Unless otherwise agreed to in this Contract or by Buyer in writing, any amounts owed on any liens or encumbrances against the Property or Inclusions, including any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid before Closing by Seller, at Closing from the proceeds of this transaction or from any other source.

15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.

15.1. Closing Costs. Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein.

15.2. Closing Services Fee. The fee for real estate closing services must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** _____.

~~**15.3. Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees associated with or specified in the Status Letter will be paid as follows:~~

~~**15.3.1. Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by Seller.~~

15.3.2. Record Change Fee. Any Record Change Fee must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A**.

15.3.3. Reserves or Working Capital. Unless agreed to otherwise, all reserves or working capital due (or other similar cost not addressed in § 16.2. (Association Assessments)) at Closing must be paid by ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☒ **N/A**.

15.3.4. Other Fees. Any other fee listed in the Status Letter as required to be paid at Closing will be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A**.

15.4. Local Transfer Tax. Any Local Transfer Tax must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A**.

15.5. Sales and Use Tax. Any sales and use tax that may accrue because of this transaction must be paid when due by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A**.

15.6. Private Transfer Fee. Any private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A**.

15.7. Water Transfer Fees. Water Transfer Fees can change**.** The fees, as of the date of this Contract, do not exceed $_____ for:

☐ Water District/Municipality ☐ Water Stock
☐ Augmentation Membership ☐ Small Domestic Water Company ☐ _____

and must be paid at Closing by ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☒ **N/A.**

15.8. Utility Transfer Fees. Utility transfer fees can change**.** Any fees to transfer utilities from Seller to Buyer must be paid by ☒ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **N/A.**

15.9. FIRPTA and Colorado Withholding.

15.9.1. FIRPTA. The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ **IS** a foreign person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

15.9.2. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

16. PRORATIONS AND ASSOCIATION ASSESSMENTS.

16.1. Prorations. The following will be prorated to the **Closing Date**, except as otherwise provided:

16.1.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on ☐ **Taxes for the Calendar Year Immediately Preceding Closing** ☐ **Most Recent Mill Levy and Most Recent Assessed or Actual Valuation per the county assessor**, ☒ **Other** **N/A, Seller is governmental entity not subject to property taxes**.

~~**16.1.2. Rents.** Rents based on ☐ **Rents Actually Received** ☐ **Accrued**. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in writing of such transfer and of the transferee's name and address.~~

16.1.3. Other Prorations. Water and sewer charges, propane, interest on continuing loan and _____.

16.1.4. Final Settlement. Unless otherwise specified in Additional Provisions, these prorations are final.

~~**16.2. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. All Association Assessments accrued before Closing must be paid by Seller and all Association Assessments accrued after Closing must be paid by Buyer. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐ **Buyer** ☐ **Seller**. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and _____. Association Assessments are subject to change as provided in the Governing Documents.~~

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17. POSSESSION. Possession of the Property and Inclusions will be delivered to Buyer on at Closing ~~**Possession Date** at **Possession Time**~~,
~~subject to the Leases as set forth in § 10.6.1.1~~.
~~If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of $ _____ per day (or any part of a day notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered. Additionally, Buyer may pursue a claim against Seller for any of Buyer's actual additional damages incurred by Buyer in excess of such amount.~~

GENERAL PROVISIONS

18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH. Except as otherwise provided in this Contract, the Property and Inclusions will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

18.1. Causes of Loss, Insurance. In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the Appraisal Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Appraisal Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Appraisal Price, plus the amount of any deductible that applies to the insurance claim.

18.2. Damage, Inclusions and Services. Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Appraisal Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

18.3. Condemnation. In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions. Such credit will not include relocation benefits or expenses or exceed the Appraisal Price.

18.4. Walk-Through and Verification of Condition. Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

18.5. Risk of Loss – Growing Crops. The risk of loss for damage to growing crops by fire or other casualty will be borne by the party entitled to the growing crops as provided in § 2.8. and such party is entitled to such insurance proceeds or benefits for the growing crops.

19. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

20. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored

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or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

20.1. If Buyer is in Default:

☐ **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

20.2. If Seller is in Default:

20.2.1. Specific Performance, Damages or Both. Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

20.2.2. Seller's Failure to Perform. In the event Seller fails to perform Seller's obligations under this Contract, to include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this Contract are reserved and survive Closing.

21. LEGAL FEES, COST AND EXPENSES. Anything to the contrary herein notwithstanding, in the event of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses.

22. MEDIATION. If a dispute arises relating to this Contract (whether prior to or after Closing) and the dispute is not resolved, the parties must first proceed, in good faith, to mediation before proceeding to arbitration or litigation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to the settlement, in writing. A party requesting mediation must deliver written notice requesting mediation to the other party as provided in § 26. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute is not resolved within thirty days of the date of written notice requesting mediation. Nothing in this Section prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This Section will not alter any date in this Contract, unless otherwise agreed.

23. EARNEST MONEY DISPUTE. Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions (e.g., Earnest Money Release form), signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpled the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

24. TERMINATION.

24.1. Right to Terminate. If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision. Any Notice to Terminate delivered after the applicable deadline specified in the Contract is ineffective and does not terminate this Contract.

24.2. Effect of Termination. In the event this Contract is terminated, the parties are then relieved of all obligations hereunder, subject to §§ 10.4. and 21.

25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS. This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

26. NOTICE, DELIVERY AND CHOICE OF LAW.

26.1. Physical Delivery and Notice. Any document or notice to Buyer or Seller must be in writing, except as provided in § 26.2. and § 26.3. and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

26.2. Electronic Notice. As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or _____.

26.3. Electronic Delivery. Electronic Delivery of documents may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

26.4. Choice of Law. This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado, with venue to be located in Mesa County.

27. NOTICE OF ACCEPTANCE, COUNTERPARTS. This proposal will expire unless accepted in writing by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance ~~pursuant to § 26 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**~~. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party separately and when each party has executed a copy thereof, such ~~copies taken together are deemed to be a full and complete contract between the parties.~~

~~**28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations**; **Title Insurance, Record Title and Off-Record Title**; **New ILC, New Survey**; and **Property Disclosure**, **Inspection**, **Indemnity**, **Insurability, Due Diligence and Source of Water**.~~

~~**29. BUYER'S BROKERAGE FIRM COMPENSATION.** Buyer's brokerage firm's compensation will be paid, at Closing, as follows:~~

~~☐ **29.1.** ____% of the Purchase Price or $_____ by Seller. Buyer's brokerage firm is an intended third party beneficiary under this provision only. The amount paid by Seller under this provision is in addition to any other amounts Seller is paying on behalf of Buyer elsewhere in this Contract.~~

~~☐ **29.2.** ____% of the Purchase Price or $_____ by Buyer pursuant to a separate agreement between Buyer and Buyer's brokerage firm. This amount may be modified between Buyer and Buyer's brokerage firm outside of this Contract.~~

~~☐ **29.3.** ____% of the Purchase Price or $_____ by a separate agreement between Buyer's brokerage firm and Seller's brokerage firm.~~

ADDITIONAL PROVISIONS AND ATTACHMENTS

30. ADDITIONAL PROVISIONS. The following additional provisions have not been approved by the Colorado Real Estate Commission: See attached Addendum to Contract.

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31. OTHER DOCUMENTS.

31.1. Documents Part of Contract. The following documents **are a part** of this Contract: **Addendum to Contract**

31.2. Documents Not Part of Contract. The following documents have been provided but are **not** a part of this Contract:

SIGNATURES

Buyer's Name: Grand Junction Homes, LLC_

Buyer's Signature Date

Address:

Phone No.:

Fax No.:

Email Address:

[NOTE: If this offer is being countered or rejected, do not sign this document.]

Seller's Name: City of Grand Junction_____

Seller's Signature Date

Address:

Phone No.:

Fax No.:

Email Address:

END OF CONTRACT TO BUY AND SELL REAL ESTATE

~~**BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**~~

~~**A. Broker Working With Buyer**~~

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Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a ☐ **Buyer's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid as specified in §29 above.

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: _____
Brokerage Firm's License #: _____
Broker's Name: _____
Broker's License #: _____

_____
Broker's Signature Date

Address: _____

Phone No.: _____
Fax No.: _____
Email Address: _____

B. Broker Working with Seller

Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a ☐ **Seller's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☐ **Seller** ☐ **Buyer** ☐ **Other** _____.

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any agreement to pay compensation must be entered into separately and apart from this provision.

Brokerage Firm's Name: _____
Brokerage Firm's License #: _____
Broker's Name: _____
Broker's License #: _____

_____
Broker's Signature Date

~~Address:~~

~~Phone No.:~~
~~Fax No.:~~
~~Email Address:~~

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ADDENDUM TO CONTRACT

The following provisions are part of this Contract. To the extent of any conflict, the provisions of this Addendum shall control over the provisions of any other part of the Contract.

1. **Title**. If possible, Seller shall select Land Title Guarantee Company as the title insurance company ("Escrow Agent" or "Closing Company"). Escrow will be deemed open on the date when Seller has delivered the fully executed Contract to the Escrow Agent and Buyer has delivered the Earnest Money Deposit of Ten Dollars ($10.00) to the Escrow Agent (the "Escrow Opening Date"). Escrow Agent shall advise Buyer and Seller in writing of the Escrow Opening Date, expiration of Buyer's Property Review Period date, Escrow Close Date and any other pertinent dates within the Contract (the "Critical Dates"). Promptly after Escrow Opening Date, Seller shall provide to Buyer a Title Commitment declaring the condition of title to the Property along with readable copies of all recorded documents, including all exceptions to title that are described in Schedule B of the Title Commitment. Buyer will have until seven (7) days prior to the expiration of the Property Review Period to disapprove said Title Commitment in writing to Escrow Agent and Seller (the "Title Objection Deadline"). The title insurance policy issued and delivered to Buyer after Closing in the amount of the full Appraisal Price shall only be subject to matters of record approved by Buyer.

2. **Consideration**. The purchase price for the Property shall be Zero Dollars ($0.00), but Buyer shall be required to deposit Ten Dollars and 00/100 ($10.00) with the Escrow Agent within three (3) business days following the date that the Contract is fully executed by all parties. In exchange for Seller's agreement to convey the Property, Buyer shall develop approximately eight (8) single family detached homes and forty (40) duplexes to serve a population with an average income at or below 100% AMI (the "Intended Use"). Seller estimates net developable acreage of approximately 3.3 acres at a target density of fifteen (15) dwelling units/developable acre.

3. **No Common Interest Community**. Seller represents and warrants that, as of the date of this Contract, the Property is not part of a common interest community as defined by the Colorado Common Interest Ownership Act (CCIOA), C.R.S. § 38-33.3-101 et seq., and is not subject to any Master Association, Homeowners' Association (HOA), or any restrictive covenants requiring the payment of mandatory assessments or dues to an owners' association. It is a condition of Buyer's obligation to close that the Title Commitment confirms that no such association or encumbrance exists. If the Title Commitment or any other due diligence reveals that the Property is subject to an owners' association, Buyer shall have the right to terminate this Contract by written notice to Seller, and the Earnest Money shall be returned to Buyer.

4. **Restrictive Covenants and Deed Restrictions**. The Special Warranty Deed executed by Seller at Closing shall include a deed restriction, (, attached hereto as **Exhibit 1**, as well as the terms of the Affordable Housing Financing Fund Land Banking Program Declaration of Restrictive Covenants recorded with Reception No. 3114330. . Any change to Exhibit 1 shall be agreed to by Seller prior to closing. The Deed Restriction Covenant and Guidelines shall be compliant with CHFA Proposition 123 Land Banking requirements and be for a term of at least forty (40) years after construction completion of the final for sale home (or unit, as applicable). . In no event shall any amendment, modification, or termination of the Deed Restriction Covenant and Guidelines be made that violates the State of Colorado Prop 123 CHFA Land Banking requirements.

5. **Closing**. Closing shall occur within forty five (45) days after the approval of Seller's governing body. Seller and Buyer may agree to extend Closing for two additional periods of forty-five (45) days each. If closing does not occur within the time allowed by this section, this Contract shall terminate pursuant to § 24.Buyer and Seller agree that at Closing, Buyer will pay any closing costs and escrow fees. Seller will pay the cost for a Standard Owners' Title Insurance Policy and Buyer will pay the additional cost associated with the Extended Owners' Title Insurance Policy and any other endorsements thereto.

6. **Declaration of Repurchase Right. As additional consideration for Seller's conveyance of the Property for a purchase price of Zero Dollars ($0.00), and to preserve the public purpose for which Seller is conveying the Property, Buyer's interest in the Property shall be subject to a Declaration of Repurchase Right in substantially the form attached to this Contract as Exhibit 2 (the "Repurchase Declaration"), which Buyer, as Declarant, shall execute and deliver at Closing**

for recording in the real property records of Mesa County, Colorado. The Repurchase Declaration shall run with the Property and shall, among other things: (a) require Buyer to develop the Property as an affordable for-sale residential project consisting of approximately forty-eight (48) deed-restricted homes (approximately eight (8) single-family detached homes and forty (40) attached duplex units) in accordance with the City-approved Development Plan and the Intended Use; (b) require Phase 1 Completion on or before December 31, 2026, and Phase 2 Completion and Final Project Completion on or before June 30, 2027, subject to the milestone, coordination, and extension provisions set forth therein; and (c) grant Seller the right, after written notice and an opportunity for Buyer to propose corrective measures as provided therein, to repurchase any portion of the Property remaining undeveloped at a repurchase price equal to the purchase price allocated to such portion under this Contract (which, because the Purchase Price is Zero Dollars ($0.00), shall be Zero Dollars ($0.00) or if the portion has been improved, the total of the actual hard and soft costs of such improvements). The terms of the Repurchase Declaration are incorporated into this Contract by this reference, and the rights and obligations thereunder shall survive Closing and delivery of the deed. In the event of any conflict between this Contract and the Repurchase Declaration with respect to the development milestones or the repurchase right, the Repurchase Declaration shall control.

7. **Broker Disclosure. Certain principals and employees of Buyer** or its affiliates may be licensed Colorado real estate brokers and salespersons. Buyer represents that it has not engaged a buyer's representative broker. Each party is responsible for its own brokerage fees, if any, and shall indemnify and hold the other harmless from and against any and all liabilities arising from any claims caused or incurred by it (including, without limitation, the costs of attorneys' fees in connection therewith) as a result of a breach of this provision.

8. **Water Disclosure**. **THE SOURCE OF POTABLE WATER FOR THE PROPERTY IS A WATER PROVIDER, WHICH CAN BE CONTACTED AS FOLLOWS:**

NAME: CITY OF GRAND JUNCTION
ADDRESS: 333 West Avenue, Building E, Grand Junction, CO 81501
WEB SITE: https://www.gjcity.org/278/Water-Services
TELEPHONE: (970) 244-1579

SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

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EXHIBIT 1 TO ADDENDUM TO CONTRACT

Draft Template Deed Restriction Covenant and Guideline

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EXHIBIT 2 TO ADDENDUM TO CONTRACT

Declaration of Repurchase Right

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DECLARATION OF REPURCHASE RIGHT

Exhibit 2 to Purchase and Sale Agreement

THIS DECLARATION OF REPURCHASE RIGHT (this "Declaration") is made as of _____, 2026, by GRAND JUNCTION HOMES, LLC, a Colorado limited liability company ("Declarant" or "Purchaser"), for the benefit of the CITY OF GRAND JUNCTION, COLORADO, a Colorado home-rule municipality ("City" or "Seller").

RECITALS

A. Seller and Purchaser are parties to that certain Contract to Buy and Sell Real Estate (Land), dated ___, 2026, as amended by the Addendum to Contract and all exhibits thereto (collectively, the "PSA"), pursuant to which Purchaser will acquire from Seller certain real property located in the City of Grand Junction, County of Mesa, State of Colorado.

B. The real property subject to the PSA and this Declaration is generally described as Lots 100 through 147, inclusive, SALT FLATS FILING ONE, a replat of Lot 4 of Grand View Commons Subdivision (Reception No. 3105054), Southwest Quarter of the Northwest Quarter, Section 18, Township 1 South, Range 1 East, Ute Meridian, Grand Junction, Mesa County, Colorado, together with all interests, easements, rights, benefits, improvements, and appurtenances thereto (collectively, the "Property"). These lots are further known as: 2804, 2806A, 2806B, 2808A, 2808B, 2810A, 2810B, 2812A, 2812B, 2814A, 2814B, 2816A, 2816B, 2818A, 2818B, 2820A, 2820B, 2822A, 2822B, 2824A and 2824B Painted Sky Avenue, and 469A, 469B, 467A, 467B, 465A, 465B, 463A, 463B, 461A, 461B, 470A, 470B, 468A, 468B, 466A, 466B, 464A, 464B, 462A and 462B 28 ¼ Road, and 2812, 2814, 2816, 2818, 2820, 2822 and 2824 Grand Avenue, Grand Junction, Colorado, 81501. The legal description of the Property contained in the recorded plat for Salt Flats Filing One shall control.

C. In consideration of Seller's conveyance of the Property for a purchase price of Zero Dollars ($0.00), Purchaser is obligated to develop the Property as an affordable for-sale residential project consisting of approximately forty-eight (48) deed-restricted homes, including approximately eight (8) single-family detached homes and forty (40) attached duplex homes or units, serving households with an average income at or below one hundred percent (100%) of Area Median Income (the "Project").

D. The City acquired and is conveying the Property to facilitate affordable and attainable housing and to satisfy, in part, the City's commitments under applicable Proposition 123 Land Banking Program requirements, the Affordable Housing Financing Fund Land Banking Program Declaration of Restrictive Covenants recorded January 9, 2025 at Reception No. 3114330, and related grant commitments applicable to the larger Salt Flats project.

E. City Council Ordinance No. 5277, together with the lease agreement incorporated therein, recites and requires that Rural Homes' proposal anticipates Phase 1 completion in Winter 2026 and Phase 2 completion by Spring 2027, coordinated with the broader Salt Flats infrastructure timeline and master plan, and further requires development of the forty-eight (48) affordable housing units in two phases within seven (7) years of January 9, 2025, with development deemed complete only when both phases are fully funded and fully permitted by the City.

F. This Declaration is intended to run with the Property, to preserve the public purpose for which Seller is conveying the Property, and to provide Seller a repurchase right if Purchaser fails to timely complete the Project in accordance with the Development Plan and the milestones stated herein.

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, transferred, sold, conveyed, used, and occupied subject to the following covenants, conditions, restrictions, and repurchase rights, all of which shall run with the Property and shall be binding upon Declarant and its successors and assigns, and shall inure to the benefit of Seller and its successors and assigns.

1. Development Plan; Intended Use. Purchaser shall develop the Property in substantial accordance with the final site plan, subdivision plat, civil plans, architectural plans, building permits, development approvals, and other City-approved plans and permits for the Project, as the same may be approved or amended by the City in accordance with applicable law (collectively, the "Development Plan"). The Development Plan shall provide for development of the Project as deed-restricted, for-sale affordable housing serving households at or below the income levels required by the PSA, the deed restriction covenant and guidelines approved by Seller, and applicable grant and land banking requirements (collectively, the "Intended Use").

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2. Required Milestones. Purchaser shall complete the Project in accordance with the following milestones (collectively, the "Milestones") unless Seller approves a written extension or modification in accordance with this Declaration:

(a) Phase 1 Completion. On or before December 31, 2026, Purchaser shall complete Phase 1 of the Project in accordance with the Development Plan. For purposes of this Declaration, "Phase 1 Completion" means that Purchaser has completed all improvements required for the portion of the Project designated as Phase 1 in the Development Plan and has submitted and received from the City certificate(s) of occupancy or temporary certificate(s) of occupancy, as applicable, for all dwelling units included in Phase 1.

(b) Phase 2 Completion; Final Project Completion. On or before June 30, 2027, Purchaser shall complete Phase 2 of the Project and the balance of the Project in accordance with the Development Plan. For purposes of this Declaration, "Final Project Completion" means that Purchaser has submitted and received from Mesa County certificate(s) of occupancy or temporary certificate(s) of occupancy, as applicable, for not fewer than forty-eight (48) deed-restricted dwelling units on the Property and has satisfied all conditions required under the Development Plan and the PSA for the sale or occupancy of such homes.

3. Failure to Meet Milestones; Repurchase Right. If Purchaser fails to meet any Milestone, fails to develop the Property in accordance with the Development Plan or the Intended Use, fails to record the required affordability covenant for any applicable lot or dwelling unit, abandons the Project, or otherwise materially defaults under the PSA or this Declaration after applicable notice and cure, Seller may elect to repurchase all or any portion of the Property Remaining Undeveloped, as defined below, in accordance with this Declaration (the "Repurchase Right").

4. Property Remaining Undeveloped. For purposes of this Declaration, "Property Remaining Undeveloped" means any lot, portion of a lot, tract, parcel, or other portion of the Property that has not achieved Final Project Completion or, as applicable, Phase 1 Completion or Phase 2 Completion. Notwithstanding the foregoing, Property Remaining Undeveloped shall exclude:

(a) any lot improved with a completed dwelling unit for which the City has issued a certificate of occupancy or temporary certificate of occupancy and for which the required deed restriction or affordability covenant has been recorded;

(b) any lot conveyed to an eligible homebuyer in accordance with the PSA, the approved deed restriction covenant and guidelines, and applicable grant or land banking requirements; and

(c) any lot for which an active building permit has been issued and substantial construction work is ongoing, provided that construction has not ceased for sixty (60) or more consecutive days and Purchaser is otherwise diligently pursuing completion in accordance with the Development Plan. Seller may treat such lot as Property Remaining Undeveloped if construction thereafter ceases for sixty (60) or more consecutive days without Seller's prior written approval.

5. Notice and Corrective Measures. Before exercising the Repurchase Right, Seller shall deliver written notice to Purchaser describing the alleged failure or default. Purchaser shall have thirty (30) days after receipt of such notice to propose written corrective measures to Seller, which may include, without limitation, a revised timeline, revised phasing plan, revised unit delivery schedule, financing plan, construction schedule, or other measures reasonably calculated to cure the failure and complete the Project consistent with the public purposes of the PSA and this Declaration. Seller shall have ninety (90) days after receipt of Purchaser's proposed corrective measures to accept or reject the proposed corrective measures in writing. Seller may accept, reject, or condition acceptance of the proposed corrective measures in Seller's reasonable discretion, subject to City Council approval if required by law.

6. Exercise of Repurchase Right. If Seller rejects Purchaser's proposed corrective measures, if Purchaser fails to timely propose corrective measures, or if Purchaser fails to perform accepted corrective measures, Seller may exercise the Repurchase Right by delivering written notice to Purchaser identifying the portion(s) of the Property to be repurchased. Closing of the repurchase shall occur on a date selected by Seller not less than thirty (30) days

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and not more than ninety (90) days after Seller's delivery of its exercise notice, unless the parties agree otherwise in writing.

7. Repurchase Price and Closing. The repurchase price for any portion of the Property repurchased under this Declaration shall be the purchase price allocated to such portion of the Property under the PSA. Because the Purchase Price under the PSA is Zero Dollars ($0.00), the repurchase price for any portion of the Property repurchased under this Declaration shall be Zero Dollars ($0.00), unless otherwise required by law or agreed in a written instrument approved by Seller. Notwithstanding the foregoing, in the event Purchaser has constructed any improvements on or benefiting the portion of the Property to be repurchased under this Declaration, the repurchase price of such portion of the Property shall be the total of the actual hard and soft costs of those improvements and an allocated portion of the actual hard and soft costs of any improvements benefiting the portion of the Property to be repurchased. At the repurchase closing, Purchaser shall convey the repurchased portion of the Property to Seller by special warranty deed, free and clear of all monetary liens, deeds of trust, mechanic's liens, judgment liens, leases, occupancy rights, and other encumbrances created or suffered by Purchaser, except for matters approved by Seller in writing. Purchaser shall pay all costs necessary to release liens and encumbrances created or suffered by Purchaser. Closing costs and recording fees for the repurchase shall be allocated as agreed by the parties at the repurchase closing, or, absent agreement, as customarily allocated in Mesa County, Colorado for similar transactions.

8. Construction Financing; Subordination; Release. In order to facilitate construction financing for the Project, Seller may, upon Purchaser's written request, execute a commercially reasonable subordination, non-disturbance, recognition, or partial release agreement in favor of a bona fide construction lender financing one or more phases of the Project, provided that such agreement does not impose liability on Seller, does not require Seller to assume Purchaser's obligations, and does not release the Repurchase Right as to Property Remaining Undeveloped except as expressly approved by Seller. Seller agrees to consider such requests in good faith, but Seller shall have no obligation to release or subordinate the Repurchase Right if Purchaser is then in default, has failed to meet a Milestone, or if Seller determines in good faith that such release or subordination would materially impair Seller's ability to enforce this Declaration or preserve the public purposes of the PSA. Seller shall not exercise the Repurchase Right for the purpose of frustrating Purchaser's ability to obtain ordinary and customary construction financing, provided that Purchaser is timely performing under the PSA, the Development Plan, and this Declaration.

9. Right of First Offer Prior to Final Project Completion. Until Final Project Completion has occurred and this Declaration has been released in full, Purchaser shall not sell, assign, convey, transfer, or otherwise dispose of the Property, or any portion thereof, other than (i) sales of completed homes to eligible homebuyers in accordance with the approved deed restriction covenant and guidelines, (ii) transfers to an affiliate or special purpose entity approved or permitted under the PSA, provided such transferee assumes this Declaration in writing, or (iii) grants of security interests to bona fide construction lenders, without first offering Seller the right to acquire the proposed transfer property on the same economic terms and conditions proposed for such transfer. Purchaser shall deliver written notice of the proposed transfer to Seller, together with all material terms. Seller shall have thirty (30) days after receipt of such notice to elect to proceed. If Seller does not timely elect to proceed, Purchaser may complete the proposed transfer substantially on the disclosed terms, subject to this Declaration and all applicable deed restrictions and grant requirements.

10. No Waiver; Cumulative Remedies. No failure by Seller to enforce any provision of this Declaration shall constitute a waiver of the right to enforce such provision or any other provision. The Repurchase Right and all other rights and remedies of Seller are cumulative and shall be in addition to all rights and remedies available under the PSA, the deed restrictions, any development improvements agreement, applicable law, or equity.

11. Run With the Land; Termination. This Declaration shall run with the Property and shall bind Purchaser and Purchaser's successors and assigns (except this Declaration shall not encumber any lot conveyed by Purchaser to an eligible homebuyer in accordance with the PSA) until released or terminated by a written instrument executed by Seller and recorded in the real property records of Mesa County, Colorado. Upon Final

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Project Completion and satisfaction of all obligations secured by this Declaration, Seller shall, upon written request by Purchaser and at Purchaser's expense, execute and record a release of this Declaration as to the Property, except as to any obligations that expressly survive under the PSA, deed restrictions, applicable grant requirements, or other recorded covenants.

12. Notices. All notices under this Declaration shall be given in the manner provided in the PSA, or to such other address as a party may designate by written notice given in accordance with the PSA. Notices shall be effective upon receipt or deemed receipt as provided in the PSA.

13. Governing Law; Venue. This Declaration shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action arising under this Declaration shall be in the District Court for Mesa County, Colorado.

14. Severability. If any provision of this Declaration is determined to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the maximum extent permitted by law.

IN WITNESS WHEREOF, Declarant and Seller have executed this Declaration as of the date first written above.

PURCHASER/DECLARANT:
GRAND JUNCTION HOMES, LLC, a Colorado limited liability company

By: _____

Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____ of Grand Junction Homes, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: _____.

_____
Notary Public

SELLER/CITY:
CITY OF GRAND JUNCTION, COLORADO, a Colorado home-rule municipality

By: _____

Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as _____ of the City of Grand Junction, Colorado, a Colorado home-rule municipality.

Witness my hand and official seal.
My commission expires: _____.

_____
Notary Public

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AFFORDABLE HOUSING OWNERSHIP PROGRAM GUIDELINES

Juniper Grove

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INTRODUCTION

The general goal of the Juniper Grove Project is to provide high quality homes that will remain affordable for residents and their families living in the Mesa County, whose income and assets are below certain targeted limits, and who choose to be part of the local community. This is accomplished, for the most part, by regulating and restricting occupancy and sale of the Housing Units covered by these Affordable Housing Regulations and Guidelines, Juniper Grove (Guidelines) to "Qualified Households" as defined herein.

Households who desire to acquire one of the homes at Juniper Grove must meet income and asset requirements, and the homes are subject to price limitations at resale. These limitations are intended to ensure affordability for the current and future households.

These Guidelines intend to provide for clear, fair, and consistent administration of the Declaration of Affordability Covenants associated with each home. Some households may not fit clearly within the specific provisions of the Guidelines but still meet these general policy goals. For these cases, exception and appeal processes have been established.

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1. Definitions

Definitions of terms and phrases contained within the Deed Restriction and Guidelines:

1.1. ADMINISTRATION FEE – at re-sale, a fee of 1% of the Purchase Price to be paid to the Administrator by the Owner to support ongoing administrative costs of the

Program. The Purchaser shall not be responsible for the costs of administration of the Deed Restriction Covenant and Guidelines.

1.2. APPEAL – the process used when an Applicant, Buyer, or Owner believes that after an initial determination, the Administrator has incorrectly applied the Covenant or Guidelines.

1.3. APPLICANT – a Household that has applied for qualification as a Buyer or a Renter or who submits a request for an Exception.

1.4. AREA MEDIAN INCOME (AMI) – is a statistical dollar amount determined and published by the U.S. Department of Housing and Urban Development (HUD) based on Household Size for Mesa County, Colorado and that is used in these Guidelines as a basis for the initial income qualification. The Administrator will use the income limits published by the Colorado Housing and Finance Administrator for its multifamily loan program.

1.5. ASSETS - anything owned by an individual that has commercial or exchange value. Assets consist of specific property or claims against others, in contrast to obligations due others. Assets include both liquid and non-liquid assets. Liquid Assets include cash in savings, checking or other forms of bank accounts and stocks, bonds or other instruments that can readily be converted to cash. Non-liquid Assets are those items not easily converted to cash.

The most recent assessed value as provided by the applicable assessor's office will be used to determine the value of Assets, including real estate holdings, regardless of setoffs by encumbrances, costs of sale or holding, or percent of ownership interest. Assets shall include funds or property held in a living trust or any similar entity or interest, where the person has management rights or the ability to apply the assets to the payment of debts. Assets in a qualified retirement plan and intangible assets will not be included in the asset calculations for each income category. Household Net Assets equals gross Household Assets less gross Household Liabilities.

1.6. BUYER – a person or persons under contract to buy a Housing Unit.

1.7. CAPITAL IMPROVEMENTS – any permanent fixture, addition, or other improvement that is constructed, or installed as a permanent improvement to real property that provides a long-term upgrade or improvement to the Housing Unit. Ordinary repair and maintenance are not Capital Improvements.

1.8. PERMITTED CAPITAL IMPROVEMENT – a Capital Improvement that has been approved by the Administrator prior to erection and shall NOT include luxury items, upgrades for esthetic or personal preference, landscaping, or cost associated with ordinary repair, replacement, and maintenance.

1.9. CITY – City of Grand Junction, Colorado.

1.10. COUNTY – Mesa County, Colorado.

1.11. COVENANT – a contract prepared by the Administrator and entered into between the ADMINISTRATOR and the Buyer restricting the use, occupancy, and sale of the Housing Unit.

1.12. DESIGNEE - a person or entity that is named and authorized to act in place of the person or entity granting the designation.

1.13. EXCEPTION – the process used when an Applicant, Buyer, or Owner believes that there exists good cause why the Applicant, Buyer or Owner should be excused from

a requirement or allowed a modification of a requirement in the Covenant or Guidelines.

1.14. GRIEVANCE – any dispute that an Applicant, Buyer, or Owner may have with the Administrator with respect to the Administrator's action or failure to act under the Covenant or Guidelines.

1.15. GUIDELINES – these Affordable Housing Ownership Guidelines, Juniper Grove, are a set of operational regulations adopted by the Administrator and may amended from time to time that set out definitions, standards and procedures that further define and detail the Deed Restriction and Covenant, Juniper Grove and are to be applied to specific Housing Units.

1.16. HOUSEHOLD – one or more persons who intend to live together in a Housing Unit as a single household.

1.17. HOUSING UNIT – a single-family home that is subject to the Covenant and Guidelines.

1.18. INCOME – Income -

1.18.1. Income derived from one's own labor or through active participation on a regular, continuous, and substantial basis in a business and including retirement funds from deferred income earned from employment, Social Security benefits, alimony, and child support; and

1.18.2. Net income derived from a business after reasonable deductions for expenses, depreciation, taxes, and similar allowances.

1.18.3. Household Income - combined Gross Income of all individuals in the Household.

1.18.4. Gross Income - the total of all income from whatever source before deductions.

1.19. MAXIMUM SALE PRICE – the maximum purchase price that can be paid by Buyer.

1.20. OCCUPANT – any person who occupies a Housing Unit as his or her primary residence, but who has no ownership interest in the Housing Unit.

1.21. ORIGINAL PURCHASE PRICE – the purchase price originally paid by an Owner for a Housing Unit.

1.22. OWNER – the person or persons who have a legal right to the Housing Unit by deed, tenancy in common, joint tenancy, or tenancy in the entirety or other relationship; an individual who may have a proprietary interest in the Housing Unit, and may include any subsequent buyer, heir, devisee, transferee, grantee, or holder of title, or any portion of title, to the Housing Unit.

1.23. PURCHASE PRICE – all consideration paid by a Buyer to a Seller for a Housing Unit.

1.24. QUALIFIED HOUSEHOLD – a Household who earns at or below the AMI referenced in the Covenant and Guidelines, including all Owners and Occupants who meet the requirements of Sections 3 and 5 of these Guidelines, who are certified by the Administrator to own the Housing Unit according to the terms and

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conditions of the Covenant and Guidelines, and who maintain compliance pursuant to the Covenant and Guidelines.

1.25. UNIMPROVED RESIDENTIAL PROPERTY – vacant property, which is restricted solely to residential uses, and uses accessory thereto, as defined in the applicable Land Use Code.

2. Applicability

Every sale of a Housing Unit is subject to the Covenant and Guidelines in effect at the time of sale. Owners are subject to the Covenant and Guidelines in effect and as amended during their ownership of a Housing Unit.

Violations of these Guidelines are violations of the Covenant and are subject to the penalties adopted for such violations in addition to legal remedies.

3. Household Qualification

Buyers must meet each of the following requirements for initial purchase:

3.1. **Income Standard.** An Applicant's Household must earn at or below 100% of AMI determined by the Colorado Division of Housing, Prop 123 Homeownership 2025 standards and provide the Administrator with proof of Income. For initial qualification, the Administrator will examine historical data. Historical data is a combination of the previous year's tax returns and current year-to-date employer payment information for the twelve-month period immediately prior to the application. All other income received or earned in the same twelve-month period is included in the income total. An Applicant's representations are subject to verification and evaluation by the Administrator

3.2. **Residency Standard**. Applicants must intend to and actually occupy the Housing Unit as their sole and exclusive place of residence.

3.3. **Property Ownership Standard.**

3.3.1. At the time of application, a Household may own other improved or unimproved residential or commercial property, however, Applicant must enter into an Intent to Sell Agreement for all Improved Residential Property located within Colorado. Further all Improved Residential Property must be listed for sale within seven days of taking title to the Housing Unit and sold for fair market value within one year of taking title to the Housing Unit.

3.3.2. Households that desire to acquire Improved Residential Property located within Colorado after taking ownership of a Housing Unit must apply for and be granted an Exception prior to taking ownership of the additional property.

3.3.3. Households that desire to retain Improved Residential Property located within Colorado after taking ownership of a Housing Unit must apply for and be granted an Exception before purchasing the Housing Unit.

3.4. **Net Assets Standard.**

3.4.1. Total Household Net Assets shall not exceed three (3) times the Original Purchase Price of the Housing Unit. All Household members' shares of

business assets, including real estate, shall be included in determination of the Household Net Assets.

3.4.2. Disposition of Assets. Any member of a Household who has assigned, conveyed, transferred, or otherwise disposed of property or other assets within the last two (2) years without fair consideration in order to meet the net asset limitation or the property ownership limitation shall be ineligible to purchase a Housing Unit.

4. Initial Application Process

Applications must be made to Administrator. The Administrator may request any combination of documentation reasonably related to proof of Income and other eligibility requirements. Applicants must sign a release of information so that the Administrator may obtain such information. The Administrator may require a sworn statement of the facts contained in the application including at least the following certifications:

4.1. That the facts contained in the application are true and correct to the best of the Applicant's knowledge;

4.2. That the Applicant, on the basis of the application presented, believes that the Household qualifies to occupy the Housing Unit according to the Covenant and these Guidelines; and

4.3. Any material misstatement of fact or fraud by the Applicant or any member of the Household in connection with any information supplied to the Administrator may be cause for immediate expulsion from the application process or forced sale of the Housing Unit.

5. Continuing Household Qualification and Compliance Verification

5.1. Maintaining Qualified Household Status. ADMINISTRATOR requires Households, including all occupants of Housing Units, to maintain Qualified Household status on an on-going basis.

5.1.1. **Changes to Households.** Changes to Qualified Households impact ongoing qualifications and may jeopardize qualification, such as a pending separation or divorce, the death of a Household member, or departure of a Household member, and the addition of Immediate Family members. All changes to the Household shall be reported to Administrator within thirty (30) days of said change. Administrator will make every effort to maintain stable housing for Households in transition but shall require the Household to come into compliance within a reasonable period prior to issuing a Notice of Violation.

5.1.2. **Compliance Checks.** In order to verify compliance with Deed Restrictions and the Guidelines, Administrator will conduct regular Compliance Checks with a minimum of biennial checks and may initiate them to investigate complaints or reports of non-compliance. Any on-site Housing Unit inspection is subject to a twenty-four (24) hour notice requirement.

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5.1.3. **Verification of Qualification.** Administrator shall require Households to verify that they remain a Qualified Household within twenty-one (21) days of a written notice of Compliance Check or a penalty will be assessed (see Appendix C). A sworn statement by each adult member of the Household of the facts required for maintaining Qualified Status shall be required as detailed in Section 4 for initial Compliance Check submissions

6. Capital improvements

For any proposed Capital Improvements, the Owner must submit a written request to the Administrator. The Administrator may request information from the Owner, including drawings, a list of materials, and the name of the proposed contractors. If the Owner would like to receive a credit to the Maximum Sales Price, the Owner must include a statement requesting the Administrator to authorize such a credit. The Administrator will inform the Owner of its decision to grant or withhold consent to the proposed Capital Improvements, as well as its decision to grant or withhold consent to any requested credit to the Maximum Sales Price. If the Administrator consents, the Administrator will also inform the Owner of the value attributed to the Capital Improvements or the method to determine their value at resale, including application of depreciation rates, which may result in a credit to the Maximum Sales Price less than the actual cost of the Capital Improvements. Any credit or combination of credits to the Maximum Sales Price cannot exceed 10% of the Maximum Sales Price.

7. Resale or Refinancing of Housing Units

7.1. Notification Requirement

7.1.1. An Owner must provide the Administrator with written notice for any potential change in financing or ownership of a Housing Unit. Failure to timely notify the Administrator is considered a breach of the Covenant and violation of the Guidelines. The Administrator may impose a penalty (see Appendix C) for each day the failure to notify persists.

7.1.2. Owners must give the Administrator written notice of their intent to sell at least sixty days prior to the sale of a Housing Unit.

7.1.3. Owners must give the Administrator written notice of their intent to refinance a Housing Unit at least thirty days prior to closing of the loan.

7.2. **Consultation.** Owners must consult with the Administrator before offering a Housing Unit for sale to obtain current information about the Guidelines and verify the Maximum Sale Price. The Buyer must consult with the Administrator before taking title to a Housing Unit to discuss the Covenant and Guidelines.

7.3. **Administration Fee.** After the initial sale, at the closing of each sale or conveyance of a Housing Unit, the Owner selling the Housing Unit must pay the Administrator the Administration Fee. The Administrator will instruct the title company to pay

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the Administration Fee as a debit to the Owner out of the funds held in escrow at closing.

7.4. **ADMINISTRATOR's Right to Acquire.** Upon receiving an Owner's notice of intent to sell, the ADMINISTRATOR will have the right to purchase the Housing Unit for the the Maximum Sale Price or a lesser proposed sales price.

7.5. **Maximum Sales Price.** The Administrator will calculate the Maximum Sale Price of the Housing Unit according to Covenant. An Owner shall not sell its Housing Unit for more than the Maximum Sale Price. The contracted sale price and any seller concessions or credits will be the only exchange of value between parties to any sale of the Housing Unit.

7.6. Disclosures

7.6.1. The Buyer and Owner buying or selling a Housing Unit must sign a release that allows Administrator to obtain copies of all documents relevant to the sale. All financial information shall remain confidential except as noted in Section 12.1.

7.6.2. Relevant documents include but are not limited to the sales contract for the Housing Unit, the Buyer's application for financing and related documentation, and title and escrow documents related to the sale.

8. Rental Procedures

Owners may rent a bedroom in the Housing Unit subject to the following rules. Owners shall not rent the entire Housing Unit at any time.

General Provisions for all Rentals. In this section, Tenant and Tenant Household refers to a Tenant renting a room in a Unit.

8.1. Tenant shall not exceed the 100% AMI Income Eligibility Criteria designated by the Administrator.

8.2. Maximum Rental Rate per room is set by the Administrator and shall not exceed studio/one-bedroom rental rate designated by the Housing Unit's 100% AMI Eligibility Tier (see Appendix A).

8.3. Landlords must obtain proof of qualification from Tenant prior to occupancy.

8.4. Rental of Housing Units must be memorialized by a written Lease.

8.5. Leases must be for a minimum of six months with a maximum of twelve months.

9. Covenant

9.1. A Deed Restriction Covenant shall be applied prior to or concurrent with each Sale or Transfer of a Housing Unit.

9.2. Original Purchase Price. Each sale of a Housing Unit generates a new Original Purchase Price. The Administrator will maintain records of all Housing Unit sales.

9.3. Calculating Maximum Sale Price. The Maximum Sales Price equals the Original Purchase Price plus a compounding increase of three percent (3%) per year from the date of original purchase to the date of Owner's notice of its intent to sell plus any credit for Capital Improvements, which credit cannot exceed 10% of the Maximum Sales Price.

9.4. No Guarantee. The Administrator does not guarantee that an Owner will receive the Maximum Sales Price. The Maximum Sales Price is merely the highest price

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that an Owner may receive.

10. Lenders and Loans

10.1. Lenders and Mortgages. Buyers and Owners are restricted to either conventional or government-guaranteed fully amortizing mortgages with a fixed interest rate from commercial banking or lending institutions authorized to engage in mortgage lending in the State of Colorado. All other mortgages will require an Exception from the ADMINISTRATOR.

10.2. Total Debt. Buyers shall not incur debt, liens, or other obligations secured by the Housing Unit that exceed their Original Purchase Price. Owners shall not refinance existing debt secured by the Housing Unit to exceed the then-applicable Maximum Sales Price. Owners must notify the ADMINISTRATOR and obtain the ADMINISTRATOR's approval to refinance a Housing Unit.

11. Exceptions, Appeals, and Grievances

The Administrator will review all applications for Exceptions, Appeals, or Grievances on a case-by-case basis.

11.1. **Exceptions**. An Applicant, Buyer, or Owner may request an Exception from the Administrator. Requests must be presented in writing to the Administrator and must include:

11.1.1. the particular ground(s) upon which the Exception is based;

11.1.2. the action or remedy requested;

11.1.3. the name, mailing address, e-mail addresses, and telephone number of the Applicant, Buyer, or Owner.

11.2. **Process.** All requests for Exceptions will be reviewed by the Administrator's staff for completeness. The Administrator's staff may approve or deny Exceptions administratively or forward requests to the Administrator's Executive Director for approval or denial. The Administrator's staff shall prepare a written report

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analyzing each Exception request and deliver a copy of the report to the Applicant, Buyer, or Owner requesting the Exception.

11.3. **Standards for Review.** Applicants desiring an Exception must demonstrate, and the Administrator must find that the Exception meets one or more of the following review standards:

11.3.1. promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question;

11.3.2. enables the Applicant, Buyer, or Owner to take advantage of a financing opportunity that would not be available without the Exception;

11.3.3. promotes or recognizes the long-term commitment of the Applicant, Buyer, or Owner to residency and community involvement within the Administrator or provides housing for a critical community need;

11.3.4. provides increased livability or durability in materials, finishes, fixtures, or appliances or useful increased square footage;

11.3.5. creates living space for an additional member of the Household;

11.3.6. enables a Household to own and occupy a Housing Unit more suitable to the Household's needs; or

11.3.7. enables the Household to respond to life circumstances that arise beyond the Household's control.

11.4. **Appeals and Grievances.** Appeals and Grievances must be presented in writing to the ADMINISTRATOR within thirty (30) days of the decision, determination, or action at issue and must include:

11.4.1. the particular ground(s) upon which the Appeal or Grievance is based;

11.4.2. the action or remedy requested; and

11.4.3. the name, mailing address, e-mail addresses, and telephone number of the Applicant, Buyer, or Owner.

11.4.4. All Appeals and Grievances will be reviewed by the Administrator's staff for completeness and forwarded to the Administrator within thirty (30) days from receipt of complete Appeal or Grievance packet. The Administrator

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must address the Appeal at the next regularly scheduled council meeting unless the delay is requested by the Applicant.

11.5. **Rights of Parties**

11.5.1. The appellant or aggrieved party shall be afforded a fair hearing before the ADMINISTRATOR, providing the basic safeguards of procedural due process, including notice and an opportunity to be heard.

11.5.2. The appellant or aggrieved party may examine all of the Administrator's non-privileged documents, records, and regulations that are relevant to the hearing.

11.5.3. Any document not made available after written request may not be relied upon at the hearing.

11.5.4. The appellant or aggrieved party has the right to be represented by counsel.

11.5.5. If the appellant or aggrieved fails to appear at the hearing, the ADMINISTRATOR may postpone the hearing or make a determination based upon the evidence submitted.

11.6. **Hearing Process**

11.6.1. A designated ADMINISTRATOR council member on the ADMINISTRATOR council will preside over the hearing.

11.6.2. The hearing shall be recorded.

11.6.3. The ADMINISTRATOR may receive oral or documentary evidence without strict compliance with the Colorado Rules of Evidence.

11.6.4. Based on the hearing, the ADMINISTRATOR will prepare and provide a written decision with findings.

11.6.5. The final determination of the ADMINISTRATOR is binding, and the ADMINISTRATOR shall take all actions necessary to carry out the

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decision.

12. Administrative Procedures

12.1. **Confidentiality.** All personal and financial information provided to the Administrator will be kept confidential except as follows:

12.1.1. Recorded deeds and the Covenant are matters of public record.

12.1.2. Any information that the Administrator deems not excepted from the Colorado Open Records Act will be disclosed in accordance with the Colorado Open Records Act.

12.1.3. The Administrator may disclose personal and private information necessary for an independent audit of the Administrator's records.

12.1.4. Personal and private information to the extent the Administrator determines the information is necessary for its deliberation of a request for an Exception or for consideration during a violation hearing in its sole discretion.

12.1.5. The Administrator may require third-party verification for all self-employed Applicants at initial qualification and during compliance checks.

12.1.6. The Administrator may employ outside accounting expertise to evaluate the reasonability of an Applicant's or Household's representations of Income.

12.2. **Fair Housing Standards.** The Administrator shall administer the Guidelines in compliance with all applicable fair housing laws.

12.3. **Reasonable Accommodation.** For the application processes and other administrative functions, the Administrator will provide reasonable accommodations to persons with disabilities.

12.4. **Subcontracting of Administrative Responsibilities.** The Administrator may contract with any qualified person or entity for the purpose of administering these Guidelines.

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Appendix A: Income Eligibility & 100% Area Median Income and Income Limits

Area Median Income is currently determined by using the figures published by US Department of Housing and Urban Development ("HUD") for each county in Colorado and adopted by Colorado Housing and Finance Authority ("CHFA"). They are published at: https://doh.colorado.gov/2026-colorado-home-income-limits

Administrator shall update the schedule below after CHFA adopts the most recent HUD figures.

Based on this procedure, the Area Median Incomes for County as of 2026 are:

Table 1. Mesa County Area Median Income (AMI*) Eligibility

	Household Size					
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
100% Area Median Income	$70,500	$80,500	$90,570	$100,600	$108,690	$116,700

***This is the AMI calculation pursuant to the Housing Guidelines.**

Qualification is based on Household size, NOT unit size.

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Initial Sale Prices of Housing Units

Lot	Addresses	Home Type, Bedrooms and Description	Original Purchase Price	Initial Date of Sale
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
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Appendix B: OWNERSHIP LOTTERIES

The purpose of these Lotteries is to create a fair and orderly process for offering Units for sale to qualifying Households and give purchase priority to those identified in the Lottery Point System Criteria, below.

B.1. Ownership Lottery Procedure.

B.1.1. ADMINISTRATOR shall establish a procedure for ownership lotteries for initial sales of GJH as subject to these Guidelines and may establish ownership lotteries for subsequent sales as necessary.

B.1.2. ADMINISTRATOR shall open an ownership lottery as follows:

B.1.2.1. Notice of the date, time, and location at which applications will be taken shall be published as a Legal Notice in a newspaper of general circulation in the region. Such notice shall be published at least twenty-one (21) days prior to the close of the application period, which application period shall be a minimum of fourteen (14) days.

B.1.2.2. Application and information materials shall be available at the time of publication of the Legal Notice at locations and web sites announced in the Notice.

B.2. Lottery Application Process and Applicant Responsibilities.

B.2.1. Complete lottery application.

B.2.2. Households interested in purchasing a Housing Unit must submit an application to the ADMINISTRATOR, or its designee. All members of a Household over eighteen years of age must submit the required information necessary to determine qualification and eligibility.

B.2.3. A Household must submit a letter from a mortgage lender, stating the Household's ability to pre-qualify for a mortgage.

B.2.4. In order to participate in a lottery, Households must sign the sworn statement described in Section 4.

B.2.5. If a Household cannot sign the sworn statement, or if a Household does not provide ADMINISTRATOR with information required to process the application, then it will not be eligible to be entered into the lottery.

B.2.6. ADMINISTRATOR shall rely on the sworn statement of the Applicant as to the completeness and accuracy of the application for the purpose of determining eligibility to participate in a lottery.

B.3. Lottery Order.

B.3.1. ADMINISTRATOR shall only accept lottery applications during the time period specified in the Legal Notice. Mailed applications shall be considered received in

the proper time period if postmarked at least two (2) days prior to the last day of the application period and received within two (2) business days after the application period closes. ADMINISTRATOR shall not be responsible for delays in the delivery of mail beyond two (2) business days after the application period closes. Incomplete applications shall not be processed for qualification.

B.3.2. The lottery shall be executed in two rounds; First Round for all Applicants who qualify without an Exception and Second Round for all Applicants who have requested and received an Exception(s).

B.3.2.1. Exception requests submitted pursuant to Section 10 (Lending) shall not preclude Applicant from classification as a Qualified Household for purposes of the Lottery.

B.3.3. All Applicants deemed Qualified Households shall automatically qualify for entry in the lottery and placed in the First Round. Any household lacking one or more of the Qualification and Eligibility Criteria will be placed on a separate list for unqualified Applicants (as further explained in Section B.5.3) and placed in Second Round.

B.3.4. Qualified Applicants shall qualify for additional entries in the lottery according to the criteria as outlined in below or according to criteria established by G JH.

B.3.5. The Lottery Point System Criteria may be modified as necessary by the ADMINISTRATOR.

B.4. <u>Lotteries are subject to the following guidelines:</u>

B.4.1. A lottery must be conducted in a duly noticed public meeting of the ADMINISTRATOR.

B.4.2. An independent County resident with no direct stake in the lottery outcome shall be invited to draw the Applicant names.

B.4.3. Once an Applicant's name is drawn, any further instances of that Applicant's name drawn are recorded but ignored in establishing the order of Applicants.

B.4.4. The results of the lottery shall be posted and certified by the resident drawing the names as soon as practically possible after the drawing.

B.4.5. The order in which Applicant names are drawn in the lottery shall determine the order in which Applicants are contacted to purchase the Housing Units offered in the lottery and for which they qualify (except for handicapped-accessible units as noted in Section B.4.7).

B.4.6. These procedures will also be followed to establish the order of the unqualified Applicants. Unqualified Applicants will not be offered a Unit until all Qualified Applicants have been offered a Unit to purchase based on their preference, AMI designation and availability of Units. In addition, prior to being offered a Unit, the unqualified Applicant must have been provided an Exception per Section 11.1. These Applicants shall be placed in an "unqualified pool" for the Second Round

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lottery and shall be selected following the Qualified Applicants according to Sections B.3.1- B.3.5, above.

B.4.7. First priority for ADA handicapped accessible units shall be given to Mobility Disabled Households that submit a lottery application based on the lottery order of all Mobility Disabled Households. If there are no Mobility Disabled Households that submit a lottery application for an available handicapped accessible Unit, the Unit will be available for purchase based on the lottery order by all lottery Applicants who are Qualified Households.

B.4.8. Any material misstatement of fact or deliberate fraud by the Household in connection with any information supplied by the Household to the ADMINISTRATOR shall be cause for disqualification from lottery, fined pursuant to the Schedule of Violations and Fines and the Household will be prohibited from reapplying for any future ownership lottery for one year.

B.5. Lottery Point System Criteria

B.5.1. INITIAL LOTTERY ENTRY: Completed lottery applications shall be processed for qualification of a Household. All lottery Applicants certified as Qualified Households shall be eligible for one (1) entry into the lottery.

B.5.2. ADDITIONAL LOTTERY ENTRIES: In an effort to weight Applicants based on criteria deemed to further the intent of GJH, points toward additional lottery entries are given to Households meeting the criteria outlined below.

B.5.2.1. One (1) additional entry is awarded to Households that have a member who is employed as one or more of the following types of employment, as further defined herein:

5.2.1.1. School District Personnel;

5.2.1.2. Health Care Personnel;

5.2.1.3. Government Personnel: and/or

5.2.1.4. Essential Response Personnel.

B.5.2.2. One (1) additional entry is awarded to Households that live or have a member who is employed within the City limits of Grand Junction limits.

B.5.2.3. The maximum number of entries allowed is three (3).

B.5.2.4. Individual Household members may have different point rankings. The Household shall be evaluated for eligibility for this additional entry in the lottery based on the individual with the greatest number of points.

B.5.3. UNQUALIFIED APPLICANTS:

B.5.3.1. All lottery Applicants who did not qualify but have been provided an Exception per Section 11.1 or given a standard exception by the Lottery Administrator shall be eligible for one (1) entry in the Second Round lottery.

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B.5.3.2. All lottery Applicants who did not qualify but have been provided an Exception per Section 11.1 and currently live in Mesa County shall be eligible for three (3) entries in the Second Round lottery.

B.5.3.3. All lottery Applicants who did not qualify but have been provided an Exception per Section 11.1 and currently live in Mesa County shall be eligible for five (5) entries in the Second Round lottery.

B.5.3.4. The maximum number of entries allowed in the Second Round lottery is five (5).

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Appendix C: Schedule of Fees, and Schedule of Violations and Fines

Schedule of Fees

Fees:

Application Fee $100.00

Administration Fee 1% of the Purchase Price

Schedule of Violations and Fines

	Violation	Fine per day	Maximum Fine
1	Failure to submit complete and accurate documentation required to establish continued compliance by original deadline set by ADMINISTRATOR.	$20.00	$140.00
2	Failure to submit complete and accurate documentation required to establish continued compliance by second deadline set by ADMINISTRATOR.	$25.00	$350.00
3	Failure to submit complete and accurate documentation required to establish continued compliance by third deadline set by the ADMINISTRATOR.	$30.00	$1,000.00
4	Failure to occupy the Housing Unit as sole and primary place of residence.	$20.00	$5,000.00
5	Submitting false/inaccurate information (per offense).	-	$750.00
6	All other violations not specifically named.	$20.00	$2,000.00

Note: Default/Breach of the Covenant may result in additional remedies and associated costs. Please refer to **Deed Restriction Covenant** for the complete list of rights, responsibilities, remedies, and potential costs related to a violation.

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DEED RESTRICTION and COVENANT
Juniper Grove
Mesa County
Affordable Housing Ownership, Occupancy and Resale

THIS DEED RESTRICTION AND COVENANT ("Covenant") is entered into this _____ day of _____, 2026 ("Effective Date") by [**insert Name of Purchaser**], ("Declarant") for the benefit of and enforceable by the [insert entity], , State of Colorado. The Declarant and the [insert Entity] are sometimes referred to herein collectively as the "Parties."

Property Subject to Deed Restriction. The following real property (the "Housing Unit") is hereby made subject to these Covenants whose legal description is attached herein as Exhibit A and commonly known as **(insert street address here), Mesa County State of Colorado.**

RECITALS

WHEREAS, the Declarant is the Owner of the Housing Unit; and

WHEREAS, the Declarant on behalf of itself, its heirs, executors, administrators, representatives, successors, and assigns, desires to comply with this Covenant and AFFORDABLE HOUSING OWNERSHIP GUIDELINES, JUNIPER GROVE ("Guidelines") by restricting the use of the Housing Unit as hereinabove described; and

WHEREAS, under this Covenant the Declarant and [insert entity] intend, declare, and agree that the regulatory and restrictive covenants set forth herein governing the use of the Housing Unit described and provided for herein shall be and are hereby covenants running with the land and are intended to be and shall be binding upon the Declarant and the [insert entity]; and

WHEREAS, this Covenant is intended to help keep housing affordable for full-time residents and their families who chose to be part of the greater Grand Junction community; and

WHEREAS, Declarant understands that this property has been subsidized by the government and charitable organizations and acknowledges that it has received adequate and valuable consideration in exchange for the imposition of this Covenant upon the Housing Unit.

COVENANT

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated in this Covenant as substantive provisions, the mutual covenants, restrictions, and equitable servitudes stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby represent and agree as follows:

1. **Covenant Runs with the Land**. This Covenant shall constitute covenants running with title to the Housing Unit, for benefit of, and enforceable by, the [insert Entity], and their successors and assigns, and this Covenant shall bind the [insert Entity] and all subsequent Owners and Occupants of the Housing Unit. Each Owner and Qualified Occupant, upon acceptance of a deed or lease to the Housing Unit, shall be personally obligated hereunder for the full and complete performance and observance of all covenants, conditions, and restrictions contained herein during the Declarant's period of ownership or Qualified Occupant's tenancy, as may be appropriate. Each and every Transfer or lease of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference, the covenants contained in this Covenant, even without reference to this Covenant in any document of conveyance. If the [insert Entity] ceases to exist, the Covenant shall be deemed to be assigned to successor to the City of Grand Junction, and/or its designee.

   1.1 **Term.** The **"Term"** of this Covenant shall commence on the Effective Date and shall continue until _____ ("**Expiration Date**"). Said term of one hundred (100) years shall reset upon each and every Transfer.

   1.2 **Administration and Enforcement.** This Covenant shall be administered by the [insert entity] or it's or its designated deed restriction administrator ("Administrator"). All references to Administrator shall include ADMINISTRATOR but references to [insert Entity] shall not include Administrator unless specifically noted.. This Covenant shall be enforceable by the [insert entity] by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement or eviction of non-complying Housing Unit Owner(s) or Occupant(s), or such other remedies and penalties as may be specified in this Covenant, including but not limited to the Schedule of Violations and Fines found in the Guidelines.

   1.3 **Replacement of Prior Agreement.** This Covenant shall supersede and replace in its entirety that certain Deed Restriction and Covenant recorded in the official records of the _____ County Clerk and Recorder ("**Official Records**") on RECORDING DATE at Reception No. RECORDING #.

2. **Definitions**. The Parties acknowledge and agree to the definitions in the **AFFORDABLE HOUSING OWNERSHIP GUIDELINES, JUNIPER GROVE ("Guidelines")** and further agree that each definition: (a) forms a portion of the basis of this Covenant; and (b) is incorporated in this Covenant. As used in this Covenant, Guidelines shall mean the most current Guidelines in effect at the time of closing on a sale or transfer of the Housing Unit or at the commencement date of a lease or other occupation agreement, as same may be amended from time to time, or its successor document.

3. **Ownership, Use, Occupancy, Rentals, and Qualification.**

   3.1 **Ownership.** The ownership of the Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) as defined in the Guidelines. In the event that the Housing Unit is owned without compliance with this Covenant, the

Administrator shall have the remedies set forth herein, including but not limited to the rights under Section 11.

3.2 **Use and Occupancy**. The use and occupancy of Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owners or Qualified Occupant(s), and their Immediate Families.

3.2.1 Home Occupation. The Housing Unit may be used in conjunction with a Home Occupation by the Qualified Household or Qualified Occupants residing in the Housing Unit subject to the provisions of the Guidelines and local land use restrictions.

3.2.2 Guests are exempt from qualification requirements.

3.3 **Initial Qualification.**

3.3.1 Qualified Owner: To be eligible to purchase the Housing Unit, the Owners must meet the qualifications below:

3.3.1.a Must not own any interest in other Improved Residential Property(s) located within Colorado.

3.3.1.b Must not have a Net Worth that exceeds three (3) times the Initial Sales Price of the Housing Unit; and

3.3.1.c Must meet the income restrictions applicable to the Housing Unit based on the Area Median Income (AMI) and as set forth in the Guidelines to be recorded at time of sale; and

3.3.1.d Shall occupy the Housing Unit as their sole and exclusive primary residence.

3.3.1.e A reasonable accommodation and exception may be requested from Administrator for any of these qualifications.

3.3.2 Qualified Occupant: To be eligible to rent a room in a Housing Unit, the Qualified Occupant:

3.3.2.a Shall meet the above-listed requirements of Section 3.3.1a-d

3.3.2.b A reasonable accommodation and exception may be requested from the Administrator for any of these qualifications.

3.4 **Rental of Property**. Short-term rental of the Housing Unit is prohibited. Room rentals may be approved as follows:

3.4.1 Roommates: The Qualified Owner may share occupancy of a Housing Unit with non-owners on a rental basis provided Qualified Owner continues to occupy Housing Unit as his/her sole and primary residence and meets the obligations contained in this Covenant. A roommate must be certified as a Qualified Tenant Household. Short-term rentals of any kind are strictly prohibited. Any tenants that are not Qualified Owners must have a signed lease agreement.

3.4.2 No Indemnification or Waiver of Immunity: Nothing herein shall be construed to require The Administrator to protect or indemnify the Owner

against any losses attributable to a rental including, but not limited to, non-payment of rent or damages to a Housing Unit; nor to require the Administrator to obtain a Qualified Occupant for the Owner in the event that none is found by the Owner. In addition, nothing herein shall be construed as a waiver by the Administrator's governmental immunity, if applicable, provided by the Colorado Governmental Immunity Act or other applicable law.

3.5 **Continued Qualification Compliance.** All Qualified Owners and Qualified Occupants, including multiple owners, must maintain compliance with all applicable requirements and shall maintain Qualified Household status on an on-going basis. Failure of any Owner or Occupant to do so shall constitute a violation. Any Owner or Occupant of a Housing Unit is required to comply with any deed restriction monitoring certifying to the Administrator that they are in compliance with the requirements of this Covenant.

3.5.1 Continuing Compliance Standards to maintain Qualified Household status:

3.5.1.a The Qualified Household shall occupy the Housing Unit as their Primary Residence at all times during the ownership or rental of a Housing Unit and for at least eight (8) of every twelve (12) months on a rolling twelve (12) month basis.

3.5.1.b Household Net Worth shall not exceed three (3) times the Initial Sales Price of the Housing Unit; and

3.5.1.c Household is prohibited from ownership of other Improved Residential Property located within a Colorado see Section 5 (below), and as further described in the Guidelines, Section 3.3.

4. **Restriction on Debt.** Declarant shall not incur any debt or promissory note secured by a deed of trust or other security instrument that encumbers the Housing Unit in excess of the Original Purchase Price.

5. **Ownership Interest in Other Residential Property.** At the time of application, a Household may own other improved or unimproved residential or commercial property, however, all Improved Residential Property located within Colorado must be listed immediately for sale and sold for fair market value within one year of taking title to the Housing Unit. In the event said other Improved Residential Property has not been sold by the Owner within twelve (12) months of its listing required hereunder, then the Owner shall immediately list the Housing Unit for sale.

6. **Transfer of Property:** Transfers of the Housing Unit are subject to this section unless excepted under Section 7.2, below.

6.1 **Requirements.** Declarant may sell the Housing Unit to a Qualified Owner, pursuant to the Guidelines, to the terms and provisions of this Covenant, and to the following:

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6.1.1 Notice of Intent to Sell: Declarant or Owner must deliver a written notice of its intent to sell the Housing Unit ("Notice of Intent to Sell") to the Administrator prior to offering the Housing Unit for sale.

6.1.2 Qualification of Prospective Buyer: In order to proceed to the closing of the sale of the Housing Unit ("Closing"), Administrator must have first certified in writing that the prospective buyer is a Qualified Owner pursuant to the Guidelines and to the terms and provisions of this Covenant.

6.1.3 Void Transfer: In the event the Housing Unit is sold and/or transferred without compliance with this Covenant, such sale and/or transfer shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.

6.1.4 Date of Notice: For purposes of this Covenant, "date of Owner's Notice of Intent to Sell" shall be the date on which written Notice of Intent to Sell is delivered to the Administrator.

6.1.5 Administration Fees: At the time of purchase, Declarant must pay any Covenant administration fees due according to the Guidelines. Such fees shall be paid by Declarant to the Administrator out of Declarant's proceeds of the sale of the Housing Unit and may not be added to the price of the Housing Unit.

6.1.6 Administrator Made Whole: No transfer of a Housing Unit shall occur unless and until each and every encumbrance, debt or liability owed by the Owner to The Administrator is fully satisfied, such as fees and violation fines.

6.2 Transfer Exception. If reviewed and approved in writing by the Administrator prior to transfer, the following occurrences are exceptions to the definition of Transfer, provided that the new Owner, other than an estate, shall use the Housing Unit as their principal residence:

6.2.1 A transfer resulting from the death of a Qualified Owner where the transfer is to the spouse or domestic partner or co-owner, who is also a Qualified Owner.

6.2.2 A transfer resulting from the death of an Owner through a bequest or by intestate succession to a child of Qualified Owner who is certified as a Qualified Owner.

6.2.3 A transfer resulting from a decree of dissolution of marriage or legal separation or from a settlement incidental to such a decree by which a transfer is made to a spouse who is also a Qualified Owner.

6.3 Maximum Sale Price. The Original Purchase Price ("OPP") of the Housing Unit shall be the basis for calculating the Maximum Sale Price ("MSP") in accordance with

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this Covenant and the Guidelines in effect at the time of listing the Housing Unit for re-sale.

6.3.1 The Housing Unit shall meet the Minimum Resale Standards, defined in Section 6.3.4, below, to sell at MSP.

6.3.2 The MSP of a Housing Unit shall be limited to be no more than the following calculation:

The MSP may not exceed the sum of: (i) the OPP paid by the Owner for the Housing Unit, plus: (ii) an increase of three percent (3%) of such OPP per year compounded annually (prorated at the rate of 0.25 percent for each whole month, but not compounded annually) from the date of the Owner's purchase of the Housing Unit to the date of the Owner's Notice of Intent to Sell the Housing Unit; plus (iii) an amount equal to any special improvement district assessments, if applicable and not transferable, paid by the Seller during the Seller's ownership of the Housing Unit; (iv) the cost of Permitted Capital Improvements made to the Housing Unit by the Owner as set forth in Section 6.3.3, less the amount required to bring the Housing Unit up to the Minimum Resale Standards, if any.

6.3.3 Permitted Capital Improvements: The amount of Permitted Capital Improvements allowed to be added to the MSP shall not exceed ten per cent (10%) of the original purchase price provided that:

6.3.3.a Improvements are pre-approved by Administrator prior to commencement of any work or installation; and

6.3.3.a.1 Proof of homeowners' association, if any, approval is provided to Administrator prior to commencement of work.

6.3.3.a.2 Improvements are properly permitted and inspected by the local Building Official if applicable.

6.3.3.b Improvements are documented by Declarant and submitted to Administrator within three months of completion.

6.3.3.c The depreciation of Permitted Capital Improvements calculated from the schedule in the Marshall Swift Residential Handbook or any other approved handbook in effect at the time of calculation of MSP, shall be subtracted from the cost of the improvement; and

6.3.3.d Any other reasonable costs allowed by Administrator pursuant to the Guidelines in effect on the date of Owner's Notice of Intent to Sell may be added to the MSP.

6.3.3.e The 10% limitation on Permitted Capital Improvements shall reset every ten (10) years of continued ownership of the Housing Unit.

6.3.4 Minimum Resale Standards: Each Owner shall be responsible for ensuring that at the Transfer of his or her Housing Unit, it is clean, the appliances are in working order, and that there are no health or safety violations regarding

the Housing Unit. Seller's Property Disclosure form and Seller's Listing Checklist shall be completed and submitted prior to listing a unit for sale.

6.3.4.a If a Housing Unit does not meet Minimum Resale Standards, Administrator may, at its discretion, require that the cost of necessary repairs be deducted from the closing sale price, or that Seller place into escrow the funds necessary to ensure satisfactory repairs. Any escrow balance remaining after necessary repairs are satisfactorily made shall be returned to Seller.

6.3.5 Assumption of Costs: No Declarant shall permit any prospective purchaser to assume any or all of the Declarant's closing costs. No Declarant shall accept anything of value from a prospective purchaser except for the MSP before, during or after closing of the transfer of the Housing Unit.

6.3.6 Caveat: Nothing in this Covenant represents or guarantees that the Housing Unit will be re-sold at an amount equal to the MSP. Depending upon conditions affecting the real estate market, the Housing Unit may be re-sold for less than the MSP.

7. No Creation of Additional Unit. In no event shall Declarant create an additional "Dwelling Unit" as defined in the applicable Land Use Code, in or as part of the Housing Unit unless authorized by the Administrator in writing and allowed by the zone district and subject to all local building and planning codes and permissions.

8. No Alteration of Housing Unit. The Housing Unit shall not be altered, demolished, partially demolished, released from these covenants, or relocated, unless and except in compliance with the Guidelines and the applicable Land Use Code provisions in effect at the time of the application for alteration, demolition, release, or relocation.

9. Foreclosure

9.1 Default. It shall be a breach of this Covenant for Declarant to default in the payments or other obligations due or to be performed under a promissory note secured by deed of trust encumbering a Housing Unit. The Declarant hereby agrees to notify the Administrator, in writing, of any notification Declarant receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of Declarant's notification from lender, or its assigns, of said default or past due payments.

9.2 Right to Cure Default.

9.2.1 Upon receipt of notice as provided herein, The Administrator shall have the right, in its sole discretion, to cure the default or any portion thereof ("Curing Party"). In such event, the Declarant shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of

trust, plus one (1) percent, and all actual expenses the Curing Party incurred in curing the default.

9.2.2 In the event the Declarant does not repay the Curing Party within sixty (60) days of notice that the Curing Party has cured the Declarant's default, the Declarant agrees that the Curing Party shall be entitled to a lien against the Housing Unit to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Town, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Housing Unit for the payment of the lien set forth in Section 12.6.

9.3 Right to Require Sale.

9.3.1 Upon default of Declarant, The Administrator shall have the right to require Declarant to sell the Housing Unit to avoid the commencement of any adverse proceedings against the Housing Unit by providing Declarant written notice of Administrator's decision to exercise such right ("Notice of Election to Require Sale").

9.3.2 Upon receipt of a Notice of Election to Require Sale by any Qualified Holders, as defined in C.R.S. § 38-38-100.3(20), or mortgage brokers licensed by the Colorado Division of Real Estate pursuant to C.R.S. § 12-61-901 et. seq., Declarant shall immediately offer the Housing Unit for sale according to the provisions of Section 7.

9.4 Non-Qualified Owner in Event of Foreclosure. In the event of a foreclosure on a promissory note secured by a first deed of trust on the Housing Unit or the acceptance by the holder of such note and deed of trust ("Holder") is issued a public trustee's deed for the Housing Unit or records a deed in lieu of foreclosure for the Housing Unit, this Covenant shall remain in full force and effect and Holder shall be considered a non-Qualified Declarant.

10. Obligation to Maintain Homeowner's Insurance. Deed-restricted housing with public and private subsidies means that the cost to build homes is greater than the sales price. Owners shall obtain full replacement cost coverage through an insurance provider licensed with and compliant with the Colorado Department of Regulatory Agencies which will repair or replace the home in the event of damage or destruction.

10.1 Request for Insurance Coverage Certificate. Owner may be required to verify compliance with §11, above at any time and is required to respond within seven (7) days.

10.2 Failure to maintain adequate Homeowner's Insurance shall be considered a material breach of this Covenant.

11. Default/Breach

11.1 **Right to Inspect.** In the event the Administrator has reasonable cause to believe a Declarant is violating the provisions of this Covenant, that entity, through its authorized representatives, may inspect the Housing Unit between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the Declarant with no less than twenty-four (24) hours written notice; Declarant has the right to be present.

11.2 **Notice of Violation**. The Administrator shall send a Notice of Violation ("NOV") to the Declarant detailing the nature of the violation and allowing the Declarant fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation as required by the Schedule of Violations and Fines, Appendix C of the Guidelines, and any additional opportunity to cure before the fines or consequences escalate. In the event the Declarant disagrees with the allegation of violation of the Covenant or the Guidelines, the Declarant may request, in writing, a hearing before the Administrator or its designated hearing officer, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Declarant to sell the Housing Unit. If the Declarant does not request a hearing and the violation is not cured within the fourteen-day period, the Declarant and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review.

11.3 **Hearing Before the ADMINISTRATOR**. Whenever this Covenant provides for a hearing before the Administrator, such hearing shall be scheduled by the Administrator within fourteen (14) days of the date of receipt of a written request for a hearing or at the next regularly scheduled meeting, whichever is later. At any such hearing, the Declarant or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Administrator shall be a final decision, subject to judicial review.

11.4 **Reservation of Remedies**. There is hereby reserved to the parties hereto any and all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses and costs, including reasonable attorney's fees.

11.5 **Sale Without Compliance**. In the event the Housing Unit is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.

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11.6 **Failure to Cure**. In the event a Declarant fails to cure any breach of this Covenant, the Administrator may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, a mandatory injunction requiring the sale of the Housing Unit by Declarant, and/or an injunction against future sale(s) in violation of this Covenant.

11.7 **Violation Fixes Resale Price**. In the event of a breach of any of the terms or conditions contained herein by Declarant, his or her heirs, successors or assigns, the Declarant's MSP of the Property shall, upon the date of such breach as determined by the Administrator, automatically cease to increase as set out in Section 6.3 and shall remain fixed until the date of cure of said breach.

12. General Provisions

12.1 **Enforcement of Covenant**. This Covenant shall constitute covenants running with the land and Housing Unit as a burden thereon, for the benefit of the ADMINISTRATOR and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Declarants and/or Occupants.

12.2 **Equal Housing Opportunity.** Pursuant to the Fair Housing Act and public policy, the Administrator shall not discriminate on the basis of race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Housing Unit.

12.3 **Waiver of Exemptions.** Every Declarant, by taking title to a Housing Unit, shall be deemed to have subordinated to this Covenant any and all right of homestead and any other exemption in, or with respect to, such Housing Unit under state or federal law presently existing or hereafter enacted.

12.4 **Notices.** Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the Declarant. The Declarant shall advise the Housing Agency of any change in address, in writing. Mailing requirements may be waived by consent of the Parties and acknowledgment of delivery by email or regular mail.

To:

[Insert Entity]

[insert address]
Telephone: _____
Email: _____

To Declarant: _____

_____

12.5 Severability. Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.

12.6 Choice of Law. This Covenant and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.

12.7 Successors. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

12.8 Further Actions. Declarants and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

12.9 Gender and Number. Whenever the context so requires herein, the neuter gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

12.10 Modifications. No amendment, modification, or termination of the Deed Restriction Covenant and Guidelines before (insert date – 40 years from initial sale date) shall be effective unless it is approved by a sixty-seven percent (67 %) vote of the City Council at a meeting, for which at least thirty (30) days' written notice has been provided, including a public announcement published in a local newspaper of general circulation, and the proposed changes have been discussed in an open public hearing. In no event shall any amendment, modification, or termination of the Deed Restriction Covenant and Guidelines be made that violates the State of Colorado Prop 123 Scattered Site or Prop 123 Landbanking Grant terms.

12.11 Attorney Fees. In the event any of the Parties resorts to litigation with respect to any of the provisions of this Covenant, the prevailing Party shall be entitled to recover damages and costs, including reasonable attorney fees.

EXECUTED, this _____ day of _____, 20___.

[insert entity]

By:_____
[name], [insert entity]

State of Colorado)
) ss.
County of _____)

The foregoing _____ Deed Restriction and Covenant, Juniper Grove for been acknowledged before me this _____ day of _____, 20__, by [name], [insert title], [insert title]

Witness my hand and official seal.
My commission expires:

_____
Notary Public

EXECUTED, this _____ day of _____, 20___.

DECLARANT

_____
[name]

State of Colorado)
) ss.
County of _____)

The foregoing Affordable Housing Deed Restriction and Covenant, Juniper Grove for been acknowledged before me this _____ day of _____, 20__, by _____[name].

Witness my hand and official seal.
My commission expires:

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_____

Notary Public

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE SALE OF APPROXIMATELY 3.3 ACRES OF CITY-OWNED PROPERTY LOCATED AT 450 28 ROAD, GRAND JUNCTION, COLORADO, TO GRAND JUNCTION HOMES, LLC FOR THE DEVELOPMENT OF AFFORDABLE HOMEOWNERSHIP HOUSING

RECITALS:

In January 2025, the City of Grand Junction acquired approximately 21.78 acres of property located at 450 28 Road, commonly known as the Salt Flats site, to support the development of affordable and attainable housing within the community.

Following a competitive Request for Proposals process, Rural Homes, an experienced affordable homeownership developer, was selected as one of the development partners for the Salt Flats site.

Grand Junction Homes, LLC, a Colorado limited liability company and affiliate of Rural Homes ("Purchaser"), has proposed to develop approximately 3.3 acres within Lot 4 of the Grand View Commons Subdivision as an affordable homeownership project consisting of forty-eight (48) deed-restricted homes serving households earning at or below one hundred percent (100%) of Area Median Income (AMI).

The proposed development will include a mix of single-family detached homes and duplex homes utilizing a fee-simple homeownership model with deed restrictions and no homeowners association in order to reduce ongoing monthly costs and support long-term affordability. The project will also utilize modular construction through a partnership with Fading West to reduce construction costs and accelerate delivery timelines.

To support the affordability of the homes and facilitate development of the project, the City has negotiated a Purchase and Sale Agreement with Grand Junction Homes, LLC providing for the conveyance of approximately 3.3 acres within the Salt Flats site to the Purchaser for the development of the affordable homeownership project described herein.

The property proposed for conveyance is not used for or held as park land or for governmental purposes and therefore its disposition is within the discretion of the City Council.

The City Charter provides that the City Council has the authority to sell certain real property by ordinance; and with this ordinance the City Council ratifies and confirms the authority of the City acting through the City Manager, consistent with the Charter and

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applicable law, to sell and convey the property described herein to Grand Junction Homes, LLC pursuant to the Purchase and Sale Agreement.

The City Council has considered all matters relating to the conveyance of the property and deems the sale necessary and proper to facilitate the development of affordable homeownership opportunities and implementation of the Salt Flats master-planned community, which is anticipated to deliver between approximately 324 and 475 mixed-income housing units across the site.

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

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance the City Council hereby authorizes, confirms and ratifies the sale and conveyance of approximately 3.3 acres within Lot 4 of the Grand View Commons Subdivision at 450 28 Road to Grand Junction Homes, LLC on the terms and conditions set forth in the Purchase and Sale Agreement.

2. The officers, employees, and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, execution of the Purchase and Sale Agreement, conveyance documents, deeds, and any certificates or documents necessary to complete the transfer of the property.

3. All actions heretofore taken by the officers, employees, and agents of the City relating to the sale and conveyance of the property described herein and which actions are consistent with the provisions of this Ordinance are hereby ratified, approved, and confirmed.

4. The City Manager and the City Attorney are hereby authorized to make such alterations, modifications, and changes to the Purchase and Sale Agreement and the other sale and conveyance documents as they deem necessary or appropriate to effectuate the purpose of this Ordinance, provided that the material purpose of this Ordinance is not thereby changed.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for _____, 2026, this ___ day of _____, 2026.

HEARD, PASSED AND ADOPTED ON SECOND READING and ordered published in pamphlet form this ___ day of _____, 2026.

_____

Laurel Lutz

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President of the Council

ATTEST:

_____

Selestina Sandoval

City Clerk

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Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: July 15, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance to Amend the Redlands 360 Planned Development Outline Development Plan (ODP), Incorporate Approximately 29.08 Acres into the ODP, Including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and Establish Planned Development (PD) Zoning for Newly Added Lands, Resulting in a Total ODP Area of Approximately 629.08 acres, and Amend the ODP to Modify Certain Bulk and Lighting Standards for Property Located South of the Redlands Parkway and Highway 340 Intersection and Setting a Public Hearing for August 5, 2026

RECOMMENDATION:

Planning Commission will hear this request at its July 14, 2026, meeting. Their recommendation and meeting minutes will be included in the information provided within the August 5 public hearing (2nd reading).

EXECUTIVE SUMMARY:

The applicant, Grand Junction Land Company, LLC, requests approval of an amendment to the Redlands 360 PD ODP. The amendment would incorporate approximately 29.08 acres into the existing PD, increasing the total PD area from approximately 600 acres to 629.08 acres. The acreage being added includes two 5-acre parcels located north of the Ute Water tank and one approximately 18.96-acre parcel located southeast of the terminus of 23 Road. The 18.96-acre parcel is being annexed concurrently with this request and would receive PD zoning upon incorporation into the ODP.

The proposed amendment updates the Redlands 360 ODP exhibits to reflect the inclusion of the additional acreage and revises certain development standards to align with the current Zoning and Development Code. The amendment does not alter the overall development vision of the Redlands 360 community but expands the project boundary and incorporates the newly added properties into the approved land use

framework. The applicant anticipates that the added acreage could accommodate approximately 74 additional dwelling units through future development phases. The amended ODP would continue to provide for a mix of residential neighborhoods, open space, trails, and supporting infrastructure consistent with the approved Redlands 360 development pattern.

The application also proposes the addition of a new Outdoor and Site Lighting exhibit establishing lighting standards applicable throughout the Redlands 360 development. The proposed standards are intended to minimize light pollution, preserve dark-sky conditions, reduce light trespass, and maintain compatibility with the historic lighting character of the Redlands while providing adequate illumination for public safety. The standards address street lighting, pedestrian and trail lighting, parking areas, building entries, signage, and other site lighting elements.

BACKGROUND OR DETAILED INFORMATION:

The Redlands 360 PD and associated ODP were approved by City Council in February 2022. The approved ODP established a master-planned community on approximately 600 acres, including a mix of residential land uses, limited commercial development, and open space.

Since approval of the PD ODP, four filings have been approved, three of which have been platted, and portions of the development are under construction. The current request proposes amendments to the PD ODP to incorporate approximately 29.08 additional acres into the PD, increasing the total PD area to approximately 629.08 acres, and to establish updated outdoor and site lighting standards applicable throughout the development.

Location and Surrounding Land Use

The Redlands 360 PD is generally located south of Highway 340 (Broadway), east of South Camp Road, west of the Ridges area, and north of lands managed by the Bureau of Land Management. The site is largely undeveloped, with portions of the approved development currently under construction.

The site is designated Residential Low on the Comprehensive Plan Future Land Use Map. Surrounding properties are designated Residential Low to the north, east, and west, Commercial at several intersections along Highway 340, and Parks and Open Space to the south. Existing development in the vicinity consists primarily of low-density residential neighborhoods, open space, recreational trail systems, and public lands.

Site Access and Transportation System

The Redlands 360 PD is served by a network of existing and planned roadway connections identified in the Grand Junction Circulation Plan. Regional access to the development is provided from Highway 340, with primary connections to the site from 23 Road, Easter Hill Drive, Redlands Parkway, and Canyon Rim Drive. These access points are intended to distribute traffic throughout the development and provide connectivity to the surrounding transportation network.

The approved ODP includes an internal roadway system designed to support phased

development while accommodating vehicle, bicycle, and pedestrian travel. The proposed ODP amendment does not substantially modify the approved circulation framework. The additional acreage proposed for inclusion within the PD is expected to develop as part of future phases and will connect to the existing and planned transportation network. The applicant has indicated that the amendment would add approximately 74 dwelling units, which is not anticipated to significantly alter the traffic assumptions evaluated as part of the original PD approval and subsequent filings.

The ODP also includes a network of trails and pedestrian facilities intended to provide internal connectivity and connections to surrounding neighborhoods, open space areas, and regional trail systems. The proposed amendment maintains the planned multimodal transportation network and will incorporate pedestrian and bicycle facilities consistent with the approved ODP.

Availability of Utilities
All utilities are available and adjacent to the Development site. Utility providers are:

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Redlands Water and Power
- Electric and Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities
The proposed Development has no special nor unusual demands on utilities. Recognizing that the Development is one of the largest planned developments that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has already incorporated into growth projections for the Redlands and the community as a whole. With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.

Effects on Public Facilities
The proposed ODP amendment is not anticipated to create impacts on public facilities beyond those previously evaluated through the approval of the Redlands 360 PD and subsequent development filings. The amendment primarily incorporates approximately 29.08 acres into the existing PD boundary and establishes lighting standards for the development. While the additional acreage may accommodate a limited number of future dwelling units, public services and infrastructure demands are expected to remain consistent with the long-range development assumptions for the project. Future development will continue to be reviewed for compliance with applicable City standards and utility requirements at the time of subdivision and site development review.

Site Soils, Geology and Geologic Hazards
Geotechnical conditions within the Redlands 360 PD have been evaluated through

studies prepared in support of the original ODP and subsequent development filings. Additional geotechnical investigations will continue to be conducted as necessary with future subdivision and development applications. The proposed ODP amendment does not alter the site's overall geologic conditions, and future development within the amended PD will remain subject to applicable geotechnical review and engineering requirements.

Irrigation
As part of the original PD ODP approval, the applicant proposed a xeric landscape approach for both common areas and individual lots to reduce irrigation demand while limiting the extent of irrigated turf areas. The approved plan identified the use of 75 shares of Redlands Water and Power (RWP) water for irrigation of parks, common open space landscaping, streetscapes, entry features, and disturbed areas requiring revegetation. The current ODP amendment does not propose any changes to the approved irrigation strategy.

Proposed Use and Zoning Overview
The Redlands 360 PD and associated ODP were approved by City Council in 2022 to establish a master-planned community consisting of a mix of residential land uses, limited commercial/mixed-use development, and a significant open space network. The approved ODP established the overall land use framework, density ranges, circulation system, open space areas, and development standards for the approximately 600-acre project. The PD currently allows a range of 1,300 to 1,750 dwelling units and up to 100 residential units within the commercial/mixed-use areas. The current application does not propose substantive changes to the approved land use pattern, residential density range, or overall development program. Instead, the request would amend the ODP to incorporate approximately 29.08 additional acres into the PD boundary, resulting in a total PD area of approximately 629.08 acres. The amendment also includes revisions to certain ODP standards and exhibits, including the adoption of outdoor and site lighting standards and updates to ensure consistency with the current Zoning and Development Code.

Following the amendment, the PD would continue to provide for low-density residential, medium-density residential, multifamily/high-density residential, commercial/mixed-use, and open space land use categories generally consistent with the approved ODP. The proposed changes do not alter the overall vision, character, or long-term development framework of the Redlands 360 PD.

Public Benefit Overview
The Redlands 360 PD was originally approved in 2022 based on findings that the project would provide long-term community benefits through a coordinated master-planned approach to development. The approved ODP established a framework for residential development, transportation infrastructure, open space preservation, trail connectivity, and utility improvements across a large infill property within the City's growth boundary. The PD approach allowed the site to be planned comprehensively while preserving substantial open space and accommodating a variety of housing types

consistent with the goals of the Comprehensive Plan.
The proposed ODP amendment continues to support those objectives. The amendment would incorporate approximately 29.08 additional acres into the existing PD, allowing the added properties to develop under the same planning framework, design standards, and infrastructure network as the remainder of the Redlands 360 community. The amendment does not substantially alter the approved land use program, density range, open space system, or circulation network that formed the basis for the original PD approval.

Staff finds that the amendment maintains the public benefits associated with the approved PD by preserving a coordinated development pattern, extending planned infrastructure and multimodal connections, and maintaining the extensive open space network that surrounds and connects the development. The proposed lighting standards further support community objectives by establishing development-wide requirements intended to reduce light trespass, preserve dark-sky conditions, and maintain compatibility with the character of the Redlands area. Collectively, the proposed amendments continue to advance the long-term planning goals established through the approved ODP while providing a consistent regulatory framework for future development within the expanded PD boundary.

NOTIFICATION REQUIREMENTS
Pursuant to GJMC Section 21.02.030(c), a Neighborhood Information Meeting for the proposed Redlands 360 PD ODP Amendment was held on October 21, 2025, at Monument Baptist Church from 5:30 p.m. to 7:00 p.m. Notice of the meeting was mailed on October 8, 2025, to property owners within 500 feet of the subject property in accordance with City requirements.

Approximately 37 individuals attended the meeting, including representatives of Redlands 360/ONE LaPlata, neighboring property owners, and City staff. Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJMC. The subject properties were posted with an application sign on December 15, 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 properties on July 3, 2026. The notice of the Planning Commission public hearing was published on July 4, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

ZONE OF ANNEXATION/REZONE ANALYSIS
The approval criteria for evaluation of a zone of annexation for approximately 18.96 acres east of 23 Road, previously zoned RSF-4 in Mesa County and presently without a City zoning designation, and a rezone of two 5-acre parcels located on the western periphery of the project that are currently within the Grand Junction city limits and zoned RL-4 (Residential Low, 4 du/ac), are the same as the criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows.

ODP ANALYSIS

The Planning Commission shall review and recommend, and the City Council shall review and decide on an ODP based on demonstrated conformance with all of the following criteria:

A. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The Redlands 360 PD and associated ODP were approved by City Council in 2022 following findings that the development was consistent with the One Grand Junction Comprehensive Plan, the Grand Junction Circulation Plan, and applicable City policies. The current application proposes amendments to the approved ODP, including the incorporation of approximately 29.08 additional acres into the PD boundary, the establishment of PD zoning for the added properties, revisions to certain bulk standards, and the adoption of development-wide outdoor and site lighting standards. The amendment does not substantially alter the approved land use framework, density range, circulation network, open space system, or overall development concept established through the original ODP approval.

The subject property is designated Residential Low on the Future Land Use Map. The amended ODP continues to provide a mix of residential land uses, limited commercial opportunities, and a substantial open space network consistent with the intent of the Comprehensive Plan. The approved density range of 1,300 to 1,750 dwelling units remains unchanged and continues to fall within the density range contemplated by the Residential Low designation. The amendment also maintains the project's emphasis on preserving open space, providing trail connectivity, and accommodating a variety of housing types within a master-planned development pattern.

The Grand Junction Circulation Plan identifies roadway connections serving the site from Highway 340, 23 Road, Redlands Parkway, Easter Hill Drive, and Canyon Rim Drive. The proposed amendment does not modify the overall circulation framework previously evaluated through the ODP approval. Planned roadway, bicycle, pedestrian, and trail connections remain in place and continue to support the multimodal transportation objectives of the Circulation Plan.

Staff finds that the proposed amendment remains consistent with the goals and policies of the One Grand Junction Comprehensive Plan, the Grand Junction Circulation Plan, and other adopted plans and policies. The amendment preserves the planning framework established by the approved ODP while incorporating additional acreage into the development and updating development standards to address project-specific needs and evolving Code requirements.

Therefore, staff finds this criterion met.

B. The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The subject properties are not located within any adopted corridor or overlay district; therefore, no corridor or overlay-specific guidelines apply. Staff finds this criterion has been met.

C. The rezoning criteria provided in GJMC § 21.02.050(m);

See Rezoning Analysis.

D. A Planned Development which allows the construction and/or use of single unit detached dwellings shall allow accessory dwelling units (ADUs)in accordance with GJMC § 21.04.040 and shall not have any standards regarding ADUs that are more restrictive than this Code. All ADU applications shall be reviewed through the administrative process in GIMC § 21.02.040.

The amended ODP permits single-unit detached dwellings within the residential land use categories. Staff reviewed the ODP Use Table (Exhibit 6A) and found that accessory dwelling units are identified as an allowed use within the applicable residential districts. Additionally, staff did not identify any provisions within the ODP that prohibit ADUs or impose standards that are more restrictive than those contained in GJMC 21.04.040. Any future ADU applications within the development will be subject to the applicable requirements and administrative review procedures of the Grand Junction Municipal Code.

Staff finds this criterion has been met.

E. The ODP specifically shows the following requirements of a planned development:

a. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
The amended ODP demonstrates that adequate public services and facilities can be provided concurrent with the projected impacts of development. The Redlands 360 development is planned as a phased project over an anticipated 20-plus-year buildout period, allowing infrastructure improvements and public services to be extended in a logical manner as development occurs. Public utilities, including water, sanitary sewer, irrigation, electric, natural gas, and other utility services, are available to serve the project area, and future extensions will be reviewed with each filing to ensure adequate capacity is maintained. The proposed amendment does not increase the approved overall residential density range of the development and is anticipated to add approximately 74 dwelling units through the incorporation of the additional 29.08 acres into the ODP. The applicant's supporting materials indicate that this increase will not substantially alter the utility, traffic, or public facility assumptions that formed the basis of the original

PD/ODP approval. Public services and infrastructure improvements will continue to be evaluated at the subdivision and development stage, where more detailed engineering, traffic, utility, drainage, and agency reviews will occur. Therefore, staff finds this criterion has been met.

b. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The amended ODP provides for adequate circulation and access to serve the various development areas within Redlands 360. The overall circulation framework approved with the original ODP remains in place and includes multiple access points to the development from 23 Road, Easter Hill Drive, Redlands Parkway, and Canyon Rim Drive. The amendment does not alter the fundamental roadway network but instead incorporates additional acreage into future phases of development that will connect to the established circulation system. The Grand Junction Circulation Plan identifies the surrounding transportation network, including Highway 340 as a Principal Arterial and Redlands Parkway and South Camp Road as Major Collectors. The proposed development has been designed to integrate with this network while distributing traffic among multiple access points and maintaining connectivity throughout the project area. The amended ODP also retains the planned pedestrian and bicycle network, including both internal trail connections and connections to existing regional trails and open space areas. A traffic study was completed as part of the original ODP approval, and the applicant indicates that the addition of approximately 74 dwelling units associated with the amendment is not expected to materially alter the conclusions of that analysis. More detailed traffic, access, and circulation evaluations will continue to occur with subsequent subdivision filings and development applications to ensure that roadway improvements, emergency access, pedestrian facilities, and bicycle connections are provided concurrent with development.

Therefore, staff finds this criterion has been met.

c. Appropriate screening and buffering of adjacent property, uses, and structures shall be provided;

The amended ODP maintains the overall development pattern approved in 2022, including substantial open space areas that provide separation between development areas and adjacent properties. Detailed landscaping, screening, and buffering requirements will continue to be reviewed with future subdivision and site development applications to ensure compatibility with surrounding uses.

Therefore, staff finds this criterion has been met.

d. An appropriate range of density for the entire property or for each development pod/area to be developed;

The amended ODP maintains the overall density framework established with the original 2022 approval while incorporating approximately 29 additional acres into

the development boundary. The ODP continues to provide for a total residential yield of 1,300 to 1,750 dwelling units across approximately 629 acres, resulting in an overall density that remains consistent with the Residential Low future land use designation of the One Grand Junction Comprehensive Plan. The additional acreage is proposed to accommodate approximately 74 dwelling units and does not materially alter the approved density range or development pattern. The mix of low-, medium-, and higher-density residential areas, along with commercial and open space components, continues to provide an appropriate distribution of uses across the site. Staff finds the proposed density range remains compatible with adopted planning policies and appropriate for the property. Therefore, staff finds this criterion has been met.

e. An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed;

The amended ODP establishes base zoning standards for each development area through the land use framework and default standards identified in Exhibit 3. The ODP applies zoning districts and development standards that correspond to comparable districts in the Grand Junction Zoning and Development Code, including RL-4, RM-12, RH-16, MU-1, and P-1 standards. The proposed amendment updates these standards to align with the current Code while maintaining flexibility for future development phases. Staff finds the proposed standards provide an appropriate regulatory framework for the various residential, mixed-use, and open space areas within the development and will ensure future development occurs in a manner consistent with City regulations.

Therefore, staff finds this criterion has been met.

f. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

The amended ODP includes an updated Development Progression Plan that identifies a logical sequence for future development phases and associated infrastructure improvements. The phasing plan reflects current market conditions, anticipated housing product types, infrastructure availability, and coordination with the Redlands 360 Metropolitan District. While the timing of future phases may evolve over the anticipated buildout period, the ODP establishes an organized framework for development and identifies periodic updates to City Council as additional phases are initiated. The proposed amendment does not alter the overall phased development approach approved in 2022 but updates the progression schedule to reflect current project conditions and the incorporation of the additional acreage. Staff finds the proposed phasing plan provides an appropriate development schedule for the property and ensures that infrastructure and public improvements can be provided in an orderly manner concurrent with development. Therefore, staff finds this criterion has been met.

g. Any requested adjustments to the standards of the base zone district(s) and/or other applicable standards such as landscaping, uses, or parking shall be identified both by location on the site plan and in an accompanying narrative

summary; and;

The proposed amendment identifies each requested adjustment through the amended ODP exhibits and supporting narrative. The incorporation of approximately 29.08 acres into the PD boundary is depicted on Exhibit 3 (Land Use and Default Zones), which identifies the location of the additional properties and their corresponding default zoning districts. Exhibit 3 also identifies the proposed revisions to the default bulk and dimensional standards applicable to each land use designation.
Exhibit 6 identifies the proposed revisions to the ODP Use Table, including specific additions, removals, and modifications to permitted and conditional uses within each land use designation to ensure consistency with the current Zoning and Development Code. These revisions are applied across the mapped land use areas shown on Exhibit 3, allowing staff and future applicants to clearly determine where each use is allowed within the development. New Exhibit 8 identifies the proposed outdoor and site lighting standards applicable throughout the development and establishes a comprehensive, project-specific lighting framework. The exhibit organizes standards by use area, including public streets, bicycle and pedestrian facilities, commercial and multifamily parking lots, playgrounds, under-canopy areas, signage, building entrances, and general site lighting. For each category, the exhibit specifies allowable fixture types, maximum mounting heights, illumination levels, shielding requirements, and operational limitations such as curfews or dimming controls. These standards are applied development-wide and are intended to supplement and, where applicable, modify the City's general lighting standards, clearly identifying the extent and location of the proposed adjustments.
Accordingly, staff finds this criterion has been met.
h. An appropriate community benefit shall be described through the application narrative, which incorporates at least one of the following:

The amended PD continues to provide several community benefits consistent with the intent of the Planned Development provisions of the Zoning and Development Code. The development is located within the City's existing growth boundary and implements the Residential Low land use designation through a coordinated, master-planned development pattern. The amendment does not alter the overall vision established with the 2022 ODP approval but instead expands the PD boundary and updates development standards while preserving the project's overall planning framework.
The amended ODP maintains over 30 percent of the property as open space, preserving natural landforms, existing trail corridors, and recreational opportunities while providing separation between development areas. The development continues to cluster residential neighborhoods in a manner that responds to the site's topography, consolidates infrastructure, and maximizes the preservation of open space. The project also maintains an interconnected network of roads, sidewalks, bicycle facilities, and trails that provides internal connectivity and links to surrounding neighborhoods and regional recreational resources.

The ODP continues to provide a diverse mix of residential housing types within a master-planned community and incorporates limited neighborhood-serving commercial uses consistent with the Comprehensive Plan. Public infrastructure, parks, open space, drainage improvements, and transportation facilities are planned comprehensively and are intended to be constructed in coordination with each phase of development. In addition, the proposed outdoor and site lighting standards establish development-wide requirements that minimize light trespass and preserve the dark-sky character of the Redlands while providing lighting necessary for public safety. Therefore, staff finds this criterion has been met.

REZONING ANALYSIS

A. Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed PD zoning is generally consistent with the One Grand Junction Comprehensive Plan. The subject properties are designated Residential Low on the Future Land Use Map, which contemplates residential development at densities between 2 and 5.5 dwelling units per acre. The proposed amendment does not modify the approved residential density range or overall development pattern established by the Redlands 360 PD. The incorporation of approximately 29.08 additional acres into the PD boundary and the associated zoning actions extend the existing master-planned development onto adjacent properties while maintaining consistency with the Residential Low designation.

The PD continues to implement the Comprehensive Plan's policies supporting compact, contiguous growth within the City's growth boundary by incorporating adjacent properties into an existing coordinated development rather than creating isolated development patterns. The amended ODP maintains a mix of housing types, interconnected pedestrian and bicycle facilities, substantial open space, and limited neighborhood-serving commercial uses, consistent with the Plan's objectives for housing choice, multimodal connectivity, and preservation of recreational opportunities. The project also continues to coordinate infrastructure, transportation improvements, parks, and open space through a unified development plan, supporting the Comprehensive Plan's goals for fiscally responsible growth and efficient infrastructure delivery. The proposed zoning amendment does not alter the fundamental land use framework approved in 2022. Rather, it expands the PD boundary and updates development standards while preserving the planning principles upon which the original PD was approved. Therefore, staff finds the criterion to be met.

B. Development Patterns.The proposed zoning will result in logical and orderly development pattern(s).

The proposed PD zoning will continue the logical and orderly development pattern established through the original Redlands 360 ODP approval. The amendment incorporates approximately 29.08 acres adjacent to the existing PD, eliminating isolated

zoning districts and extending the existing master-planned development onto contiguous properties. The additional acreage is integrated into the established land use framework, roadway network, open space system, and development phasing rather than creating stand-alone development areas.

The amended ODP retains the established land use pattern shown on Exhibit 3, including the distribution of RL-4, RM-12, RH-16, MU-1, and P-1 areas, and extends that pattern onto the additional 29.08 acres. Exhibit 3 shows the added parcels incorporated into adjacent RL-4 and RM-12 areas rather than designated as separate or standalone districts, and the mapped street network extends into these parcels to connect with existing planned internal roads. The exhibit also shows the continuation of the open space network across the expanded boundary, maintaining connections between previously approved open space areas and the newly added land. The Development Progression Plan assigns these areas to later phases that correspond with the planned extension of public streets and utilities, indicating that development will occur only as infrastructure is extended. The phasing diagram also shows continuous roadway and trail alignments across phase boundaries, demonstrating that circulation routes are intended to be constructed in sequence rather than leaving disconnected segments. Therefore, staff finds 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.

The proposed PD amendment provides community benefits by requiring development to occur within a coordinated master-planned framework rather than through independent subdivision approvals. The amended ODP continues the integrated design of the original Redlands 360 development by coordinating land use, transportation, open space, utilities, and infrastructure across the entire 629-acre site. The additional 29.08 acres are incorporated into this established framework rather than developing as separate residential enclaves, allowing the expanded property to share the existing street network, utility infrastructure, trail system, and open space network.

The amended ODP preserves a minimum of 185 acres of open space, representing more than 30 percent of the overall development. Rather than distributing open space as isolated remnants, the plan clusters residential development on the site's more developable areas while preserving continuous open space corridors that contain natural drainage features, ridgelines, and existing trail systems. This design maintains approximately 7.5 miles of existing trails, expands pedestrian connections throughout the development, and provides recreational opportunities that serve both residents and the surrounding community. Public parks, neighborhood gathering areas, and trail corridors are integrated with residential neighborhoods to provide direct pedestrian access to recreation without reliance on the street network.

The PD also provides long-term public infrastructure benefits through coordinated construction and maintenance. Roadways, utilities, parks, and open space improvements are constructed in conjunction with each phase of development and are

supported through the Metropolitan District, ensuring that infrastructure is delivered concurrently with growth. The project also incorporates development-specific design standards, including outdoor lighting standards that limit fixture intensity, location, and illumination levels to preserve the Redlands' dark-sky character while maintaining lighting at key intersections, pedestrian crossings, and public spaces for safety. Therefore, staff finds this criterion has been met.

STAFF FINDINGS OF FACT AND RECOMMENDATION

After reviewing PLD-2025-714, a request to amend the Redlands 360 Planned Development Outline Development Plan (ODP) to incorporate approximately 29.08 acres, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, resulting in a total ODP area of approximately 629.08 acres; establish PD zoning for the newly added lands, including Parcel No. 2945-172-00-183, which was recently annexed without a City zoning designation, and rezone Parcel Nos. 2945-183-00-005 and 2945-183-00-006 from RSF-4 to PD; and amend the ODP to modify certain bulk and lighting standards for properties located south of the Redlands Parkway and Highway 340 intersection.

1. The Redlands 360 PD ODP amendment meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the zone of annexation for a portion of the property, the rezone of a portion of the property.

2. The Redlands 360 PD ODP meets the PD and ODP criteria in Sections 21.02.150
and 21.05 of the Zoning and Development Code.

3. Long-term community benefit will be derived from development of the project.

4. The Applicant has 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 has 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.

5. The default zone districts shall remain as follows: Low Density Residential - R-4; Medium Density Residential - R-12; Multifamily/High Density Residential - R-16; Commercial - B-1; and Open Space–CSRas depicted on Exhibit 3 Land Use and Default Zones.

6. The project meets criteria to allow approval of deviations to proposed default zone districts standards depicted on Exhibit 3 and Exhibit 8 Outdoor and Site Lighting.

Therefore, Staff recommends approval of the PD ODP for the Redlands 360 development with an expiration date of December 31, 2046, with the ODP being subject

to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirm the open space requirements per § 21.06.020 of the 2021 Zoning and Development Code are met.

FISCAL IMPACT:

NA

SUGGESTED MOTION:

I move to introduce an ordinance amending the Redlands 360 Planned Development Outline Development Plan (ODP), incorporate approximately 29.08 acres into the ODP, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and establish Planned Development (PD) Zoning for newly added lands, resulting in a total ODP area of approximately 629.08 acres, and amend the ODP to modify certain bulk and lighting standards for property located South of the Redlands Parkway and Highway 340 Intersection, authorize publication in pamphlet form, and set a public hearing for August 5, 2026.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 3. Amended ODP
3. Exhibit 2. Neighborhood Meeting Minutes
4. R360 ODP Amendment & Annexation 7.7.26 FINAL
5. Draft Ordinance

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: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: South of Hwy 340 and Redlands Parkway Site Acreage: 629

Site Tax No(s): 2945-172-00-183; 2945-183-00-005 Site Zoning: PD, RL-4, RSF-4

Project Description: Amend the PD ODP for Redlands 360 to incorporate three new parcels totaling 29 acres, adjust bulk standards and address outdoor lighting.

Property Owner Information	Applicant Information	Representative Information
Name: Grand Junction Land Co LLC	Name: Redlands Three Sixty LLC	Name: Kristen Ashbeck
Mailing Address: 600 E Hopkins	Mailing Address: 422 E Vermijo Ste 100	Mailing Address: 380 Sorrel Street
City/State/Zip: Aspen CO 81611	City/State/Zip: CO Spgs CO 80903	City/State/Zip: Grand Jct CO 81501
Business Phone #: 970-925-9046	Business Phone #: 970-712-0006	Business Phone #: 970-261-3478
E-Mail: mmaple@dunrene.com	E-Mail: jane.quimby@onelaplata.com	E-Mail: kkcgredcliff@msn.com
Fax #: NA	Fax #: NA	Fax #: NA
Contact Person: Mike Maple	Contact Person: Jane Quimby Proj Mgr	Contact Person: Kristen Ashbeck
Contact Phone #: 970-925-9046	Contact Phone #: 970-712-0006	Contact Phone #: 970-261-3478

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: Kristen K Ashbeck Date: 12/2/2025

Signature of Legal Property Owner: _____ Date: 11/24/25

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: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: South of Hwy 340 and Redlands Parkway Site Acreage: 629

Site Tax No(s): 2945-172-00-183; 2945-183-00-005 Site Zoning: PD; RL-4; RSF-4

Project Description: Amend the PD ODP for Redlands 360 to incorporate three new parcels totaling 29 acres, adjust bulk standards and address outdoor lighting.

Property Owner Information	Applicant Information	Representative Information
Name: Redlands Three Sixty LLC	Name: Same as Owner	Name: Kristen Ashbeck
Mailing Address: 422 E Vermijo Ste 0	Mailing Address:	Mailing Address: 380 Sorrel Street
City/State/Zip: CO Spgs CO 80903	City/State/Zip: CO Spgs CO 80903	City/State/Zip: Grand Jct CO 81501
Business Phone #: 970-712-0006	Business Phone #: 970-712-0006	Business Phone #: 970-261-3478
E-Mail: jane.quimby@onelaplata.com	E-Mail: jane.quimby@onelaplata.com	E-Mail: kkcgredcliff@msn.com
Fax #: NA	Fax #: NA	Fax #: NA
Contact Person: Jane Quimby Proj Mgr	Contact Person:	Contact Person: Kristen Ashbeck
Contact Phone #: 970-712-0006	Contact Phone #:	Contact Phone #: 970-261-3478

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: Kristen K Ashbeck Date: 12/2/2025

Signature of Legal Property Owner: B Douglas Quimby Date: November 24, 2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Redlands Three Sixty, LLC ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel No. 2945-172-00-183

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.

○ 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:

execute instruments to acquire, convey, encumber or otherwise affect title

◉ 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

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: B. Douglas Quimby

Printed name of person signing: **B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC**

State of Colorado)

County of El Paso) ss.

Subscribed and sworn to before me on this 20th day of October, 20 25

by B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC

Witness my hand and seal.
My Notary Commission expires on August 4, 2027

DENISE JORDAN WALLACE
NOTARY PUBLIC
State of Colorado
Notary ID # 20034025810
My Commission Expires August 04, 2027

Denise Jordan Wallace
Notary Public Signature

RECEPTION#: 3099491, at 7/23/2024 1:57:18 PM, 1 of 3
Recording: $23.00, Doc Fee $108.00 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY —Since 1967—

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee
Date: July 23, 2024
$108.00

This Deed, effective as of **July 23rd, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **BETTY C. BENNETT**, whose street address is **TBD 23 ROAD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$1,080,000.00**) ***One Million Eighty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **REDLANDS THREE SIXTY, LLC, A COLORADO LIMITED LIABILITY COMPANY** , whose street address is **9540 FEDERAL DR SUITE 200, COLORADO SPRINGS, CO 80921**, City or Town of **COLORADO SPRINGS**, County of **El Paso** 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: **TBD 23 ROAD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **REDLANDS THREE SIXTY, LLC, A COLORADO LIMITED LIABILITY COMPANY**
9540 FEDERAL DR SUITE 200, COLORADO SPRINGS, CO 80921

Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

Betty C. Bennett

BETTY C. BENNETT

State of **Colorado**)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me on this day of **July 23rd, 2024** by **BETTY C. BENNETT**

Witness my hand and official seal

My Commission expires: 4/5/25

Notary Public

KRISTI B JOYCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134023335
MY COMMISSION EXPIRES 04/05/2025

Exhibit A

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SW¼ NW¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND THE SOUTH LINE OF THE REDLANDS WATER & POWER COMPANY FIRST LIFT CANAL (AS SUCH CANAL EXISTED MARCH 22, 1938), THENCE SOUTH ALONG SAID WEST LINE OF SAID SW¼ NW¼ A DISTANCE OF 450 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 200 FEET;
THENCE NORTH TO THE SOUTH LINE OF SAID CANAL;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CANAL TO THE EAST LINE OF SAID SW¼ NW¼;
THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SW¼ NW¼;
THENCE WEST TO THE SOUTHWEST CORNER OF SAID SW¼ NW¼;
THENCE NORTH TO THE TRUE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

RECEPTION#: 3140674
10/22/2025 2:01:43 PM, 1 of 1
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity known as **REDLANDS THREE SIXTY, LLC** and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The entity is a limited liability company.

3. The mailing address for the entity is 422 East Vermijo Avenue, Suite 100, Colorado Springs, Colorado 80903.

4. The entity is formed under the laws of the State of Colorado.

5. The name and position of the persons authorized to execute instruments to acquire, convey, encumber or otherwise affect title to real property on behalf of the entity are: **B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC; or Michael G. Ruebenson as Executive Vice President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC.**

DATED this 16th day of October, 2025.

REDLANDS THREE SIXTY, LLC, a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado corporation, Manager

By B. Douglas Quimby
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing Statement of Authority was acknowledged and executed before me this 16th day of October, 2025 by B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC.

Witness my hand and official seal.

My commission expires: 8/4/27.

[SEAL]

Denise Jordan Wallace
Notary Public

DENISE JORDAN WALLACE
NOTARY PUBLIC
State of Colorado
Notary ID # 20034025810
My Commission Expires August 04, 2027

corporate documents\statement of authority 2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction Land Company, LLC ("Entity") is the owner of the following property:

(b) No Physical Address, Parcel Nos. 2945-181-22-999

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.

◉ 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) Simple Subdivision

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: Michael C. Maple as COO of Dunrene Management, Inc. Manager of Grand Junct

State of Colorado)

County of Pitkn) ss.

Subscribed and sworn to before me on this 16TH day of DECEMBER, 2024.

by MICHAEL C. MAPLE

Witness my hand and seal.

My Notary Commission expires on 7/23/2027

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Notary Public Signature

2/3

2296333 BK 4075 PG 92
01/12/2006 12:37 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee $67.50

Filed for record the_____day of_____, A.D._____
Reception No. _____

67.50

SPECIAL WARRANTY DEED

THIS DEED, Made on this day of **December 21, 2005,** between
Redlands Water and Power Company, a Colorado non-profit corporation
of the County of **Mesa** and State of **Colorado**, Grantor(s), and
Grand Junction Land Company, LLC, a Colorado limited liability company
whose legal address is: **c/o Dunrene Management, 1315 Sage Court, Aspen, Colorado 81611**
of the County of **Pitkin** and State of **Colorado,** of the Grantee(s):

WITNESS, That the Grantor, for and in consideration of the sum of (**675,000.00**)
Six Hundred Seventy Five Thousand and no/100--------- DOLLARS
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:
Lot 2 of PUMPHOUSE SUBDIVISION, Mesa County, Colorado;
Reserving unto Grantor an easement for the operation, maintenance, construction and re-construction of Grantor's second lift canal as shown on the plat for Pumphouse Subdivision.

ALSO KNOWN AS: **2210 South Broadway, Grand Junction, Colorado 81503 2945-182-13-946**

Recorded by Meridian Land Title - LL File No. 78372 (78373)

TOGETHER with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits there of: 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 appurtenances, unto the Grantee(s), their heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s),
subject to matters of record, and property taxes and assessments accrued, but not yet due.

IN WITNESS WHEREOF the Grantor(s) have executed this deed on the date set forth above.

Redlands Water and Power Company, a Colorado non-profit corporation

Charles A. Mitisek

BY: Charles A. Mitisek, as President

STATE OF **Colorado**)
)ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me on this day of **December 21, 2005,**
By **Charles A. Mitisek, as President of Redlands Water and Power Company, a Colorado non-profit corporation**

My commission expires _____
Witness my hand and official seal.

Notary Public

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/02/2009
County of Mesa

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

When Recorded Return to:
Grand Junction Land Company
c/o Dunrene Management
1315 Sage Ct
Aspen, Colorado 81611

Form 3953 09/2004 Spec.wd.blank.dot

RECEPTION#: 3111090
12/4/2024 11:19:31 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:
Grand Junction Land Company, 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: 600 E. Hopkins Suite 303, Aspen, CI 81611
.

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:
Robert D. Macgregor as President or Michael C. Maple as Chief Operating Officer of Dunrene Management, Inc., Manager of Grand Junction Land Company, LLC.

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:
.

Executed this 3rd day of December, 2024

Signature

Michael C. Maple, Chief Operating Officer

Print

STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 3rd day of DECEMBER, 20____, by Michael C. Maple (name) as Chief Operating Officer (insert office held or role) for Dunrene Management, Inc. Manager of Grand Junction Land Company, LLC (inset name of corporation or LLC).

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Witness my hand and official seal.
My commission expires: 7/23/2027

Audrey Ellis
Notary Public

GENERAL PROJECT REPORT – REVISED JUNE 2026
Redlands 360 Planned Development Amendment
Amend Planned Development Zoning and Outline Development Plan

A. PROJECT DESCRIPTION

1. Background

The original Planned Development Outline Development Plan (PD ODP) zoning ordinance for the Redlands 360 project was adopted by City Council in February 2022 (Ordinance No 5051, Reception Number 3021721). Since then, the developer has submitted Filings 1, 2 and 4, all of which are varying densities of residential development and Filing 3 that entails the platting of a 2.63 acre Commercial/Mixed Use parcel, a 4.47-acre Higher Density Residential parcel and a roadway access from Highway 340 into the central portions of the project. Filing 1 is under construction and the others are proposed to begin construction in Winter 2025-2026.

The original 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 317.4 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 185 acres of Open Space (minimum). The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

The PD ODP includes a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units which is consistent with the City's Comprehensive Plan Land Use Plan that shows the site as Residential Low with pockets of Commercial.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

2. Site Location and Description

The project location can be generally described as the large vacant land (except for Filing 1 presently under construction on Easter Hill Drive) south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast-facing property north of the base of the Ute Water Storage Tanks and elevated with spectacular panoramic views of the valley. The property currently has a gated gravel road that is primarily for Ute Water to access its facilities.

The land is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with several undulating drainage ways and areas of hills. Wetlands have been identified, primarily in

the northwest corner of the site (intersection of South Camp Road and Redlands Parkway) which are being incorporated into Filing 2 that was recently approved.

3. Proposed PD ODP Amendment

The primary purpose of this proposed PD ODP Amendment is to incorporate approximately 29 acres of land recently acquired by the developer into the Redlands 360 PD ODP – two 5-acre parcels (total 10 acres) just north of the Ute Water tank and a 19-acre parcel southeast of the present end of 23 Road and south of the Redlands First Lift Canal (refer to the Location Map).

The two five-acre parcels are on the western periphery of the project and are already within the City limits of Grand Junction and current zoning on both pieces is Residential Low 4 units per acre (RL-4). It is anticipated that these parcels will be incorporated into residential areas already depicted on the PD ODP but with a revised phasing plan to be incorporated into the Amended PD ODP as part of Phase 8. The parcels will be developed as detached single family units with a preliminary estimate of 40 units total on the 10 acres.

The 19-acre parcel on the northeast edge of the Redlands 360 development is presently outside the Grand Junction city limits but is being annexed to the City concurrent with the PD ODP Amendment. It is anticipated that this parcel will be developed as part of Phase 10 on the proposed new phasing plan, adding approximately 34 dwelling units with open space on the periphery, comparable to development in adjacent areas already within the PD ODP.

All exhibits attached to the original PD ODP ordinance (Exhibits 1 through 7b) are revised to incorporate the additional three parcels and adjust bulk standards and the uses to better align with the recently adopted Zoning and Development Code. The proposed PD ODP Amendment also proposes an additional exhibit (Exhibit 8) that addresses Outdoor Lighting in the entire development to minimize the contribution of outdoor lights in the development to the general dark sky conditions that exist in the Redlands portion of the City.

Bulk Standards Revisions

With adoption of this Amended ODP, the applicant is requesting revisions to the Bulk Standards as adopted with the original ODP. Originally, the ODP specified dimensions for the setbacks and other bulk standards of each land use area, defined by typical, comparable zone districts in the Zoning and Development Code. As depicted on Table 1 of Exhibit 3: Land Use and Default Zones, the land use areas are still defined by underlying comparable zone districts and bulk standards other than setback are still listed. However, there are no specific setbacks listed for the land use categories. It is intended, as noted in Table 1 of Exhibit 3: Land Use and Default Zones those dimensional standards for lot area, width and frontage and setbacks for principal and accessory structures be that of the corresponding or similar zone district established in the Grand Junction Zoning and Development Code in effect at the time of application for each phase of development.

Lighting Revisions
Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing a lighting policy and standards as depicted on Exhibit 8: Outdoor and Site Lighting of the amended Redlands 360 Outline Development Plan (ODP). The proposed standards apply to public streets; bicycle and pedestrian trails and outdoor public gathering spaces; multifamily parking lots; playgrounds under-canopy areas, signage and accent landscape lighting and building entries. In general, lighting in these areas is minimized in as much as possible without compromising safety requirements for lighting.

B. PUBLIC BENEFIT

The Redlands 360 (R360) Planned Development (and as Amended) will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 20+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous ‘social trails’ existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metropolitan District for public improvements financing as well ownership and maintenance of all parks and open space within Redlands 360, and assurances to the City for road and utility improvements that meet City standards;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. NEIGHBORHOOD MEETING

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist Church, from 5:30 pm to 7:00 pm.

The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from O|NE LaPlata/Redlands 360; Jane Quimby (Project Manager), Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

D. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1. Adopted Plans and Policies

At the time of original approval, the Redlands 360 PD ODP demonstrated compliance with all applicable adopted plans and policies including the appropriate sections of the Zoning and Development Code in effect at the time, the 2020 One Grand Junction Comprehensive Plan and the then-in effect Redlands Area Plan. The proposed amendments to the Redlands 360 PD ODP do not change compliance with existing adopted plans and policies.

The Planned Development zone allows the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The original PD ODP and the proposed amendment meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

In addition, the Planned Development zone provides opportunities, in conjunction with other City Code tools, that have been incorporated in the Redlands 360 ODP. The proposed ODP density range in Redlands 360 is 1300 units (minimum) to 1750 units (maximum), which represents a density range of 2.1 to 3.1 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies.

<u>Compliance with One Grand Junction Comprehensive Plan</u>

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all ‘vision’ in the development of the existing and proposed amended ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy
   1a – Economic Diversity – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution
6. Invest in key infrastructure that supports businesses
   6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City’s housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

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.
3. Collaborate with regional entities and service providers on growth and infrastructure issues.
4. Maintain and build infrastructure that supports urban development.
   4h – Parks and Recreational Facilities - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.
   4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active
   Transportation Network.
5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.
   5e – Special Assessment Districts
6. Support the development of neighborhood-centered commercial uses and mixed-use development.
   6e – Context-Sensitive Development - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.
7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.
   7a – Gateways - Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.
   7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.
   7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c – Housing Types - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – 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.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5a – Neighborhood Partnerships - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – Connectedness – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c – Innovative Design. Encourage creativity, flexibility, and innovation in the design and
construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d – Bicycle and Pedestrian Plan - Collaborate with RTPO and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the

accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d – First and Last Mile Connections - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – Wayfinding - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.
2. Ensure parks, recreational and open space facilitates meet community needs and equity
of location.
3. Foster opportunities to bring people together by developing great public spaces.
5. Maintain access to public lands at the urban/rural interface.

The approved original PD ODP and the proposed amendment are based on submitted reports and exhibits that further demonstrate conformance. Recognition of this approval and demonstrated compliance are being requested with this application.

A detailed analysis of pertinent sections of the Zoning and Development Code included in section E. below further addresses project compliance, compatibility, impact, and adopted policies.

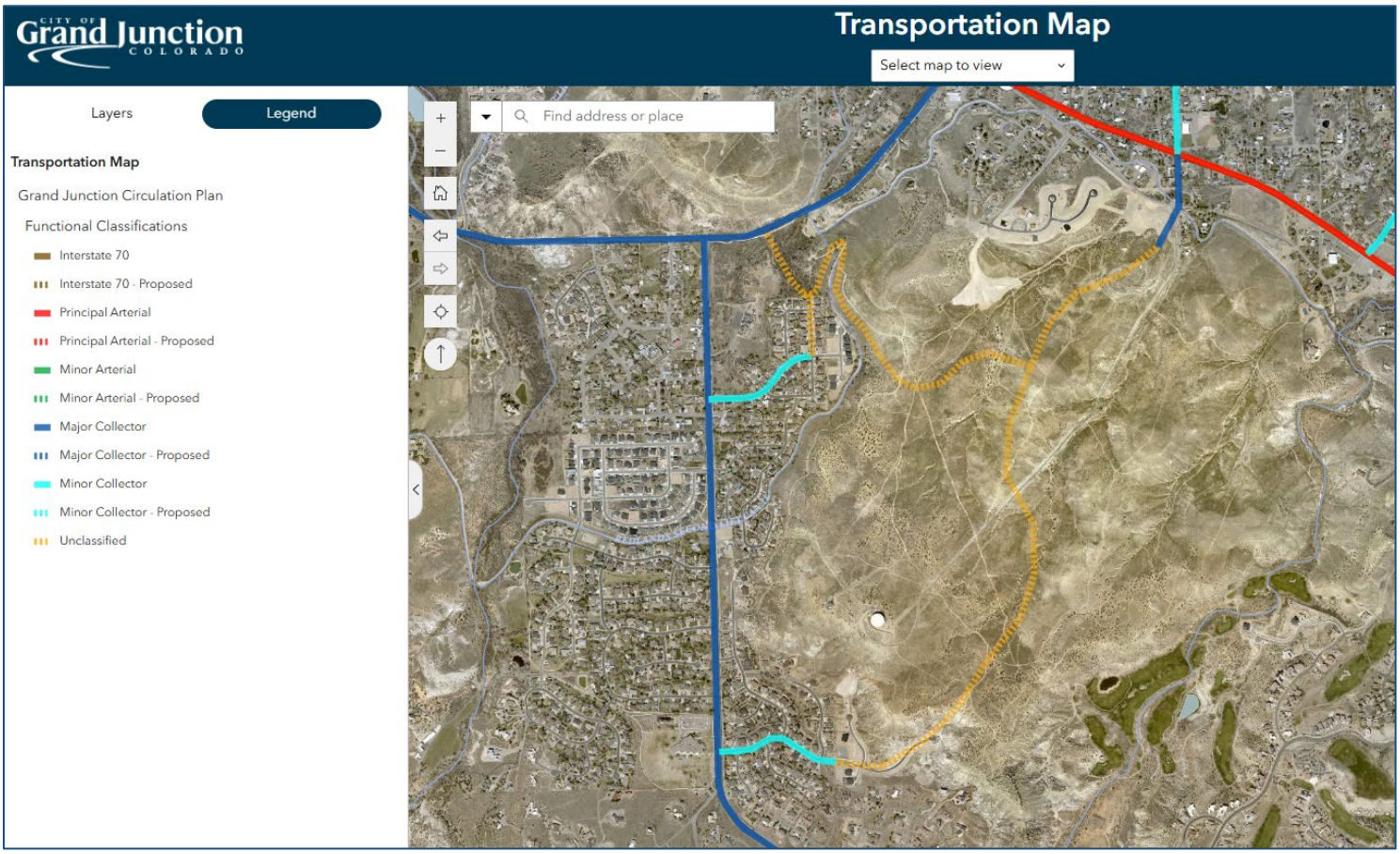
2. Land Use in the Surrounding Area

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator of Land Use in the surrounding area, and includes: City R-2R, RL-4, and PD and County RSF-2 to the west; City R-1R and Redlands Mesa PD, and County RSF-R to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2R and PD, and County RSF-4 to the north.

3. Site Access and Traffic Patterns

The Grand Junction Circulation Plan denotes the Existing and Proposed Road Standards, a portion of which is depicted in the map below. The maps shows that Broadway/Highway 340 (in red) is designated as a Principal Arterial; Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Boulevard and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two proposed roads through the property (in dashed yellow) are shown as Unclassified which means the classification will be determined as the project evolves. More specific discussion of roads and access and bicycle and pedestrian infrastructure follows.



- Roads and Access
  - There are four access points into the project, three of which are on the City Circulation Plan
    - 23 Road, with a reconfigured intersection with South Broadway
    - Easter Hill Drive
    - Redlands 360
      - The connection through Renaissance was prohibited by grade
      - The shift over to Redlands Parkway through Filing 2 removes the awkwardness of backtracking through the Renaissance neighborhood
      - There will still be a connection to Athens Way
    - Canyon Rim Drive
      - This connection has been looked at in more detail with the following being incorporated into the proposed plan:

- Approved narrowing of road sections through the Canyon Rim 360 development for traffic calming
- The developers have been aiding the City in working with the BLM for crossing its property; road narrowing in Canyon Rim 360 will continue through the BLM property
- Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
  - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley-Horn and Associates was submitted with the original PD ODP application. With the addition of only an estimated 74 residential units, the proposed amended PD ODP will not significantly alter the traffic analyses that have been provided with the initial PD ODP and subsequent filings. More detailed traffic information will be provided as development progresses to the parcels being added to the PD ODP in proposed Phases 8 and 10.

- Pedestrian and Bicycle Analysis

  - Exhibit 1 of the existing approved PD ODP indicates the proposed network of main trails through the development. This proposed network, most of which exists on site, will not change. The three parcels to be incorporated into the amended PD ODP will have pedestrian and bicycle amenities consistent with the approved plan. The Pedestrian and Bicycle Analysis Worksheet was submitted with the PreApplication for the PD ODP amendment and there were no comments regarding it and a separate analysis is included with this application. More detailed Pedestrian and Bicycle Analysis Impact per TEDS Section 29.08.050 will be included at each phase of development.

4. Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
  - With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power (RWP)*
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

*In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas if unnecessary. Seventy-five shares of RWP are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

5. Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

6. Effects on Public Facilities

The Redlands 360 Planned Development is a 629-acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 20+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and through this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

7. Hours of Operation - NA

8. Number of Employees - NA

9. Signage Plans

Signage is utilized at the project entries and throughout the planned development. The locations and detailed design have been and will be addressed with each phased subdivision submittal.

10. Site Soils and Geology

Soil investigations were done by Huddleston Berry Geotechnical Engineers with the original PD ODP application. Additional studies have been submitted with the applications for Filings 1-4 as required.

11. Impact on Geology and Geological Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing and additional geotechnical investigations conducted by Goodrich Engineering LLC, provide the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, geotechnical engineers do not believe that there are any geologic conditions which should preclude development of the site. However,

foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.

- Due to the extensive size of the site, the geotechnical engineers recommend that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, more geotechnical borings should be conducted for each filing to better understand the soil and bedrock conditions at the site to develop specific recommendations for each filing.

E. Review Criteria for PD ODP Amendment (Section 21.02.050(j))

Review Criteria for ODP
The Planning Commission shall review and recommend, and the City Council shall review and decide on an ODP based on demonstrated conformance with all of the following criteria:

(A) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

Response: See analysis in section D. above.

(B) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no overlay districts that apply to this property/project.

(C) The rezoning criteria provided in GJMC § 21.02.050(m);

Review Criteria.
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.

Response: Refer to discussion in section D. above.

(B) Development Patterns.
The proposed zoning will result in logical and orderly development pattern(s).

Response: Exhibit 5 of the ODP illustrates the proposed development progression over the anticipated 20+ year buildout. The developer is currently targeting development progression based on logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan.

(C) Benefits.

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Response: Refer to discussion in section B. above.

(D) A Planned Development which allows the construction and/or use of single unit detached dwellings shall allow accessory dwelling units (ADUs) in accordance with GIMC § 21.04.040 and shall not have any standards regarding ADUs that are more restrictive than this Code. All ADU applications shall be reviewed through the administrative process in GIMC § 21.02.040

Response: Per Exhibit 6A, Use Table, of the ODP, ADUs are allowed in the lower density areas and there will be no other standards regarding ADUs with the ODP that are more restrictive than the Zoning and Development Code.

(E) The ODP specifically shows the following requirements of a planned development:

a. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Response: Adequate public services and facilities will be provided concurrent with each phase of development and review by the City and appropriate agencies to confirm the infrastructure exists or will be provided with construction of each phase. Any additional studies/analyses will be provided as required with each phase.

b. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Response: Adequate circulation and access will be provided concurrent with each phase of development and review by the City and appropriate agencies to confirm the infrastructure exists or will be provided with construction of each phase. Any additional studies/analyses will be provided as required with each phase.

c. Appropriate screening and buffering of adjacent property, uses, and structures shall be provided;

Response: Detailed site and landscape plans will be provided with construction of each phase that will ensure appropriate screening and buffering of adjacent property, uses and structures.

d. An appropriate range of density for the entire property or for each development pod/area to be developed;

Response: The range of density for the gross acreage of the property (629 acres) depicted on Exhibit 3 of the PD ODP results in a density of approximately of 2.1 units per acre which is within the range of density in the Residential Low (2-5.5 units per acre) land use category of the One Grand Junction Comprehensive Plan.

e. An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed;

Response: The proposed zone district standards depicted on Exhibit 3 of the PD ODP have been revised since the original approved ODP. The proposed revised standards are consistent with the Zoning and Development Code zone districts and thus are appropriate as each pod/area are developed.

f. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Response: Exhibit 5 of the PD ODP has been revised to update and reflect current logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan. Refer to section F. below.

g. Any requested adjustments to the standards of the base zone district(s) and/or other applicable standards such as landscaping, uses, or parking shall be identified both by location on the site plan and in an accompanying narrative summary; and

Response: Requested standards, uses and outdoor lighting are depicted on Exhibits 3, 6 and 8 respectively.

h. An appropriate community benefit shall be described through the application narrative, which incorporates at least one of the following:

1. The PD protects, preserves, and/or manages areas of significant natural resources beyond the requirements of the base zoning regulations;

2. The general arrangement of proposed uses in the PD better integrates future development into the surrounding neighborhood, either through more compatible street layout, architectural styles, and housing types, or by providing better transitions between the surrounding neighborhood and the PD with compatible development or open space buffers;

3. Areas of open space, their intended levels of use, and their relationship to other proposed uses in the PD provide enhanced opportunities for community gathering areas;

4. The PD features outstanding site design and construction, such as best management practices for on-site storm water management, green building materials, and/or water and energy efficiency:

5. Site design in the PD will create a diverse neighborhood with a mix of housing choices; or

6. The PD features enhanced opportunities for walkability or transit ridership, including separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.

Refer to section B. above for community benefit discussion. All 6 benefits outlined above are incorporated into the Redlands 360 PD ODP.

*** *** ***

The following additional elements of the Zoning and Development Code are applicable to this development thus are addressed below:

- Section 21.06.010 (f) – Hillside Development standards implementation
- Section 21.06.010(g) – Ridgeline Development standards implementation
- Outdoor Lighting
- Requests for credits and/or reimbursements for required parks and open space fees

Hillside Development. The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

(i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

Response: Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

Response: The site is not classified as having wildfire hazard (see 21.07.020 (d)) and roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative, topographic and rock outcrop areas on the property.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

Response: The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space from north to south in the

center of the community minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian-based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface and single-track trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.

In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

Response: The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

Response: As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations the requirement that development only occur on slopes of 30 percent or less was addressed with the original PD ODP. The analysis at that time is still valid, therefore it is not necessary to be addressed with this amendment.

Ridgeline Development. The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the western and northern areas of the site; this is where there are existing mesa cliffs and proposed homes could be quite visible. With the original approved PD ODP, twelve locations were examined and selected to illustrate sections per criteria established in the Zoning and Development Code that were depicted on approved Exhibits 7a and 7b of the PD ODP (sections A – L). With this amendment, an additional cross section location (M) has been included on proposed amended Exhibits 7a and 7b. Consistent with Code criteria,

there are no two story homes visible from the adjacent roadways.

Response: The provided sections depicted on Exhibits 7a and 7b of the Redlands 360 ODP address the ridgelines depicted in the Zoning and Development Code. Analysis was provided with the original approved ODP and no changes are proposed other than the addition of a cross-section across the two new western parcels; therefore further analysis is not necessary to be addressed with this amendment.

Outdoor Lighting. Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. Exhibit 8 of the proposed amended PD ODP depicts the outdoor lighting standards to be utilized throughout Redlands 360.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs.

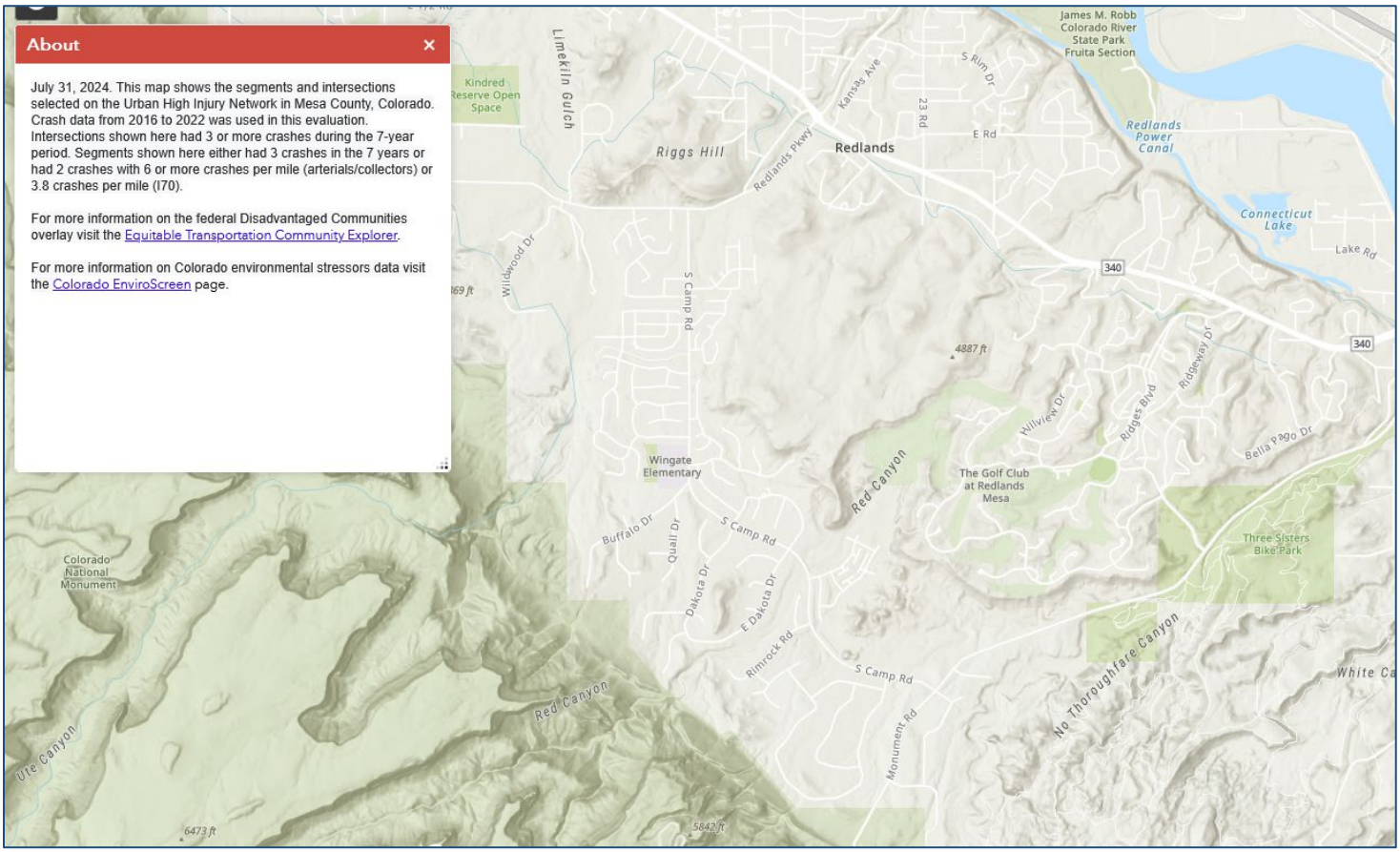
Goal:

- *Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

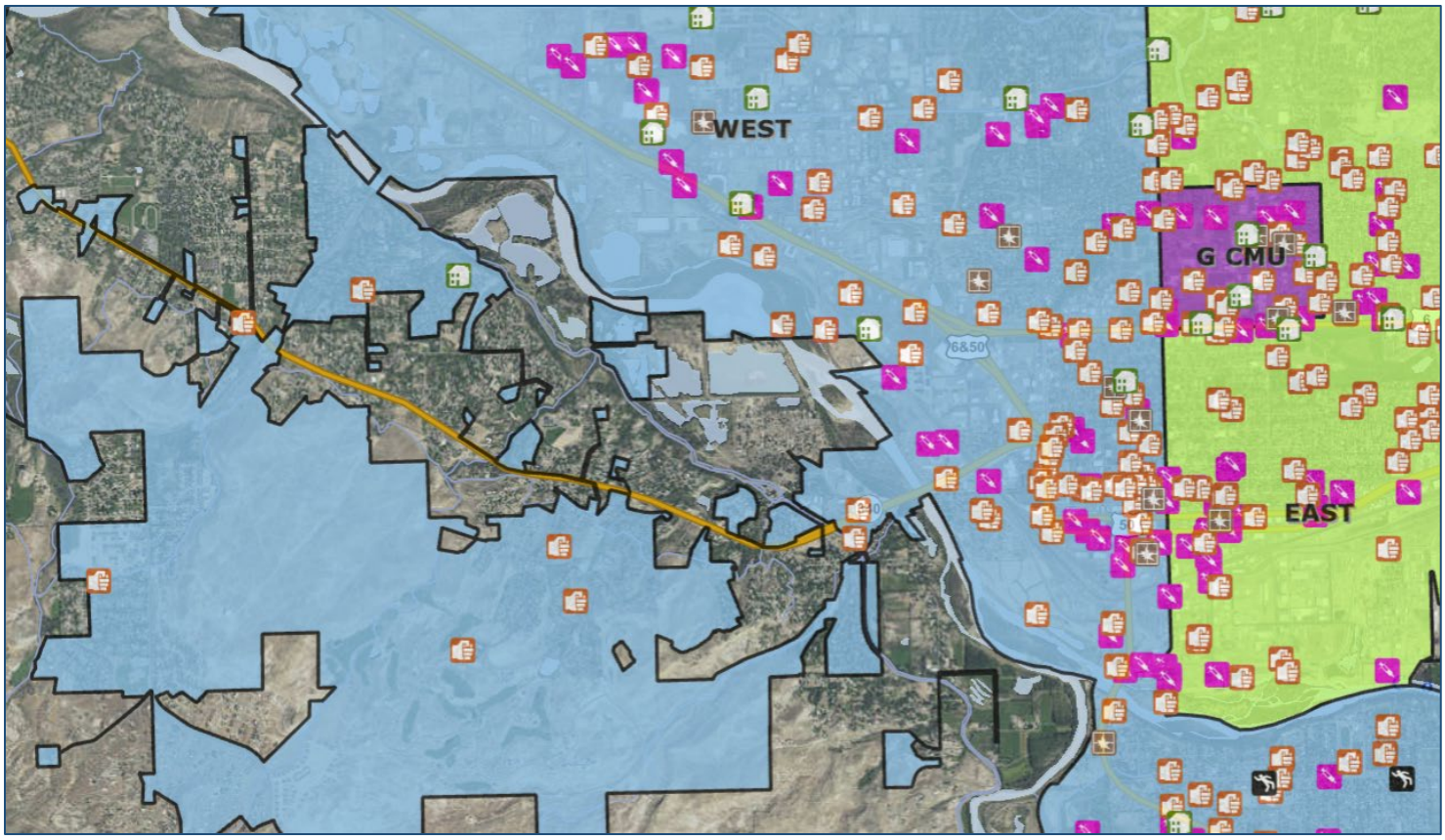
Policies

- *Minimize the number and intensity of street lighting and public space lighting.*
- *Encourage homeowners to minimize outdoor lighting.*

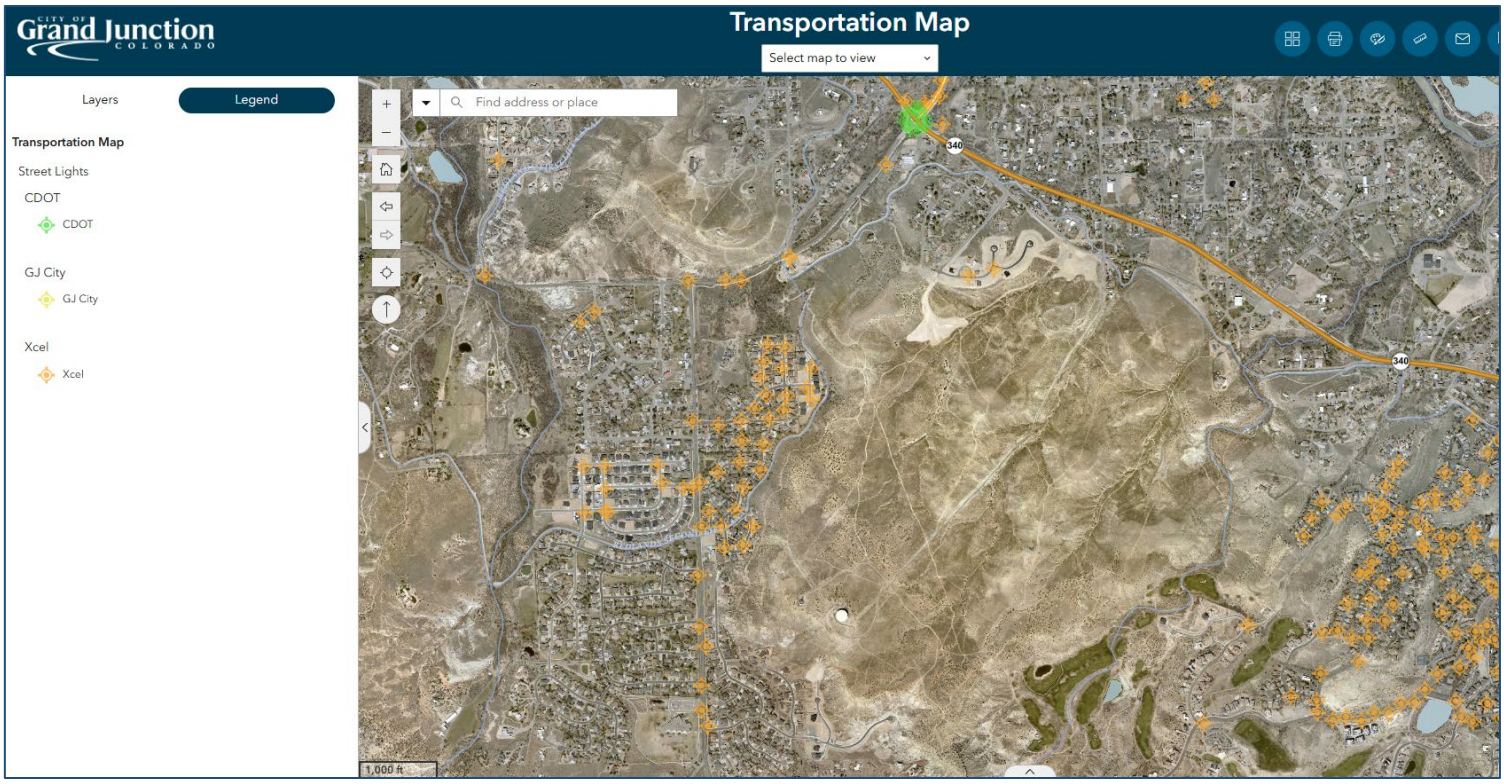
These policies have historically been applied to developments in the Redlands. Even so, it appears pedestrian and vehicular safety has not been compromised by the reduction of lighting. The crash data available on the City website (map below) does not identify any areas within the Redlands communities as flagged for concern. There have been one or two incidents over the last two years, however this clearly is not an issue with the current lighting and traffic patterns in this area. It can be concluded that new developments should be able to maintain similar standards to those existing.



In addition, the crime statistics shown on the map below over the last year also demonstrate that the Redlands area would not benefit from similar standards to the rest of the City.



As illustrated on the following map, the majority of neighborhoods surrounding Redlands 360 do not adhere to the 250' standard, to include recent developments in the area. As such any newer neighborhoods aligning with the existing development standards in the area would not benefit from the increased lighting warranted in other areas of the valley. Rather it would directly conflict with the original intent of the Redlands Area plan as was agreed upon in earlier adoptions of the Zoning Code.



Requests for Credits and/or Reimbursements

Exhibit 2 of the proposed amended PD ODP depicts proposed public park areas in Redlands 360 and includes a Community Benefit Chart. This chart breaks down the commitments for the noted 185 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of open space and perimeter trails.

With approval of the original Redlands 360 PD ODP, Open Space Fees and Park Development Fees were initially eliminated for this project, in recognition of the fact that the developer was directly incurring expenses for parks and open space improvements as provided for in the IGA. The developer has maintained a record of all qualified parks and open space expenses allowable under the provisions of the IGA, with appropriate supporting documentation which is provided to the City on an annual basis. Beginning in August 2025 the City began collecting Parks and Open Space Fees in accordance with standard practice. Those fees are reimbursable to the developer, providing the costs of specific parks and open space improvements and amenities, as specified in the IGA, exceed the value of the collected fees.

In addition, the original approval of the Redlands 360 PD ODP stipulated that any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.

Similarly, the original approval of the Redlands 360 PD ODP stipulated that for any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. DEVELOPMENT SCHEDULE AND PHASING

Development Phasing
Due to the 629-acre size of this project, a 20+ year buildout is anticipated. The developer is currently targeting development progression based on logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan. As stated above, the two 5-acre parcels on the west side are to be incorporated into proposed Phase 8 and the 19-acre parcel on the northeast edge of the Redlands 360 development will be incorporated into Phase 10 on the revised Development Progression Plan (Exhibit 5). This exhibit has been revised since that adopted with the original PD ODP but better reflects current conditions.

There is purposeful flexibility built into the ODP with 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the project to adapt to potential market changes over the 20+ year long-term project. No changes to the original density of the PD ODP are being proposed with the amendment.

Proposed Dates
ODP Amendment/Annexation Submittal: December 2025

Property Closing: The three parcels to be incorporated into the amended PD/ODP have already been acquired by Redlands 360

Development Construction Initiation:

- With the exception of some homes, construction is complete in Filing 1
- Filings 2, 3 and 4 are anticipated to start construction in the first quarter of 2026

GENERAL PROJECT REPORT – REVISED JUNE 2026
Redlands 360 Planned Development Amendment
Amend Planned Development Zoning and Outline Development Plan

A. PROJECT DESCRIPTION

1. Background

The original Planned Development Outline Development Plan (PD ODP) zoning ordinance for the Redlands 360 project was adopted by City Council in February 2022 (Ordinance No 5051, Reception Number 3021721). Since then, the developer has submitted Filings 1, 2 and 4, all of which are varying densities of residential development and Filing 3 that entails the platting of a 2.63 acre Commercial/Mixed Use parcel, a 4.47-acre Higher Density Residential parcel and a roadway access from Highway 340 into the central portions of the project. Filing 1 is under construction and the others are proposed to begin construction in Winter 2025-2026.

The original 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 317.4 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 185 acres of Open Space (minimum). The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

The PD ODP includes a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units which is consistent with the City's Comprehensive Plan Land Use Plan that shows the site as Residential Low with pockets of Commercial.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

2. Site Location and Description

The project location can be generally described as the large vacant land (except for Filing 1 presently under construction on Easter Hill Drive) south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast-facing property north of the base of the Ute Water Storage Tanks and elevated with spectacular panoramic views of the valley. The property currently has a gated gravel road that is primarily for Ute Water to access its facilities.

The land is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with several undulating drainage ways and areas of hills. Wetlands have been identified, primarily in

the northwest corner of the site (intersection of South Camp Road and Redlands Parkway) which are being incorporated into Filing 2 that was recently approved.

3. Proposed PD ODP Amendment

The primary purpose of this proposed PD ODP Amendment is to incorporate approximately 29 acres of land recently acquired by the developer into the Redlands 360 PD ODP – two 5-acre parcels (total 10 acres) just north of the Ute Water tank and a 19-acre parcel southeast of the present end of 23 Road and south of the Redlands First Lift Canal (refer to the Location Map).

The two five-acre parcels are on the western periphery of the project and are already within the City limits of Grand Junction and current zoning on both pieces is Residential Low 4 units per acre (RL-4). It is anticipated that these parcels will be incorporated into residential areas already depicted on the PD ODP but with a revised phasing plan to be incorporated into the Amended PD ODP as part of Phase 8. The parcels will be developed as detached single family units with a preliminary estimate of 40 units total on the 10 acres.

The 19-acre parcel on the northeast edge of the Redlands 360 development is presently outside the Grand Junction city limits but is being annexed to the City concurrent with the PD ODP Amendment. It is anticipated that this parcel will be developed as part of Phase 10 on the proposed new phasing plan, adding approximately 34 dwelling units with open space on the periphery, comparable to development in adjacent areas already within the PD ODP.

All exhibits attached to the original PD ODP ordinance (Exhibits 1 through 7b) are revised to incorporate the additional three parcels and adjust bulk standards and the uses to better align with the recently adopted Zoning and Development Code. The proposed PD ODP Amendment also proposes an additional exhibit (Exhibit 8) that addresses Outdoor Lighting in the entire development to minimize the contribution of outdoor lights in the development to the general dark sky conditions that exist in the Redlands portion of the City.

Bulk Standards Revisions

With adoption of this Amended ODP, the applicant is requesting revisions to the Bulk Standards as adopted with the original ODP. Originally, the ODP specified dimensions for the setbacks and other bulk standards of each land use area, defined by typical, comparable zone districts in the Zoning and Development Code. As depicted on Table 1 of Exhibit 3: Land Use and Default Zones, the land use areas are still defined by underlying comparable zone districts and bulk standards other than setback are still listed. However, there are no specific setbacks listed for the land use categories. It is intended, as noted in Table 1 of Exhibit 3: Land Use and Default Zones those dimensional standards for lot area, width and frontage and setbacks for principal and accessory structures be that of the corresponding or similar zone district established in the Grand Junction Zoning and Development Code in effect at the time of application for each phase of development.

Lighting Revisions
Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing a lighting policy and standards as depicted on Exhibit 8: Outdoor and Site Lighting of the amended Redlands 360 Outline Development Plan (ODP). The proposed standards apply to public streets; bicycle and pedestrian trails and outdoor public gathering spaces; multifamily parking lots; playgrounds under-canopy areas, signage and accent landscape lighting and building entries. In general, lighting in these areas is minimized in as much as possible without compromising safety requirements for lighting.

B. PUBLIC BENEFIT

The Redlands 360 (R360) Planned Development (and as Amended) will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 20+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous ‘social trails’ existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metropolitan District for public improvements financing as well ownership and maintenance of all parks and open space within Redlands 360, and assurances to the City for road and utility improvements that meet City standards;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. NEIGHBORHOOD MEETING

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist Church, from 5:30 pm to 7:00 pm.

The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from O|NE LaPlata/Redlands 360; Jane Quimby (Project Manager), Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

D. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

1. Adopted Plans and Policies

At the time of original approval, the Redlands 360 PD ODP demonstrated compliance with all applicable adopted plans and policies including the appropriate sections of the Zoning and Development Code in effect at the time, the 2020 One Grand Junction Comprehensive Plan and the then-in effect Redlands Area Plan. The proposed amendments to the Redlands 360 PD ODP do not change compliance with existing adopted plans and policies.

The Planned Development zone allows the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The original PD ODP and the proposed amendment meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

In addition, the Planned Development zone provides opportunities, in conjunction with other City Code tools, that have been incorporated in the Redlands 360 ODP. The proposed ODP density range in Redlands 360 is 1300 units (minimum) to 1750 units (maximum), which represents a density range of 2.1 to 3.1 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies.

<u>Compliance with One Grand Junction Comprehensive Plan</u>

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all ‘vision’ in the development of the existing and proposed amended ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy
   1a – Economic Diversity – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution
6. Invest in key infrastructure that supports businesses
   6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City’s housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

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.
3. Collaborate with regional entities and service providers on growth and infrastructure issues.
4. Maintain and build infrastructure that supports urban development.
   4h – Parks and Recreational Facilities - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.
   4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active
   Transportation Network.
5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.
   5e – Special Assessment Districts
6. Support the development of neighborhood-centered commercial uses and mixed-use development.
   6e – Context-Sensitive Development - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.
7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.
   7a – Gateways - Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.
   7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.
   7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c – Housing Types - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – 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.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5a – Neighborhood Partnerships - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – Connectedness – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c – Innovative Design. Encourage creativity, flexibility, and innovation in the design and
construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d – Bicycle and Pedestrian Plan - Collaborate with RTPO and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the

accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d – First and Last Mile Connections - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – Wayfinding - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.
2. Ensure parks, recreational and open space facilitates meet community needs and equity
of location.
3. Foster opportunities to bring people together by developing great public spaces.
5. Maintain access to public lands at the urban/rural interface.

The approved original PD ODP and the proposed amendment are based on submitted reports and exhibits that further demonstrate conformance. Recognition of this approval and demonstrated compliance are being requested with this application.

A detailed analysis of pertinent sections of the Zoning and Development Code included in section E. below further addresses project compliance, compatibility, impact, and adopted policies.

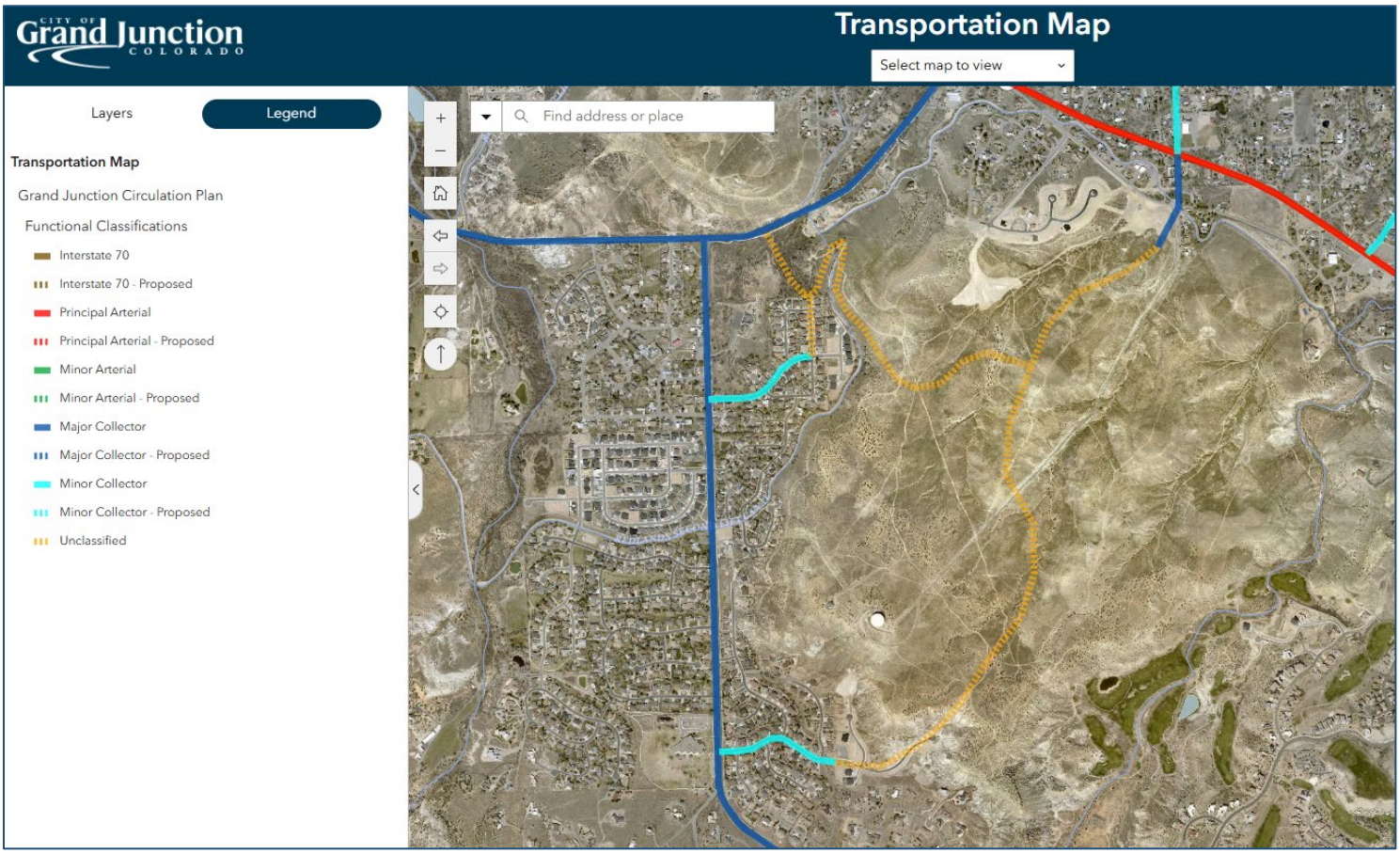
2. Land Use in the Surrounding Area

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator of Land Use in the surrounding area, and includes: City R-2R, RL-4, and PD and County RSF-2 to the west; City R-1R and Redlands Mesa PD, and County RSF-R to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2R and PD, and County RSF-4 to the north.

3. Site Access and Traffic Patterns

The Grand Junction Circulation Plan denotes the Existing and Proposed Road Standards, a portion of which is depicted in the map below. The maps shows that Broadway/Highway 340 (in red) is designated as a Principal Arterial; Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Boulevard and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two proposed roads through the property (in dashed yellow) are shown as Unclassified which means the classification will be determined as the project evolves. More specific discussion of roads and access and bicycle and pedestrian infrastructure follows.



- Roads and Access
  - There are four access points into the project, three of which are on the City Circulation Plan
    - 23 Road, with a reconfigured intersection with South Broadway
    - Easter Hill Drive
    - Redlands 360
      - The connection through Renaissance was prohibited by grade
      - The shift over to Redlands Parkway through Filing 2 removes the awkwardness of backtracking through the Renaissance neighborhood
      - There will still be a connection to Athens Way
    - Canyon Rim Drive
      - This connection has been looked at in more detail with the following being incorporated into the proposed plan:

- Approved narrowing of road sections through the Canyon Rim 360 development for traffic calming
- The developers have been aiding the City in working with the BLM for crossing its property; road narrowing in Canyon Rim 360 will continue through the BLM property
- Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
  - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley-Horn and Associates was submitted with the original PD ODP application. With the addition of only an estimated 74 residential units, the proposed amended PD ODP will not significantly alter the traffic analyses that have been provided with the initial PD ODP and subsequent filings. More detailed traffic information will be provided as development progresses to the parcels being added to the PD ODP in proposed Phases 8 and 10.

- Pedestrian and Bicycle Analysis

  - Exhibit 1 of the existing approved PD ODP indicates the proposed network of main trails through the development. This proposed network, most of which exists on site, will not change. The three parcels to be incorporated into the amended PD ODP will have pedestrian and bicycle amenities consistent with the approved plan. The Pedestrian and Bicycle Analysis Worksheet was submitted with the PreApplication for the PD ODP amendment and there were no comments regarding it and a separate analysis is included with this application. More detailed Pedestrian and Bicycle Analysis Impact per TEDS Section 29.08.050 will be included at each phase of development.

4. Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
  - With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power (RWP)*
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

*In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas if unnecessary. Seventy-five shares of RWP are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

5. Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

6. Effects on Public Facilities

The Redlands 360 Planned Development is a 629-acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 20+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and through this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

7. Hours of Operation - NA

8. Number of Employees - NA

9. Signage Plans

Signage is utilized at the project entries and throughout the planned development. The locations and detailed design have been and will be addressed with each phased subdivision submittal.

10. Site Soils and Geology

Soil investigations were done by Huddleston Berry Geotechnical Engineers with the original PD ODP application. Additional studies have been submitted with the applications for Filings 1-4 as required.

11. Impact on Geology and Geological Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing and additional geotechnical investigations conducted by Goodrich Engineering LLC, provide the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, geotechnical engineers do not believe that there are any geologic conditions which should preclude development of the site. However,

foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.
- Due to the extensive size of the site, the geotechnical engineers recommend that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, more geotechnical borings should be conducted for each filing to better understand the soil and bedrock conditions at the site to develop specific recommendations for each filing.

E. Review Criteria for PD ODP Amendment (Section 21.02.050(j))

Review Criteria for ODP
The Planning Commission shall review and recommend, and the City Council shall review and decide on an ODP based on demonstrated conformance with all of the following criteria:

(A) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

Response: See analysis in section D. above.

(B) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no overlay districts that apply to this property/project.

(C) The rezoning criteria provided in GJMC § 21.02.050(m);

Review Criteria.
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.

Response: Refer to discussion in section D. above.

(B) Development Patterns.
The proposed zoning will result in logical and orderly development pattern(s).

Response: Exhibit 5 of the ODP illustrates the proposed development progression over the anticipated 20+ year buildout. The developer is currently targeting development progression based on logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan.

(C) Benefits.

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Response: Refer to discussion in section B. above.

(D) A Planned Development which allows the construction and/or use of single unit detached dwellings shall allow accessory dwelling units (ADUs) in accordance with GIMC § 21.04.040 and shall not have any standards regarding ADUs that are more restrictive than this Code. All ADU applications shall be reviewed through the administrative process in GIMC § 21.02.040

Response: Per Exhibit 6A, Use Table, of the ODP, ADUs are allowed in the lower density areas and there will be no other standards regarding ADUs with the ODP that are more restrictive than the Zoning and Development Code.

(E) The ODP specifically shows the following requirements of a planned development:

a. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Response: Adequate public services and facilities will be provided concurrent with each phase of development and review by the City and appropriate agencies to confirm the infrastructure exists or will be provided with construction of each phase. Any additional studies/analyses will be provided as required with each phase.

b. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Response: Adequate circulation and access will be provided concurrent with each phase of development and review by the City and appropriate agencies to confirm the infrastructure exists or will be provided with construction of each phase. Any additional studies/analyses will be provided as required with each phase.

c. Appropriate screening and buffering of adjacent property, uses, and structures shall be provided;

Response: Detailed site and landscape plans will be provided with construction of each phase that will ensure appropriate screening and buffering of adjacent property, uses and structures.

d. An appropriate range of density for the entire property or for each development pod/area to be developed;

Response: The range of density for the gross acreage of the property (629 acres) depicted on Exhibit 3 of the PD ODP results in a density of approximately of 2.1 units per acre which is within the range of density in the Residential Low (2-5.5 units per acre) land use category of the One Grand Junction Comprehensive Plan.

e. An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed;

Response: The proposed zone district standards depicted on Exhibit 3 of the PD ODP have been revised since the original approved ODP. The proposed revised standards are consistent with the Zoning and Development Code zone districts and thus are appropriate as each pod/area are developed.

f. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Response: Exhibit 5 of the PD ODP has been revised to update and reflect current logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan. Refer to section F. below.

g. Any requested adjustments to the standards of the base zone district(s) and/or other applicable standards such as landscaping, uses, or parking shall be identified both by location on the site plan and in an accompanying narrative summary; and

Response: Requested standards, uses and outdoor lighting are depicted on Exhibits 3, 6 and 8 respectively.

h. An appropriate community benefit shall be described through the application narrative, which incorporates at least one of the following:

1. The PD protects, preserves, and/or manages areas of significant natural resources beyond the requirements of the base zoning regulations;

2. The general arrangement of proposed uses in the PD better integrates future development into the surrounding neighborhood, either through more compatible street layout, architectural styles, and housing types, or by providing better transitions between the surrounding neighborhood and the PD with compatible development or open space buffers;

3. Areas of open space, their intended levels of use, and their relationship to other proposed uses in the PD provide enhanced opportunities for community gathering areas;

4. The PD features outstanding site design and construction, such as best management practices for on-site storm water management, green building materials, and/or water and energy efficiency:

5. Site design in the PD will create a diverse neighborhood with a mix of housing choices; or

6. The PD features enhanced opportunities for walkability or transit ridership, including separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.

Refer to section B. above for community benefit discussion. All 6 benefits outlined above are incorporated into the Redlands 360 PD ODP.

*** *** ***

The following additional elements of the Zoning and Development Code are applicable to this development thus are addressed below:

- Section 21.06.010 (f) – Hillside Development standards implementation
- Section 21.06.010(g) – Ridgeline Development standards implementation
- Outdoor Lighting
- Requests for credits and/or reimbursements for required parks and open space fees

Hillside Development. The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

(i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

Response: Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

Response: The site is not classified as having wildfire hazard (see 21.07.020 (d)) and roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative, topographic and rock outcrop areas on the property.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

Response: The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space from north to south in the

center of the community minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian-based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface and single-track trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.

In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

Response: The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

Response: As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations the requirement that development only occur on slopes of 30 percent or less was addressed with the original PD ODP. The analysis at that time is still valid, therefore it is not necessary to be addressed with this amendment.

Ridgeline Development. The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the western and northern areas of the site; this is where there are existing mesa cliffs and proposed homes could be quite visible. With the original approved PD ODP, twelve locations were examined and selected to illustrate sections per criteria established in the Zoning and Development Code that were depicted on approved Exhibits 7a and 7b of the PD ODP (sections A – L). With this amendment, an additional cross section location (M) has been included on proposed amended Exhibits 7a and 7b. Consistent with Code criteria,

there are no two story homes visible from the adjacent roadways.

Response: The provided sections depicted on Exhibits 7a and 7b of the Redlands 360 ODP address the ridgelines depicted in the Zoning and Development Code. Analysis was provided with the original approved ODP and no changes are proposed other than the addition of a cross-section across the two new western parcels; therefore further analysis is not necessary to be addressed with this amendment.

Outdoor Lighting. Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. Exhibit 8 of the proposed amended PD ODP depicts the outdoor lighting standards to be utilized throughout Redlands 360.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs.

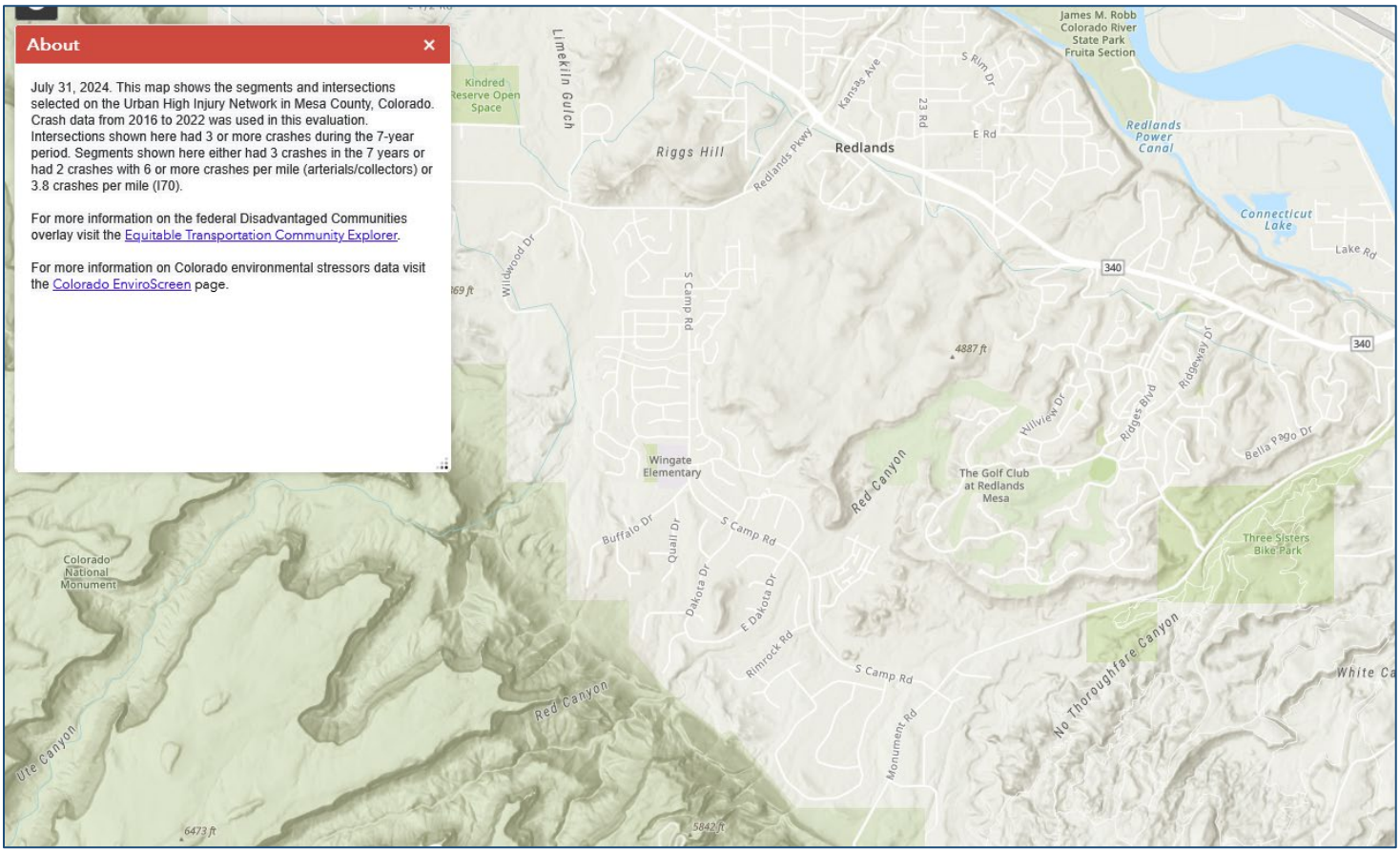
Goal:

- *Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

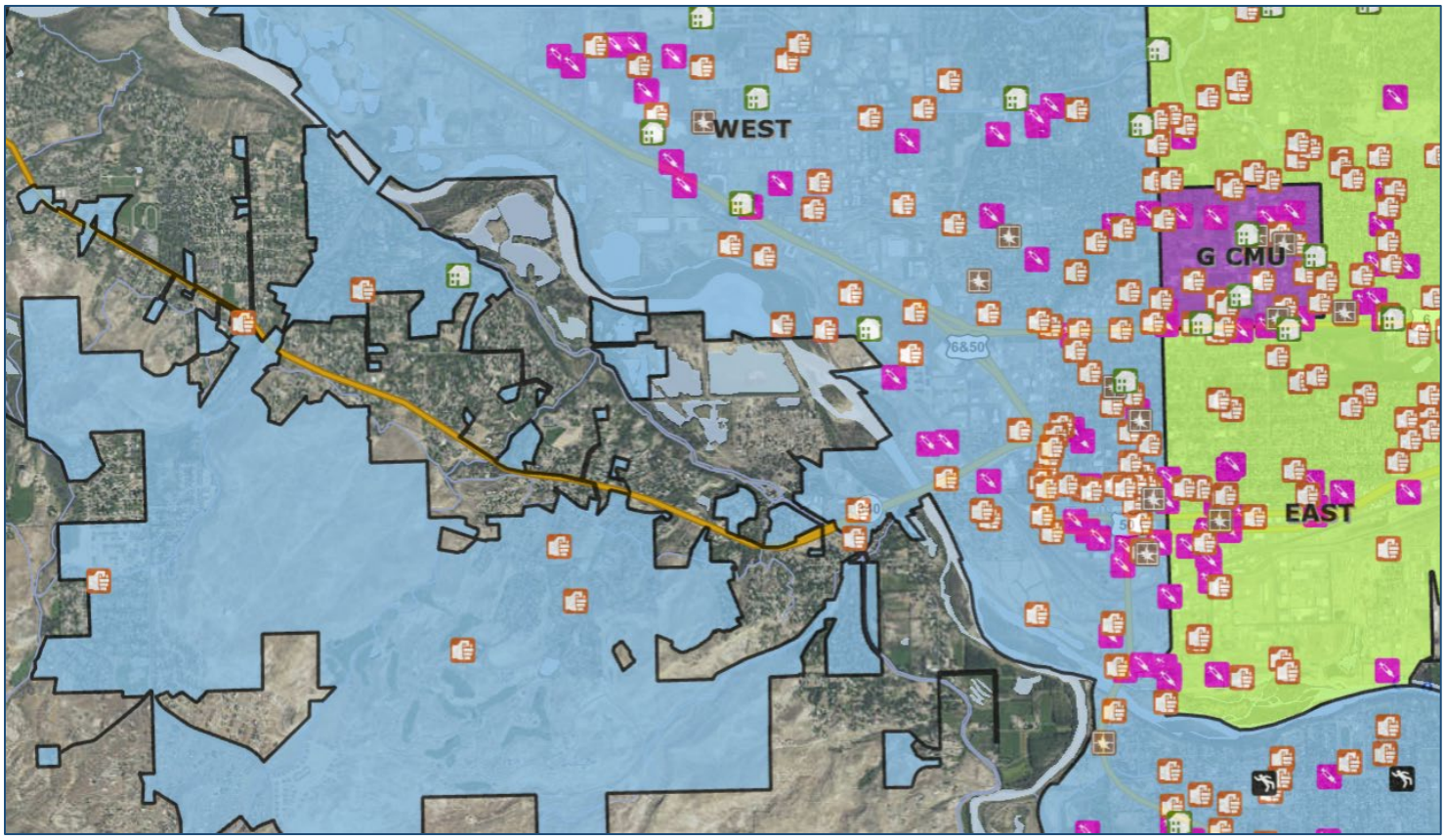
Policies

- *Minimize the number and intensity of street lighting and public space lighting.*
- *Encourage homeowners to minimize outdoor lighting.*

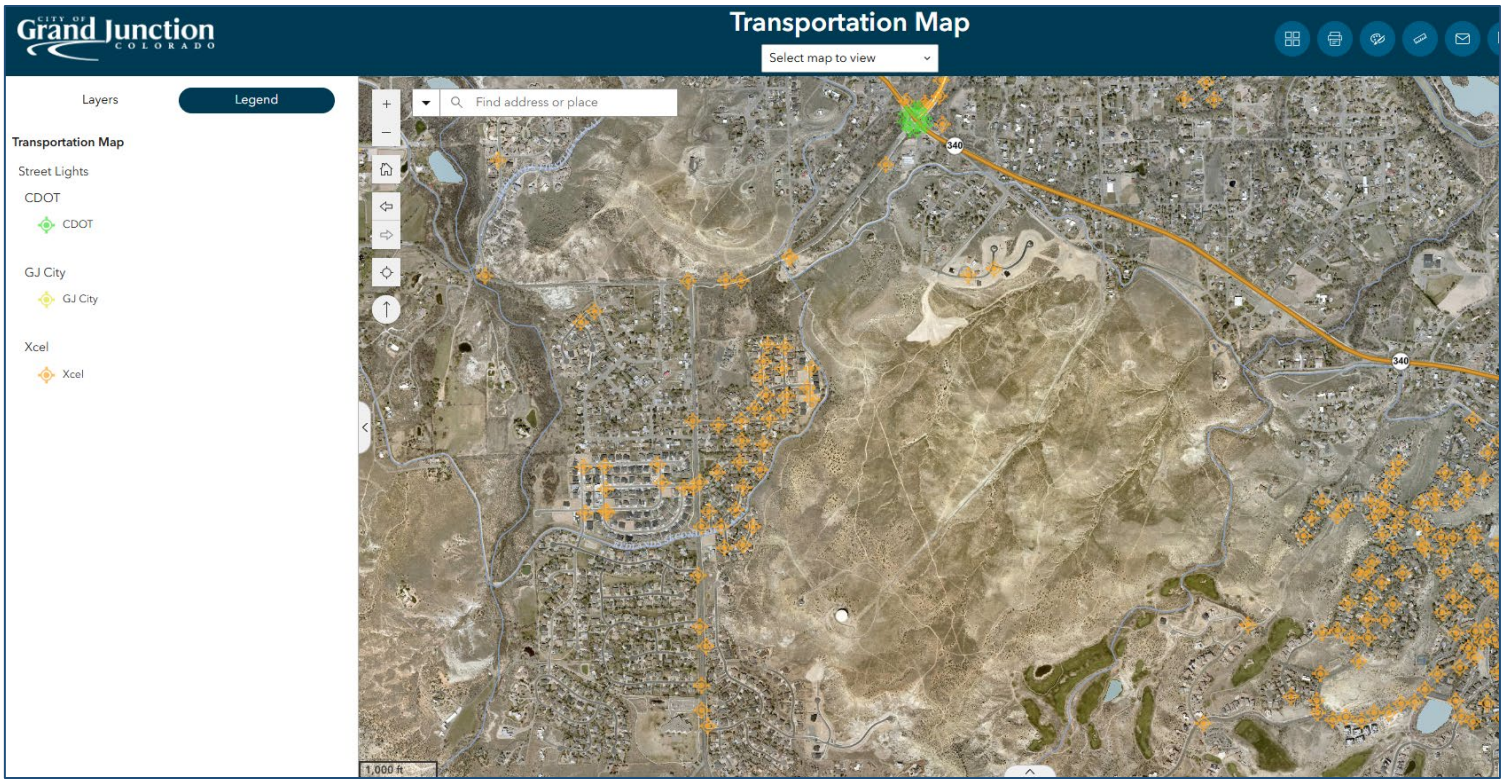
These policies have historically been applied to developments in the Redlands. Even so, it appears pedestrian and vehicular safety has not been compromised by the reduction of lighting. The crash data available on the City website (map below) does not identify any areas within the Redlands communities as flagged for concern. There have been one or two incidents over the last two years, however this clearly is not an issue with the current lighting and traffic patterns in this area. It can be concluded that new developments should be able to maintain similar standards to those existing.



In addition, the crime statistics shown on the map below over the last year also demonstrate that the Redlands area would not benefit from similar standards to the rest of the City.



As illustrated on the following map, the majority of neighborhoods surrounding Redlands 360 do not adhere to the 250' standard, to include recent developments in the area. As such any newer neighborhoods aligning with the existing development standards in the area would not benefit from the increased lighting warranted in other areas of the valley. Rather it would directly conflict with the original intent of the Redlands Area plan as was agreed upon in earlier adoptions of the Zoning Code.



Requests for Credits and/or Reimbursements

Exhibit 2 of the proposed amended PD ODP depicts proposed public park areas in Redlands 360 and includes a Community Benefit Chart. This chart breaks down the commitments for the noted 185 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of open space and perimeter trails.

With approval of the original Redlands 360 PD ODP, Open Space Fees and Park Development Fees were initially eliminated for this project, in recognition of the fact that the developer was directly incurring expenses for parks and open space improvements as provided for in the IGA. The developer has maintained a record of all qualified parks and open space expenses allowable under the provisions of the IGA, with appropriate supporting documentation which is provided to the City on an annual basis. Beginning in August 2025 the City began collecting Parks and Open Space Fees in accordance with standard practice. Those fees are reimbursable to the developer, providing the costs of specific parks and open space improvements and amenities, as specified in the IGA, exceed the value of the collected fees.

In addition, the original approval of the Redlands 360 PD ODP stipulated that any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.

Similarly, the original approval of the Redlands 360 PD ODP stipulated that for any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. DEVELOPMENT SCHEDULE AND PHASING

Development Phasing
Due to the 629-acre size of this project, a 20+ year buildout is anticipated. The developer is currently targeting development progression based on logical development of infrastructure and variety of housing products and is closely tied to the Metropolitan District Plan. As stated above, the two 5-acre parcels on the west side are to be incorporated into proposed Phase 8 and the 19-acre parcel on the northeast edge of the Redlands 360 development will be incorporated into Phase 10 on the revised Development Progression Plan (Exhibit 5). This exhibit has been revised since that adopted with the original PD ODP but better reflects current conditions.

There is purposeful flexibility built into the ODP with 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the project to adapt to potential market changes over the 20+ year long-term project. No changes to the original density of the PD ODP are being proposed with the amendment.

Proposed Dates
ODP Amendment/Annexation Submittal: December 2025

Property Closing: The three parcels to be incorporated into the amended PD/ODP have already been acquired by Redlands 360

Development Construction Initiation:

- With the exception of some homes, construction is complete in Filing 1
- Filings 2, 3 and 4 are anticipated to start construction in the first quarter of 2026

PEDESTRIAN AND BICYCLE ANALYSIS
Redlands 360 Planned Development Amendment
Amend Planned Development Zoning and Outline Development Plan

PEDESTRIAN INFRASTRUCTURE

There are pedestrian facilities sidewalks in most of the developments to the west and south of the Redlands 360 site but are non-existent in developments adjacent to the Redlands 360 site are non-existent in developments east and north of the site. For the most part, the sidewalks are attached to the street cross-section as required to meet local street standards. Detached walks/trails exist on major roadways in the vicinity such as South Camp Road and Redlands Parkway. With Filing 1 of Redlands 360, detached sidewalks were constructed along adjacent South Broadway and Easter Hill Drive. As with Filing 1 and adjacent Canyon Rim 360 on the southwest side of Redlands 360, pedestrian infrastructure will be provided as the development progresses, including sidewalks and access to off-street trails (e.g. north end of Canyon Rim Trail).

The remainder of undeveloped Redlands 360 is crisscrossed by numerous off-road trails that are presently utilized by both pedestrians and cyclists. Many of these will continue to exist and/or be enhanced and trailheads established (e.g. trailhead on east end of Canyon Rim Drive and east end of Easter Hill Drive) as the development progresses as illustrated on Exhibit 1 of the PD ODP.

BICYCLE INFRASTRUCTURE

Existing bicycle facilities in the vicinity include striped bike lanes and detached paved bike/pedestrian trails along South Camp Road and Redlands Parkway. The detached sidewalk constructed along South Broadway with Filing 1 of Redlands 360 and the attached sidewalk on the north side of Canyon Rim Drive constructed with Canyon Rim 360 are also depicted as a shared bike/pedestrian trail on the City of Grand Junction Transportation Map.

Otherwise, bicycle infrastructure within the site consists of the numerous existing off-road shared trails mentioned above, many of which will continue to exist and/or be enhanced and trailheads establish as development progresses as illustrated on Exhibit 1 of the PD ODP.

CONNECTIVITY AND COMPLIANCE

Pedestrian and bicycle connectivity to/from the Redlands 360 development has begun with the early filings to date and will continue to be established and or enhanced as the project develops. This is evidenced by the previous approval of the PD ODP that included Exhibit 1. This amendment will not change the approved PD ODP other than to illustrate how the infrastructure will be extended in the three parcels added to the development that is shown on an amended Exhibit 1.

SUMMARY

The proposed amended PD ODP will not have an adverse impact existing or proposed pedestrian and bicycle facilities. The overall Redlands 360 development will improve facilities and connectivity as it develops.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-183-00-006 and 2945-183-00-005
northwest quarter of the southeast quarter of the southwest quarter Section 18
Township 1 South, Range 1 West, Ute Meridian
City of Grand Junction, Mesa County, Colorado

PROPERTY DESCRIPTION (as recorded at reception number 3100476 and 3100471):
The W1/2 NW1/4 SE1/4 SW1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian;
The E1/2 NW1/4 SE1/4 SW1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian;

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the south line of the SE1/4 SE1/4 NW1/4 of Section 16, T.1S., R.1E., Ute Meridian, the Center 1/4 corner of said Section 16, being a 3.25" aluminum cap on a pipe marked "LS 37904 MCSM" whence the Center-West 1/16 Corner of said Section 16, being a 3" brass cap marked "LS 37904 MCSM", bears South 89°54'32"West, as shown hereon.

Lineal Units of Measurement are U.S. Survey Foot.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All recorded and apparent rights-of-way and easements shown hereon were researched by the professional land surveyor, other documents may exist which would affect this property.

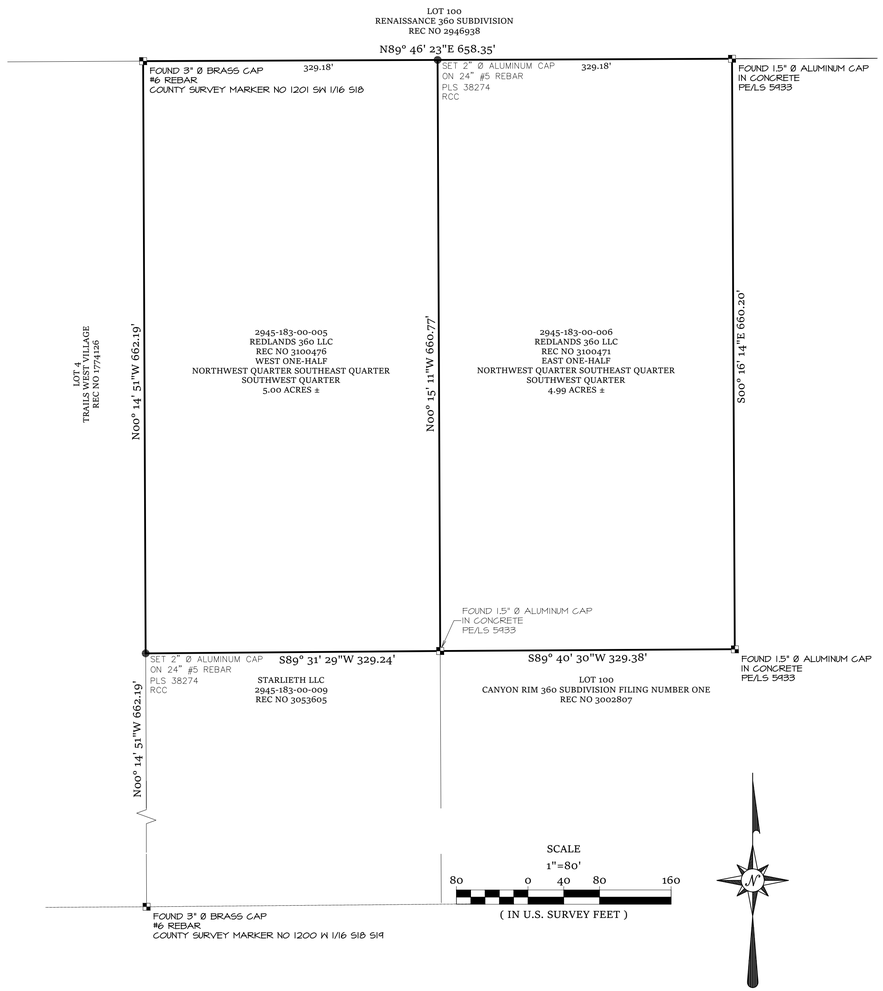
This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

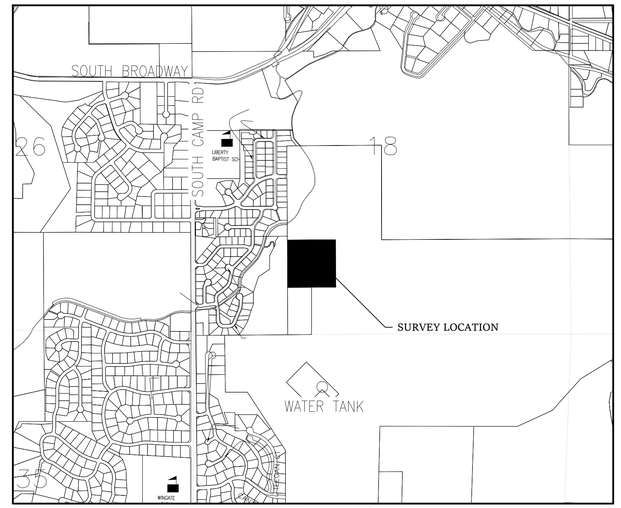
Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground vessels that may affect the use or development of this land.

No improvements were observed as of the date of the field survey, December 3rd 2025.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
AC:	ACRES
C:	CENTER
CH:	BEARING & LENGTH
E:	EAST
IRR:	IRRIGATION
L:	ARC LENGTH
LS:	LICENSED SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
R:	RANGE
RAD:	RADIUS
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
SF:	SQUARE FEET
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST





VICINITY MAP 1:1000'

LEGEND

- FOUND MONUMENT AS NOTED
- SET 2.0" ALUMINUM CAP ON # 5 REBAR PLS 38274
- PARCEL LINE
- ALIQUOT LINE
- ADJOINER LINE

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED AND REGISTERED ALEC K THOMAS 38274 12/04/2025 PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

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.

IMPROVEMENT SURVEY PLAT
Mesa County Parcel Number 2945-183-00-006 and 2945-183-00-005
northwest quarter of the southeast quarter of the southwest quarter Section 18
Township 1 South, Range 1 West, Ute Meridian
City of Grand Junction, Mesa County, Colorado

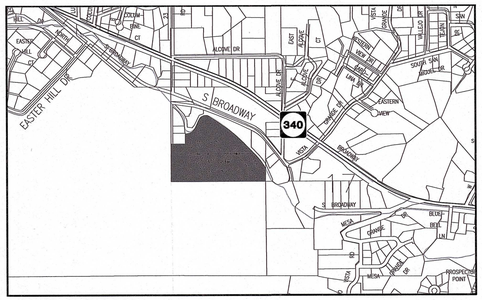
Sheet 1 of 1	Date:12/4/25		Job No. 1988-006
Surveyed: SLG	Drawn: AKT	Checked: AKT	
Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\DOC FILES\Survey\DWG\1988-006 ISP NW4 SE4 SW4.dwg			

IMPROVEMENT SURVEY PLAT

MESA COUNTY PARCEL NUMBER 2945-172-00-183
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY COLORADO.

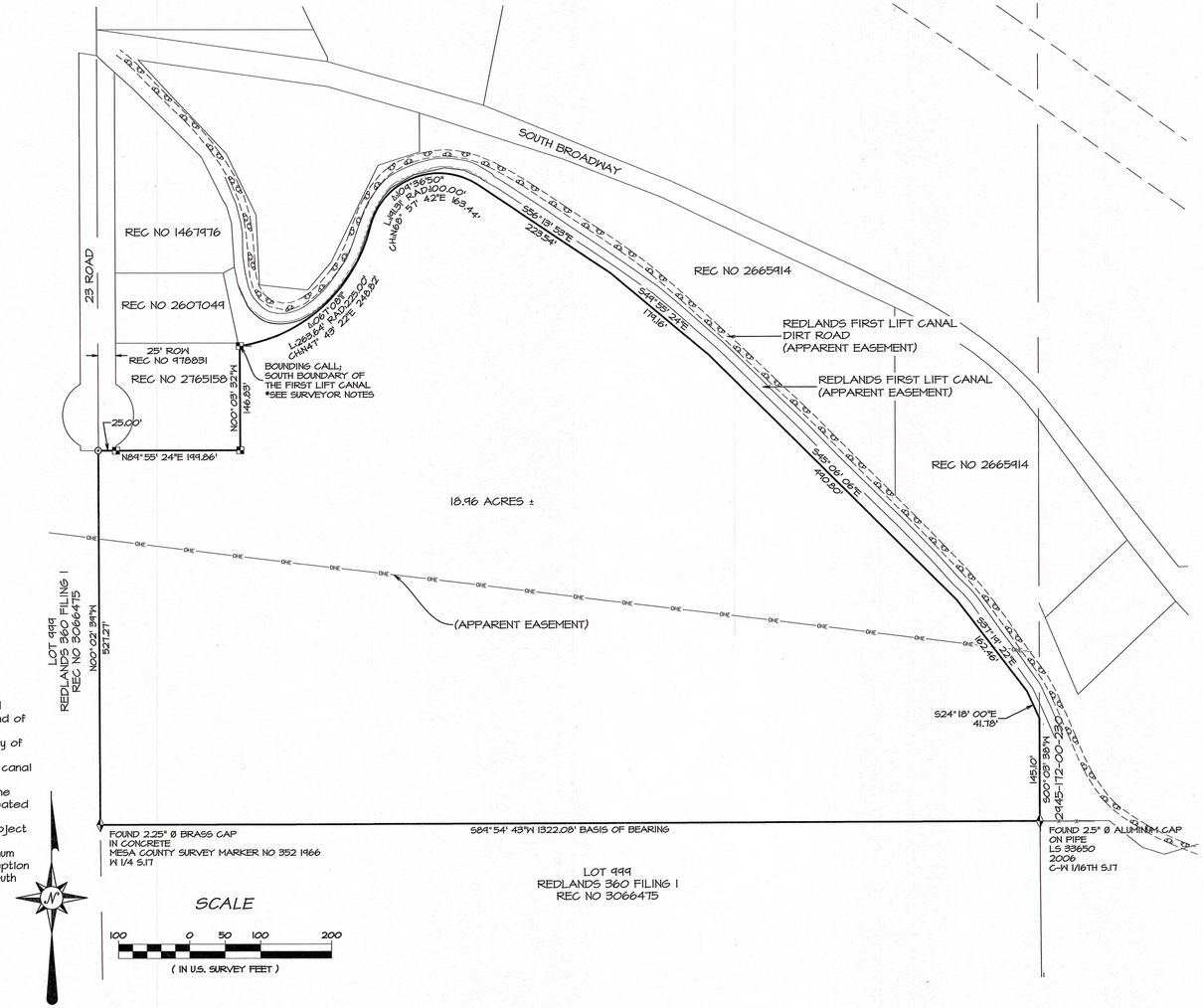
PROPERTY DESCRIPTION (as recorded at reception number 378006):

Beginning at the intersection of the West line of the SW1/4 NW1/4 of Section 17, Township 1 South, Range 1 West, Ute Meridian, and the South line of the Redlands Water and Power Company First Lift Canal, (as such canal existed March 22 1938), thence South along said West line of said SW1/4 NW1/4 a distance of 450 feet to the true point of beginning; thence East 200 feet; thence North to the South line of said canal; thence easterly along the South line of said canal to the East line of said SW1/4 NW1/4; thence South to the Southeast corner of said SW1/4 NW1/4; thence West to the Southwest corner of said SW1/4 NW1/4; thence North to the true point of beginning, Mesa County, Colorado.



VICINITY MAP 1:1000'

- Conveyance deeds for subject parcel refer to the "South line of the Redlands Water and Power Company First Lift Canal, (as such canal existed March 22, 1938)" as the north bound of said parcel.
- adjoining deeds to the west also reference a bounding call using the term "South boundary of canal".
- Title work provided and referenced hereon did not provide any concise description of a canal right-of-way, this is not an opinion by this surveyor as to wether or not rights may exist.
- The hereon signed surveyor considers the best available evidence for the south line of the canal to be the surveyed edge of the concrete ditch and/or the top of the cut slope created by said ditch.
- A line of best fit for these improvements is depicted hereon as the north boundary of subject parcel
- The hereinabove north boundary line was extended southwesterly to intersect a 1.5" aluminum cap marked PLS 4307 at the northeast corner of a parcel of land as recorded at Reception Number 2765158, Said northeast corner is qualified in said deed as terminating at the "South boundary of the First Lift Canal of the Redlands Irrigation and Power Company".



LEGEND

■	1.5" ALUMINUM CAP IN CONCRETE PLS 4307 - USW
⊙	1.5" ALUMINUM CAP IN CONCRETE ILLEGIBLE
◆	ALIQUOT MONUMENT AS NOTED
⊠	FOUND REBAR
●	SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
- - - - -	EASEMENT LINE
———	PARCEL LINE
——— - - ———	ROW LINE
——— - ———	ALIQUOT LINE
-OHE-	OVERHEAD ELECTRIC

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
BOB:	BASIS OF BEARING
C:	CENTER
CCR:	COVENANT CONDITIONS & RESTRICTIONS
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
RAD:	RADIUS
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REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
ø	DIAMETER
S.:	SECTION

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJB65058019, dated April 19, 2024. Other documents may exist which would affect this property.

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date 5/20/2024
Deposit Number 7040-24

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the south line of the Southwest Quarter of the Northwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, the center-west sixteenth being a 2.5" aluminum cap marked "LS 33650 2006" whence the west quarter corner of said Section 17, being a 2.25" brass cap marked "MESA COUNTY SURVEY MARKER NO 352 1966", bears South 89°54'43"West, as shown hereon.

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.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED 38274 ALEC K. THOMAS 5/13/24 PROFESSIONAL LAND SURVEYOR

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT

MESA COUNTY PARCEL NUMBER 2945-172-00-183
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY COLORADO.

Sheet 1 of 1	Date: 5/13/24	Job No. 2010-001
Surveyed: TPJ	Drawn: AKT	Checked: AKT

Drawing name: S:\PROJECTS\2010 La Plata Communities, Inc\200 Bennett Parcel\Survey\2945-172-00-183 ISP.dwg

DEPOSIT 7040-24

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

PROPERTY DESCRIPTION AS SURVEYED

A parcel of land situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded at Reception Number 2003808 of the records in the office of the Mesa County Clerk and Recorder. Said parcel being more particularly described as follows:

Beginning at a 3.25" aluminum cap in a monument box marked MESA COUNTY SURVEY MARKER NO 230-1 - PLS 24953 for the north 1/16th corner of said Section 18 and Section 17, whence a 2.25" brass cap in concrete marked MESA COUNTY SURVEY MARKER NO 352 - 1966 for the quarter corner of said Section 18 and Section 17 bears South 00°02'39" East with all bearings herein relative thereto;
thence South 00°02'39" East along the east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 236.67 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 80°35'56" West along Right-of-Way as described at Reception Number 978834, a distance of 25.34 feet to a 1.5" aluminum cap marked PLS 38274;
thence continuing along said Right-of-Way the following four courses:
1. thence South 00°02'39" East, a distance of 466.71 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN at the beginning of a curve concave to the east having a radius of 50.00 feet and a central angle of 119°59'39" and being subtended by a chord which bears South 00°02'39" East 86.60 feet;
2. thence southwesterly along said curve, a distance of 104.71 feet to a 1.5" aluminum cap marked PLS 38274;
3. thence South 00°02'39" East, a distance of 6.70 feet to a 1.5" aluminum cap marked PLS 38274;
4. thence North 89°57'53" East, a distance of 25.00 feet to a 1.5" aluminum cap in concrete;

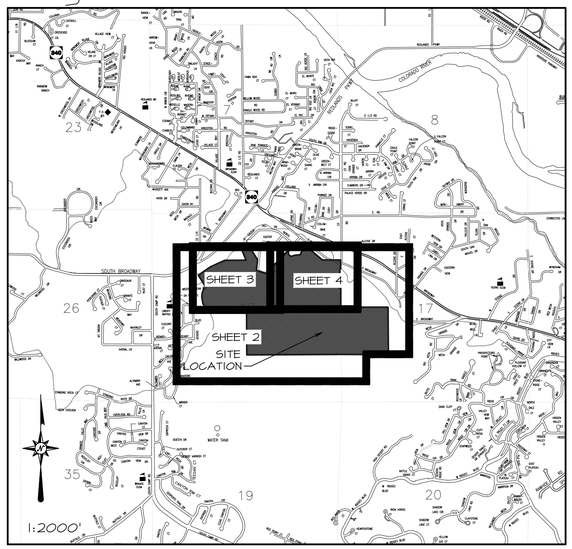
thence South 00°02'39" East along the said east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 527.31 feet to the hereinabove described quarter corner;
Thence North 89°54'43" East along the north line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1322.08 feet to a 2.5" aluminum cap marked LS 33650 - 2006 for the center-west sixteenth of said Section 17;
thence South 00°22'02" East along the east line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1321.36 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1196 for the southwest sixteenth corner of said Section 17;
thence North 89°42'27" West along the south line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1315.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1197 for the south sixteenth on the west line of said Section 17;
thence South 89°43'41" West along the south line of the northeast quarter of the southeast quarter of said Section 18, a distance of 1318.65 feet to a 3.25" brass cap marked HDS 24953 2021 for the southeast sixteenth corner of said Section 18;
thence South 89°43'57" West along the south line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1314.58 feet to a 3" brass cap marked MESA COUNTY SURVEY MARKER NO. for the center-south sixteenth corner of said Section 18;
thence North 00°18'55" West along the west line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1318.40 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1203 for the center-quarter corner of said Section 18;
thence South 89°51'36" West along the south line of the southeast quarter of the northwest quarter of said Section 18, a distance of 1131.99 feet to the center line of the Redlands Water and Power Company Second Lift Canal, thence along said centerline the following five courses;
1. thence North 34°27'47" West, a distance of 133.57 feet;
2. thence North 09°06'47" West, a distance of 192.56 feet;
3. thence North 01°57'13" East, a distance of 108.17 feet;
4. thence North 20°06'13" East, a distance of 228.20 feet;
5. thence North 31°31'47" West, a distance of 341.77 feet to the center line of the Redlands Water and Power Company First Lift Canal, thence along said centerline the following two courses;
1. thence North 55°01'13" East, a distance of 403.97 feet;
2. thence North 65°28'42" East, a distance of 441.74 feet to the north line of the southeast quarter of the northwest quarter of said Section 18;

thence North 89°41'02" East, a distance of 598.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO 1204 for the center-north 1/16th of said Section 18;
thence North 22°25'01" West, a distance of 361.74 feet to the center line of said First Lift Canal, thence along said centerline the following two courses;,
1. thence North 48°38'44" East, a distance of 56.08 feet;
2. thence North 21°39'49" East, a distance of 54.16 feet to the south boundary of South Easter Hill Subdivision as recorded at Reception Number 727359;

thence South 58°55'11" East along said south boundary, a distance of 248.17 feet to a 1.5" aluminum cap marked PLS 38274;
thence South 32°21'11" East along said south boundary, a distance of 329.00 feet to a 1.5" aluminum cap marked PLS 38274 on the westerly line of Easter Hill Drive Right-of-Way, thence continuing along said Right-of-Way the following six courses;
1. thence South 05°17'49" West, a distance of 68.10 feet to a 1.5" aluminum cap marked PLS 38274;
2. thence South 06°47'49" West, a distance of 230.30 feet to a 1.5" aluminum cap marked PLS 38274;
3. thence South 68°22'11" East, a distance of 165.00 feet to a 1.5" aluminum cap marked PLS 38274;
4. thence South 74°40'11" East, a distance of 130.10 feet to a 1.5" aluminum cap marked PLS 38274;
5. thence North 44°01'49" East, a distance of 866.20 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN;
6. thence North 40°25'49" East, a distance of 38.18 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 07°38'49" West, a distance of 85.86 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence South 23°05'11" East, a distance of 64.50 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence South 67°04'11" East, a distance of 64.03 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;
thence North 72°42'49" East, a distance of 112.51 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 85°44'49" East, a distance of 152.14 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 21°20'49" East, a distance of 102.82 feet to a 1.5" aluminum cap marked PLS 38274;
thence North 40°25'49" East, a distance of 210.00 feet to a 1.5" brass washer marked PLS 38274;
thence South 49°34'08" East, a distance of 621.65 feet to a 1.5" brass washer marked PLS 38274;
thence North 89°57'30" East along the north line of the southeast quarter of the northeast quarter, a distance of 473.32 feet to the Point of Beginning,

Said parcel containing 237.73 acres more or less.



Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th Corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53"East, as shown hereon.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

There exists on this parcel a complex network of trails of indeterminate origin. There exits "NO TRESPASSING" signs posted throughout this parcel. Some of these trails have apparently been used by the public for a substantial period of time, which may favor the development of unwritten rights.

Rebar found and accepted by this survey were affixed with a 1.5" aluminum cap marked PLS 38274.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJC65051840-3, dated June 02, 2022. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC K. THOMAS 38274 12/08/2025 PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.

Deposit Number_____.

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.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 1 of 4	Date: 2/13/2023	Job No. 1988-005	
Surveyed: SLG	Drawn: AKT	Checked: BDM	
Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg			

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1841356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side.." said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.

NE1/4 NW1/4

NW1/4 NE1/4

NE1/4 NE1/4

SOUTH BROADWAY

23 ROAD

N/4 1/16TH S.18 DETAIL A

S89° 41' 02"W 1318.12'

FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1204 C-N 1/16TH S.18

S89° 52' 05"W 1326.68'

EASTER HILL DRIVE

FOUND 2.25" Ø BRASS CAP IN CONCRETE MESA COUNTY SURVEY MARKER 253 NE 1/16TH S.18

S89° 57' 30"W 1310.30'

FOUND 3.25" Ø ALUMINUM CAP IN MONUMENT BOX PLS 24453 MCSM #230-1 N 1/16 S.18 S.17

S00° 02' 30"E 1311.84'

SE1/4 NW1/4

SW1/4 NE1/4

SE1/4 NE1/4

N00° 32' 12"W 1322.50'

SEE SHEET 3 FOR ADDITIONAL BOUNDARY DATA.

SECTION 18

SEE SHEET 4 FOR ADDITIONAL BOUNDARY DATA.

SECTION 17

FOUND 2.5" Ø ALUMINUM CAP ON PIPE LS 33650 2006 C-W 1/16TH S.17

N89° 54' 43"E 1322.08'

FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1203 C 1/4 S.18

S89° 51' 21"W 2625.62'

FOUND 2.25" Ø BRASS CAP IN CONCRETE MESA COUNTY SURVEY MARKER NO 352 1966 W 1/4 S.17

8.97'

TENNIS COURT

REC NO 2958212

N00° 18' 55"W 1318.40'

NW1/4 SE1/4

NE1/4 SE1/4

S00° 38' 53"E 1312.67' BASIS OF BEARINGS

NW1/4 SW1/4

N00° 22' 02"W 1321.36'

REC NO 2954456

FOUND 3.25" Ø BRASS CAP IN CONCRETE 24453 HDS 2021 SE 1/16TH S.18

S89° 43' 41"W 1318.65'

S89° 42' 27"E 1315.71'

FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1202 C-S 1/16TH S.18

S89° 43' 57"W 1314.58'

LOT 100 CANYON RIM 360 SUBDIVISION FILING NUMBER ONE REC NO 3002807

FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1197 S 1/16 S.17 S.18

FOUND 3" Ø BRASS CAP IN CONCRETE COUNTY SURVEY MARKER NO 1196 SW 1/16TH S.17

DETAIL A - 1:2'

S10° 08' 43"W 2.24'

FOUND 2.5" Ø BRASS CAP IN CONCRETE LS 22180 RM 2.24 1983

N89° 12' 37"W 2.68'

NW 1/16TH S.18

FOUND 2.5" Ø BRASS CAP IN CONCRETE LS 22180 RM 2.68 1983

NO MONUMENT FOUND, ACTUAL POSITION IMPRACTICAL TO MONUMENT.

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
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SCALE

200 0 100 200 400

(IN U.S. SURVEY FEET)

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

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.

COLORADO LICENSED 38274 12/08/2025 PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.

Deposit Number_____.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
www.rccwest.com
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052 Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 2 of 4 Date: 10/29/2024			Job No. 1988-005
Surveyed: SLG	Drawn: AKT	Checked: BDM	

Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg

IMPROVEMENT SURVEY PLAT

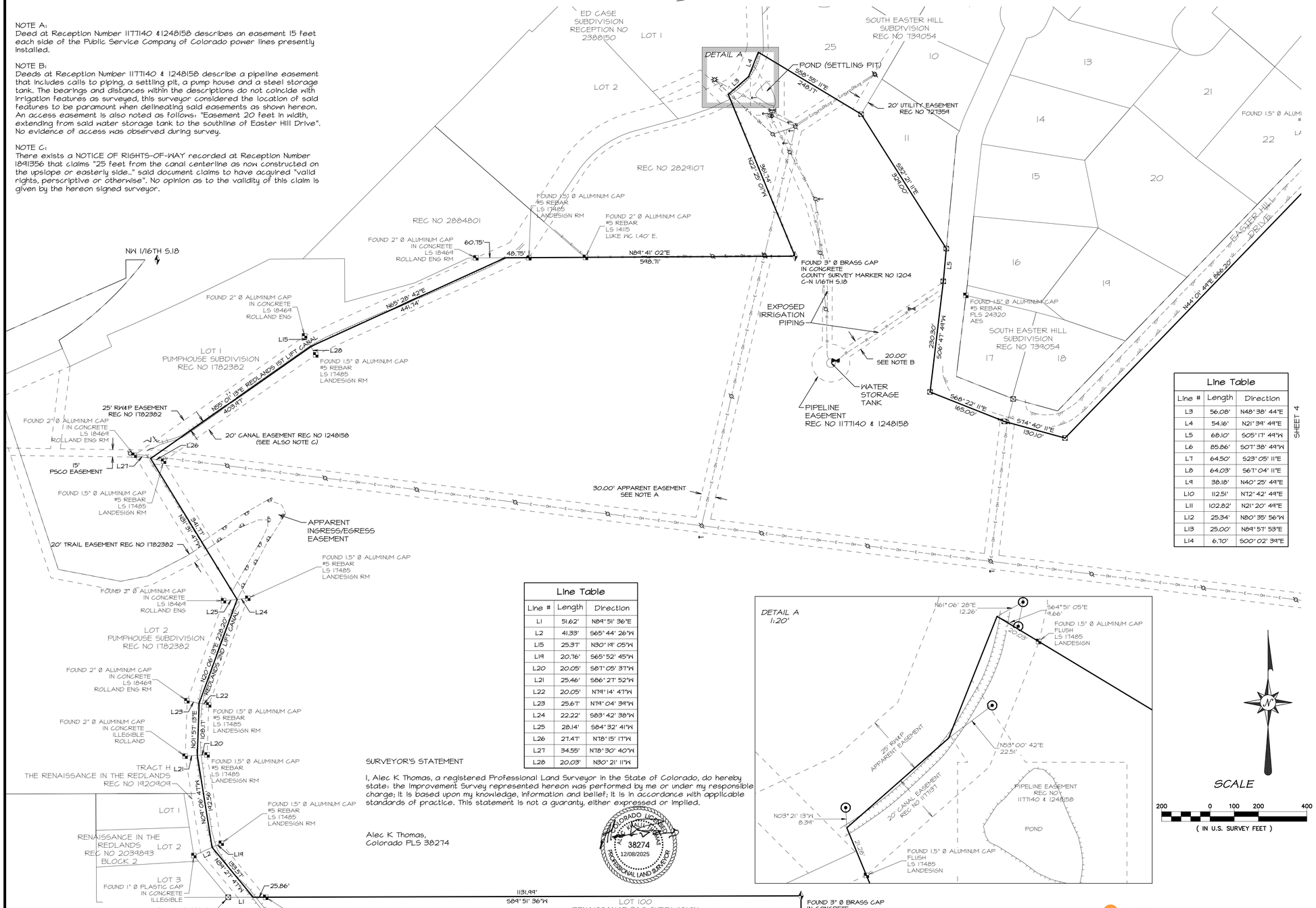
Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

NOTE A:
Deed at Reception Number 1177140 & 1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

NOTE B:
Deeds at Reception Number 1177140 & 1248158 describe a pipeline easement that includes calls to piping, a settling pit, a pump house and a steel storage tank. The bearings and distances within the descriptions do not coincide with irrigation features as surveyed, this surveyor considered the location of said features to be paramount when delineating said easements as shown hereon. An access easement is also noted as follows: "Easement 20 feet in width, extending from said water storage tank to the southline of Easter Hill Drive". No evidence of access was observed during survey.

NOTE C:
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1891356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side.." said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.



Line Table		
Line #	Length	Direction
L3	56.08'	N48° 38' 44"E
L4	54.16'	N21° 34' 49"E
L5	68.10'	S05° 17' 49"W
L6	85.86'	S01° 38' 44"W
L7	64.50'	S23° 05' 11"E
L8	64.03'	S67° 04' 11"E
L9	38.18'	N40° 25' 44"E
L10	112.51'	N72° 42' 44"E
L11	102.82'	N21° 20' 49"E
L12	25.34'	N80° 35' 56"W
L13	25.00'	N89° 57' 53"E
L14	6.70'	S00° 02' 39"E

Line Table		
Line #	Length	Direction
L1	51.62'	N84° 51' 36"E
L2	41.33'	S65° 44' 26"W
L15	25.37'	N30° 19' 05"W
L19	20.76'	S65° 52' 45"W
L20	20.05'	S87° 05' 37"W
L21	25.46'	S86° 27' 52"W
L22	20.05'	N79° 14' 47"W
L23	25.67'	N79° 04' 39"W
L24	22.22'	S83° 42' 38"W
L25	28.14'	S84° 32' 41"W
L26	27.47'	N78° 15' 17"W
L27	34.55'	N78° 30' 40"W
L28	20.03'	N30° 21' 11"W

SURVEYOR'S STATEMENT

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Alec K. Thomas,
Colorado PLS 38274

COLORADO ALEC K. THOMAS 38274 12/08/2025 PROFESSIONAL LAND SURVEYOR

SCALE

200 0 100 200 400
(IN U.S. SURVEY FEET)

LEGEND

- MONUMENT FOUND AS NOTED
- 1.5" ALUMINUM CAP IN CONCRETE LS 29419 - SURVEY IT INC
- 1.25" PLASTIC CAP ON #5 REBAR LS 2376
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
- SET 1.5" BRASS WASHER PLS 38274
- CABLE TV PEDESTAL/PULL BOX
- TELEPHONE PEDESTAL/PULL BOX
- ELECTRICAL TRANSFORMER
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- FLOW LINE
- DITCH TOE
- -T- UNDERGROUND TELEPHONE
- -TV- CABLE TV LINE
- -G- GAS LINE
- -W- WATER LINE
- -E- UNDERGROUND ELECTRIC LINE
- -OHT- OVERHEAD TELEPHONE LINE
- -OHE- OVERHEAD ELECTRIC LINE
- -S- SANITARY LINE
- -D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- FENCE
- LIGHT POLE
- BOLLARD
- UTILITY POLE

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

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SHEET 4

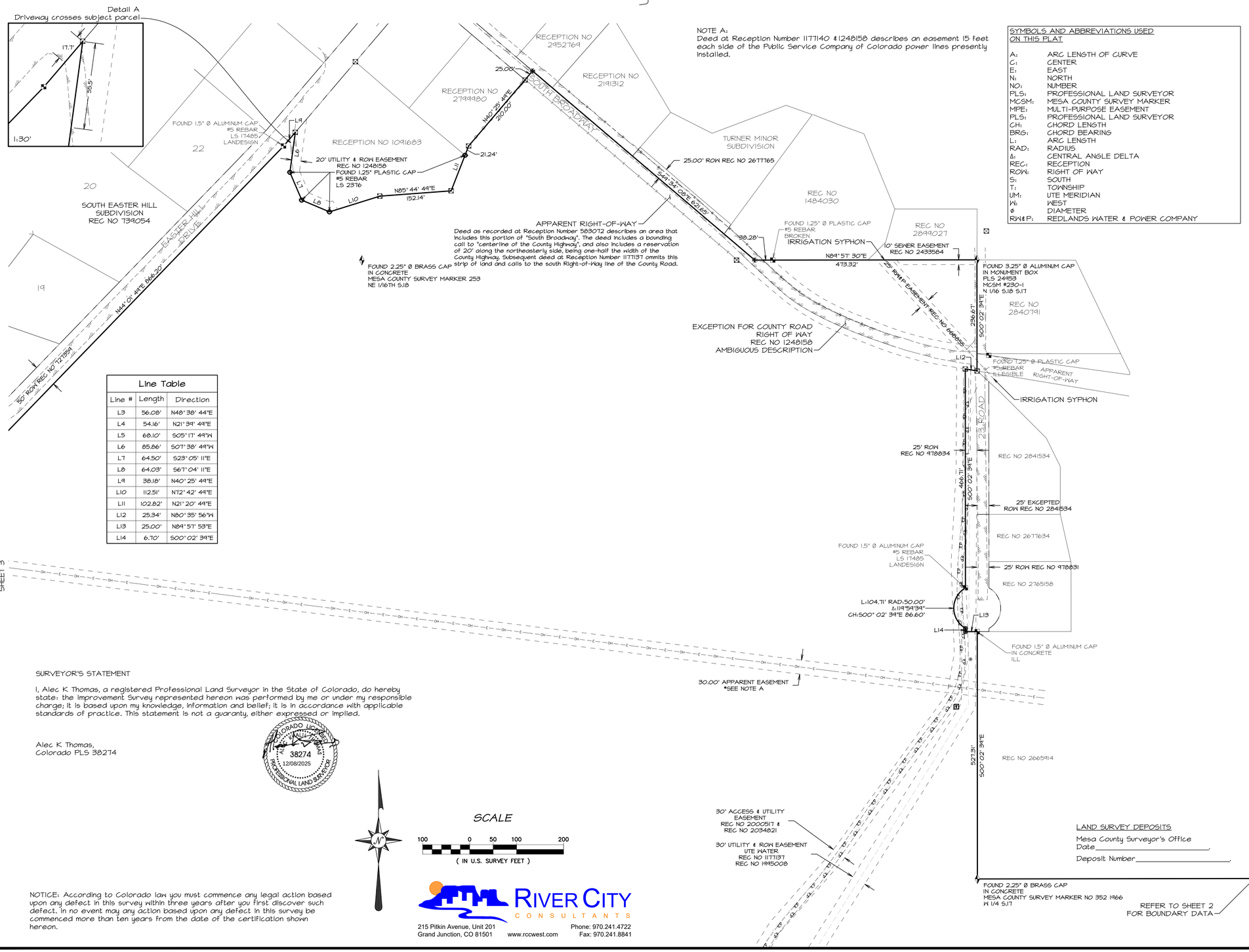
IMPROVEMENT SURVEY PLAT
Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 3 of 4	Date: 1/31/2023	Job No. 1988-005	
Surveyed: SLG	Drawn: AKT	Checked: BDM	
Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\005 Easter Hill\Survey\DWG\1988-005 ISP.dwg			

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.



NOTE A:
Deed at Reception Number 1177140 & 1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
ø	DIAMETER
RW&P:	REDLANDS WATER & POWER COMPANY

Line Table		
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L14	6.70'	S00° 02' 34"E

LEGEND

- MONUMENT FOUND AS NOTED
- 1.5" ALUMINUM CAP IN CONCRETE LS 29419 - SURVEY IT INC
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- ALIQUOT MONUMENT AS NOTED
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SURVEYOR'S STATEMENT

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Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC K THOMAS 38274 12/08/2025 PROFESSIONAL LAND SURVEYOR

SCALE

100 0 50 100 200
(IN U.S. SURVEY FEET)

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LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
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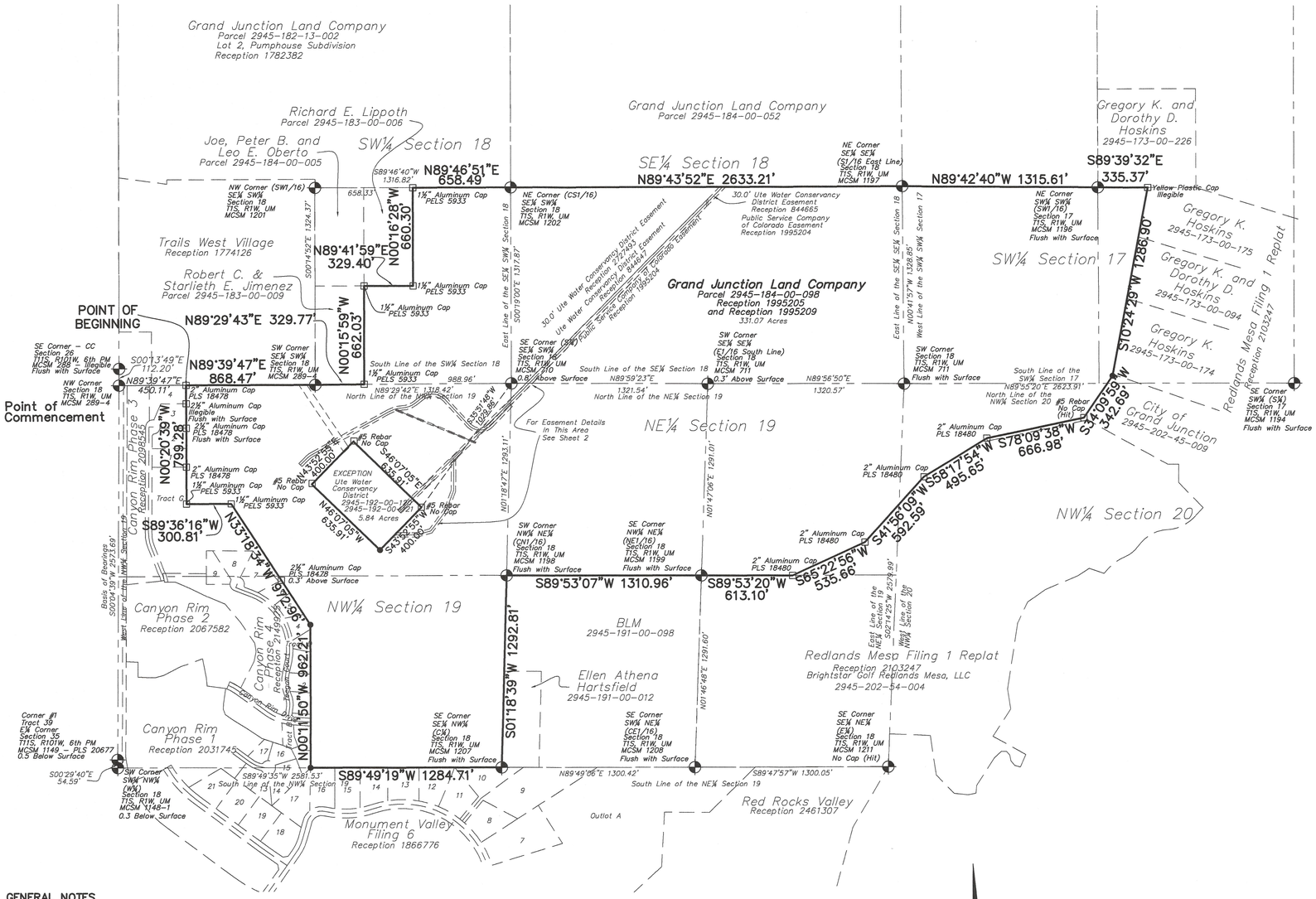
IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 4 of 4	Date: 1/31/2023	Job No. 1988-005	
Surveyed: SLG	Drawn: AKT	Checked: BDM	

Drawing name: S:\1988.EC\1988 La Plata Communities, Inc\005 Easter Hill\Survey\1988-005 ISP.dwg

IMPROVEMENT SURVEY
OF A PARCEL LOCATED IN
S1/2 SW1/4 SECTION 17, N1/2 NW1/4 SECTION 20, S1/2 SECTION 18
AND THE N1/2 SECTION 19, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



DESCRIPTION

That property located in the South Half of the Southwest Quarter (S½ SW¼), Section 17, the South Half of the Southeast Quarter (S½ SE¼) and the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) Section 18, the North Half (N½) Section 19, and the North Half of the Northwest Quarter (N½ NW¼) Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW¼) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18;thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.30 feet, to a point on the North line of the SE¼ SW¼ Section 18; thence North 89°46'51" East, a distance of 658.49 feet, along said North line of the SE¼ SW¼ Section 18; thence North 89°43'52" East, a distance of 2633.21 feet, along said North line of the S½ SE¼ Section 18; thence South 89°42'40" East, a distance of 1315.61 feet, along said North line of the SW¼ SW¼ Section 17; thence South 89°39'32" East, a distance of 335.37 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (7) courses: (1) South 10°24'29" West, a distance of 1286.90 feet; (2) South 34°09'59" West, a distance of 342.69 feet; (3) South 78°09'38" West, a distance of 666.98 feet; (4) South 58°17'54" West, a distance of 495.65 feet; (5) South 41°56'09" West, a distance of 592.59 feet; (6) South 65°22'56" West, a distance of 535.66 feet; (7) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 1310.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 1292.81 feet, along the West line of the SW¼ NE¼ said Section 19; thence South 89°49'19" West, a distance of 1284.71 feet, along the South line of the NW¼ said Section 19 to the Southeast corner of Tract A, Canyon Rim Phase 1, per recorded plat at Reception 2031745 and being the Northwest corner of Lot 16, Monument Valley Filing 6, per recorded plat at Reception 1866776; thence North 00°11'50" West, a distance of 962.21 feet, along the Easterly boundary of said Canyon Rim Phase 1 and the Easterly boundary of Canyon Rim Phase 4, as per recorded plat at Reception 2149975; thence North 33°18'34" West, a distance of 972.96 feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said parcel containing an area of 336.91 acres, as herein described SUBJECT to that parcel as described in Reception 1228040, Mesa County records containing 5.84 acres, leaving an overall parcel area of 331.07 acres.

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
Grand Junction Land Company, LLC

GENERAL NOTES

Easement and Title Information provided by Land Title Guaranty Company for Old Republic National Title Insurance Corporation, Order No. GJC65038423, dated April 8,2019.

Basis of bearings is the West line of the NW¼ of Section 19 which bears South 00°04'39" West, a distance of 2573.69 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

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 CERTIFICATION SHOWN HEREON.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April, 2019, and that both have been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 24953 10/1/2020

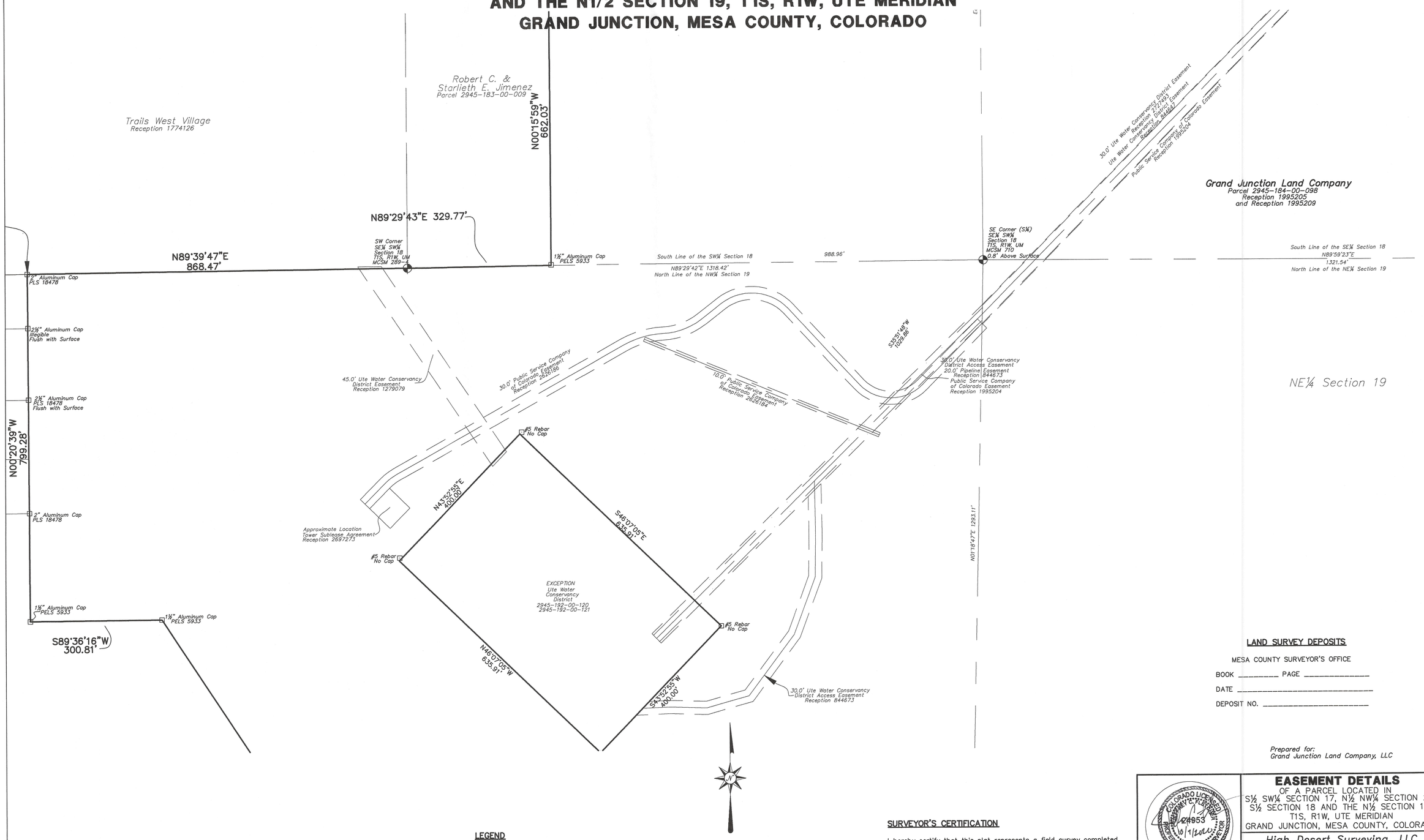
Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

IMPROVEMENT SURVEY
OF A PARCEL LOCATED IN
S½ SW¼ SECTION 17, N½ NW¼ SECTION 20
S½ SECTION 18 AND THE N½ SECTION 19
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 19-31	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: May, 2019	be	knr	jcf	1	2

EASEMENT DETAILS
OF A PARCEL LOCATED IN
S1/2 SW1/4 SECTION 17, N1/2 NW1/4 SECTION 20, S1/2 SECTION 18
AND THE N1/2 SECTION 19, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953

SCALE: 1"=100'

0 50 100 200

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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during April, 2019, and that both have been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED JEFFREY C. FLETCHER 24953 10/1/2019 PROFESSIONAL LAND SURVEYOR

Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
Grand Junction Land Company, LLC

EASEMENT DETAILS
OF A PARCEL LOCATED IN
S½ SW¼ SECTION 17, N½ NW¼ SECTION 20
S½ SECTION 18 AND THE N½ SECTION 19
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
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Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 19-31	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: May, 2019	be	knr	jcf	2	2

RIVERCITY CONSULTANTS

215 Pitkin Ave, Unit 201
GRAND JUNCTION, CO 81501

(970) 241-4722
(970) 241-8841 (Fax)

dfoster@rccwest.com

December 4th, 2025

Rick Dorris, Development Engineer
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Drainage Letter adding parcels 2945-172-00-183, 2945-183-00-006, and 2945-183-00-005

Dear Rick,

This letter provides an overview of how the three additional parcels will be incorporated into the existing Master Drainage Plan developed for the Redlands 360 project. These parcels (2945-172-00-183, 2945-183-00-006, and 2945-183-00-005) have been acquired by Redlands Three Sixty and are currently being added to the approved ODP.

Parcel 2945-172-00-183
Located on the northeast portion of the site, this 18.96-acre parcel will require an additional detention pond. This pond will be designed, analyzed, and constructed during final development. Its purpose will be to provide water quality treatment and detention to the greatest reasonable extent. As with the rest of the site, this area typically results in over-detention, which helps minimize downstream impacts; the new pond will be designed with the same approach.

The new pond will discharge into the storm drain system that conveys flows from Pond B3, as identified in the Master Drainage Report. Any runoff that cannot be directed to the new pond will be conveyed to Pond C2. Pond C2 will be re-analyzed during future design phases and adjusted as necessary to account for the additional drainage area. Ultimately, Pond C2 discharges into the storm drain network that flows toward Red Canyon Wash.

Parcels 2945-183-00-006 and 2945-183-00-005
These parcels will also be evaluated in detail during their respective development phases due to their unique location and interaction with the existing Master Drainage Plan.
Most of Parcel 2945-183-00-006 (~4.99 acres) has already been incorporated into the current Master Drainage Plan. Development of this parcel will require a supplemental drainage letter or report confirming how flows will be directed to the pond delineated for Redlands 360 Filings 3 & 4 and to the Master Plan system. Pond A1, which is included in the R360 Filing 4 construction plans, will be expanded in the future to increase its footprint and storage capacity. Its final design will account for the additional lots proposed for inclusion in the ODP amendment.

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dfoster@rccwest.com

Parcel 2945-183-00-005 (~5.0 acres) currently drains partially to Pond A1. The remaining area is intended to be redirected to Pond A1 as well, either through a storm drain system or through site grading to maintain gravity flow. If it is determined that the entire parcel cannot reasonably drain to Pond A1, an additional pond will be designed to provide water quality treatment, detention, and—consistent with the overall project—likely over-detention.

Additional Information

Figure 4 from the Master Drainage Study is included with this letter to illustrate the proposed drainage infrastructure and show the relationship of the additional parcels to both the ODP amendment and the completed Master Drainage Plan.

RCC is confident that the inclusion of these parcels will have minimal impact on the overall drainage system and can be effectively managed during final design and development. Please feel free to contact me with any questions or concerns.

Thank you,



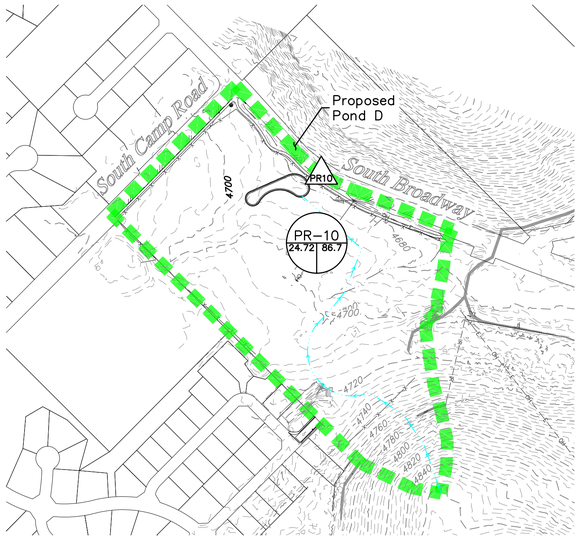
Dillon Foster, P.E.
Project Engineer

LEGEND

- A – SUB-BASIN ID
- B – ACREAGE
- C – COMPOSITE SCS CURVE NUMBER
- D – DESIGN POINT (SEE TABLE FOR FLOWS)
- EXISTING SHEET FLOW
- EXISTING CONCENTRATED FLOW
- PROPOSED SHEET FLOW
- PROPOSED CONCENTRATED FLOW
- SUB-BASIN BOUNDARY
- SUB-BASIN FLOWPATH

PROPOSED DESIGN POINT TABLE

Design Point ID	Design Point Location	Peak Flow at Design Point (cfs) 2-year Storm	10-year Storm	100-year Storm
PR1	Pond A1 Outfall	1.80	2.41	3.48
PR2	Pond A2 Outfall	8.97	12.18	17.13
PR3	Pond A3 Outfall	10.48	14.30	20.04
PR4	South Broadway	3.59	6.21	16.57
PR5	Pond B1 Outfall	5.20	7.05	10.23
PR6	Pond B2 Outfall	7.28	9.70	13.66
PR7	23 Road	3.49	6.35	15.94
PR8	Pond C1 Outfall	6.16	8.30	11.50
PR9	Redlands First Lift Canal	1.98	2.83	13.71
PR10	Redlands Parkway	0.48	7.69	11.34
PR11	Red Canyon Wash	0.15	0.45	5.26



PROPOSED SUB-BASIN TABLE

Sub-Basin ID	Area (acres)	Average Slope (ft/ft)	Weighted Percent Impervious	Weighted SCS Curve Number	3-hour Design Storm Peak Runoff Rates (cfs) 2-Year	10-Year	100-Year
PR-01	71.817	7.5%	46.2%	81.8	33.77	64.42	111.79
PR-02	81.123	4.6%	46.6%	82.2	37.73	69.44	124.50
PR-03	27.451	9.1%	47.8%	82.4	15.43	27.18	45.79
PR-04	31.493	6.2%	44.7%	80.3	14.20	26.43	46.87
PR-05	77.702	6.2%	42.3%	81.2	33.25	63.10	109.97
PR-06	42.642	6.9%	42.7%	80.8	20.10	36.87	62.98
PR-07	36.332	9.8%	45.5%	81.8	18.05	33.40	57.23
PR-08	63.859	5.9%	49.3%	81.3	31.58	59.22	104.29
PR-09	62.727	6.7%	47.8%	81.7	30.39	57.00	100.36
PR-10	24.722	11.0%	56.8%	86.7	17.22	29.47	49.25
PR-11	16.346	16.6%	47.3%	81.9	7.86	13.43	22.44

NOTES:

1. EXISTING PARCELS, UTILITIES, AND SURFACE CONTOURS ARE TAKEN FROM MESA COUNTY GIS. THESE ITEMS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
2. NO BUILDING, STRUCTURE, OR FILL WILL BE PLACED IN THE DETENTION AREAS AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREAS WILL BE MADE WITHOUT THE APPROVAL OF THE COUNTY.
3. MAINTENANCE AND OPERATION OF THE DETENTION AND WATER QUALITY AREAS ARE THE RESPONSIBILITY OF PROPERTY OWNER. IF OWNER FAILS IN THIS RESPONSIBILITY, THE COUNTY HAS THE RIGHT TO ENTER THE PROPERTY, MAINTAIN THE DETENTION AREAS, AND BE REIMBURSED FOR COSTS INCURRED.
4. DETENTION POND VOLUMES, ALL DRAINAGE APPURTENANCES, AND BASIN BOUNDARIES SHALL BE VERIFIED. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE WITHIN THE DEVELOPMENT.
5. PERMISSION TO REPRODUCE THESE PLANS IS HEREBY GIVEN TO MESA COUNTY FOR COUNTY PURPOSES ASSOCIATED WITH NEW PLAN REVIEW, APPROVAL, PERMITTING, INSPECTION AND CONSTRUCTION OF WORK.

Pond A1	Elevation	Volume (cubic ft)
Top of Pond	4791.48	261,044
100-Year WSEL	4790.44	200,423
Top of Structure	4788.48	n/a
10-Year WSEL	4788.38	89,656
WQCV WSEL	n/a	n/a
Bottom of Pond	8786.48	0
Bottom of Structure	8786.48	0

Pond A2	Elevation	Volume (cubic ft)
Top of Pond	4726.74	222,219
100-Year WSEL	4725.68	182,810
Top of Structure	4722.60	n/a
10-Year WSEL	4722.50	80,375
WQCV WSEL	n/a	n/a
Bottom of Pond	4719.24	0
Bottom of Structure	4719.24	0

Pond A3	Elevation	Volume (cubic ft)
Top of Pond	4702.40	91,013
100-Year WSEL	4701.36	70,479
Top of Structure	4699.22	n/a
10-Year WSEL	4699.12	30,762
WQCV WSEL	n/a	n/a
Bottom of Pond	4696.81	0
Bottom of Structure	4696.81	0

Pond A4	Elevation	Volume (cubic ft)
Top of Pond	4690.00	266,692
100-Year WSEL	4688.98	209,517
Top of Structure	4688.00	n/a
10-Year WSEL	4687.94	154,634
WQCV WSEL	4687.39	118,107
Bottom of Pond	4683.40	0
Bottom of Structure	4683.40	0

Pond B1	Elevation	Volume (cubic ft)
Top of Pond	4809.65	215,935
100-Year WSEL	4808.59	169,824
Top of Structure	4806.26	n/a
10-Year WSEL	4806.16	73,739
WQCV WSEL	n/a	n/a
Bottom of Pond	4803.95	0
Bottom of Structure	4803.95	0

Pond B2	Elevation	Volume (cubic ft)
Top of Pond	4750.80	128,312
100-Year WSEL	4749.74	102,067
Top of Structure	4747.04	n/a
10-Year WSEL	4746.94	43,501
WQCV WSEL	n/a	n/a
Bottom of Pond	4744.10	0
Bottom of Structure	4744.10	0

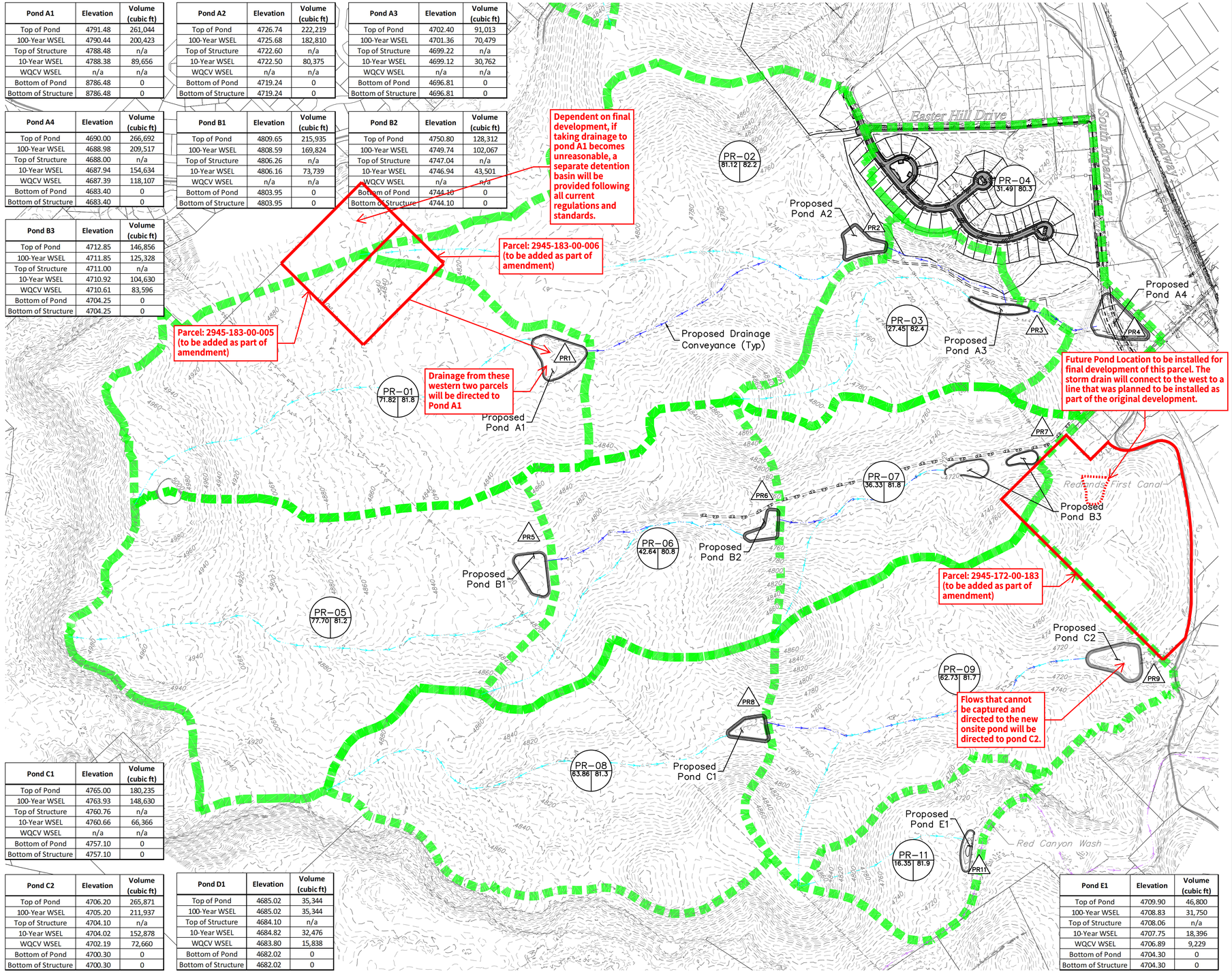
Pond B3	Elevation	Volume (cubic ft)
Top of Pond	4712.85	146,856
100-Year WSEL	4711.85	125,328
Top of Structure	4711.00	n/a
10-Year WSEL	4710.92	104,630
WQCV WSEL	4710.61	83,596
Bottom of Pond	4704.25	0
Bottom of Structure	4704.25	0

Pond C1	Elevation	Volume (cubic ft)
Top of Pond	4765.00	180,235
100-Year WSEL	4763.93	148,630
Top of Structure	4760.76	n/a
10-Year WSEL	4760.66	66,366
WQCV WSEL	n/a	n/a
Bottom of Pond	4757.10	0
Bottom of Structure	4757.10	0

Pond C2	Elevation	Volume (cubic ft)
Top of Pond	4706.20	265,871
100-Year WSEL	4705.20	211,937
Top of Structure	4704.10	n/a
10-Year WSEL	4704.02	152,878
WQCV WSEL	4702.19	72,660
Bottom of Pond	4700.30	0
Bottom of Structure	4700.30	0

Pond D1	Elevation	Volume (cubic ft)
Top of Pond	4685.02	35,344
100-Year WSEL	4685.02	35,344
Top of Structure	4684.10	n/a
10-Year WSEL	4684.82	32,476
WQCV WSEL	4683.80	15,838
Bottom of Pond	4682.02	0
Bottom of Structure	4682.02	0

Pond E1	Elevation	Volume (cubic ft)
Top of Pond	4709.90	46,800
100-Year WSEL	4708.83	31,750
Top of Structure	4708.06	n/a
10-Year WSEL	4707.75	18,396
WQCV WSEL	4706.89	9,229
Bottom of Pond	4704.30	0
Bottom of Structure	4704.30	0



UNCC Utility Notification Center 800.922.1987 www.uncc.org — Know what's below. Call before you dig. 811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
MCSM 253 — 2.25" BRASS CAP
NE 1/16TH
SECTOPM 18
NORTHING: 38164.60
EASTING: 72374.92
ELEVATION: 4748.88
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 300 600
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: 5 FT

PROJECT PHASE: Preliminary/Review — DATE ISSUED: 24.May.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\001 Redlands Three Sixty\Design\Master Drainage\01-DWG\1988-001 Fig 3 & 4.dwg [Fig4 – Overall] 7/6/2023 11:25:59 AM

PRELIMINARY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201, Grand Junction, CO 81501 — www.rccwest.com — Phone: 970.241.4722 Fax: 970.241.8841

DRAWN BY: ctr | PROJECT: 1988-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22"x34"

REDLANDS THREE SIXTY, LLC

Redlands 360 Master Drainage Study

Proposed Drainage Plan — Fig4

Redlands 360 Development – ODP Amendment/Annexation of 19 Acre Parcel

SUMMARY OF NEIGHBORHOOD INFORMATION MEETING
TUESDAY, OCTOBER 21, 2025, FROM 5:30 PM TO XXXPM
MONUMENT BAPTIST CHURCH, 486 23 ROAD, GRAND JUNCTION, CO

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist, from 5:30 pm to 7:00 pm. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from LaPlata Communities/Redlands 360; Jane Quimby, Project Manager, Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

Jane Quimby made introductions and explained the purpose of the meeting was to identify new areas being brought into the ODP/PD (Outline Development Plan/Planned Development zoning) and changes to the 2022 approved ODP. She then introduced Cody who gave a power point presentation.

Cody Humphrey began his presentation, a copy of which is included as an attachment to this summary. Cody showed the original ODP and the areas to be brought into the ODP. He stated the total area was approximately 628 acres, including Renaissance and Canyon Rim. Cody talked about the density, 1,300 – 1,750 units, with 6 acres of commercial and approximately 35 acres of parks.

Cody gave a summary of the submittal and made the following points:

- Will be amending the approved ODP to incorporate the additional 29 acres (two 5 acre parcels already in the city limits and one 19 acre parcel in the county, to be annexed into city limits).
- The ODP provides zoning and anticipates land use.
- The phasing and graphics will be updated.
- Implementation of outdoor lighting policy/dark sky lighting, limiting streetlights, etc.
- Would like to mimic what exists in Redlands Mesa.

Cody then showed the current approved plan and the new parcels in relation to the approved ODP. He explained that the density of the development is medium density, up to 12 units per acre. He explained that the "bubbles" shown on the approved ODP don't necessarily equate to development. The topography is very challenging and 12 units or higher density would work better on flatter ground, like the attached dwelling units in Filing 2. He said that the 29 acres would lean more toward single family detached product because of the topography. Questions/comments ensued.

The conversation had very little to do with the ODP Amendment/Annexation.

- Complaint about S. Broadway one-way street.
- How does traffic flow work?
    - Cody and Jane explained that there will be two roundabouts and turn lanes to calm traffic flow.
- Is 19 acre parcel next to S. Broadway?
    - No – separated by the ditch and a piece of land.
- Will there be access to the slide show?
    - Part of neighborhood meeting summary/public record.
- Project is too dense. Where are the buyers coming from?
    - Some out of state, some from other parts of Colorado. The original ODP was approved four years ago and was a very long process with many opportunities for public comment.
    - Jane noted that the project is an infill project and the City wanted higher density. This is a 25-year project to build out. The project may struggle to get to the minimum required density of 1,300 dwelling units.
- How much of the wetlands on the corner parcel are retained?
    - All.

Cody began to wrap up his presentation and the conversation shifted to traffic mitigation with the three added parcels. Cody explained that the added parcels don't generate enough traffic to change the existing traffic impact studies. Jane talked about current traffic mitigation including the roundabout at 23 Road and Broadway, planned left turn lanes and the planned internal round about, all of which will mitigate traffic and create a safer environment.

Questions about the annexation of roadways and what is the eventual plan for Hwy 340. Cody and Jane explained that the 340 roundabout will start as one lane but can accommodate two lanes based on the design. The City's ultimate plan is for 340 to become four lanes from Ridges Blvd. to Redlands Parkway. When the roadway is widened to four lanes, the roundabout will also be modified to accommodate two lanes of traffic.

Question about how irrigation will be handled. It was explained that the overall project has 75+ irrigation shares and only the common areas will be irrigated. It was also explained that the project will keep most of the trails and maintain current hillsides. The recent 500-year storm event and drainage issues were discussed. Drainage for county residents is an issue and they were advised to talk to the county about the existing issues.

The attendees brought up the power outages that are still regularly occurring. Jane explained that they had notifications of regular outages with regards to the irrigation pumps. She noted that the development is required to install infrastructure as they go, including transformers, lines, etc. The outages tend to occur when it is very windy or hot.

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The conversation shifted back to the ODP Amendment and dark sky policy. Cody reiterated that the phasing plan will likely change. He and Jane advised they are working with the city on the dark sky definition. Jane added that most existing residences are in the county and that the Redlands 360 development has to try and find a compromise that meets city code while providing a safe environment without overexposing. Redlands Mesa is a good example. The attendees wanted to know if there will be lighting limits on retail areas and the response was yes.

Final questions:

- Recap common areas/open space?
    - There are 11 parks, 7 trailheads or about 1/3 of the total acreage.
- When will construction of Filing 2 begin.
    - February 2026
- Filings 3 and 4?
    - About the same time.

The meeting adjourned at 7 PM.

RIVER CITY CONSULTANTS, INC. ■ 215 PITKIN AVENUE, UNIT 201 ■ GRAND JUNCTION, COLORADO 81501 ■ 970.241.4722

Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Lynn & Tyler	399 MIRADA CT	LYNN_MANAHAN@hotmail.com
2. Jack Rogan	434 Athens Way	johnfrogan@yahoo.com
3. Kristl Holtz	2285 S. Arriba Cr. GJ	Kristlhtz16@yahoo.com
4. Kathy Weida	392 Caprock Ct	lasvegaskat36@hotmail.com
5. Denise & Sarah	204 Easter Hill Dr	denthom1958@msn.com
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. RondaBoenda Wuthers	2305 S BROADWAY	970-210-9900
2. Sarah + Mark Caldwell	2281 Holy Cross Ct	972-998-5716
3. Wendy Beckius	203 Easter Hill Dr.	970-379-2155
4. Douglas Scott	2219 RENAISSANCE BLVD	402-479-3268
5. Pam & Craig Tate	2225 Redlands PKWY	970-618-5445
6. Tom & Diana Baergsten	2307 S. Broadway	970-241-1798
7. Carol Coburn	108 Columbine Ct	970-778-1209
8. Steve & Natalie Hosch	2284 Holy Cross Ct.	
9. Betty Balko	1120 Mesa Grande Dr.	970-260-8032
10. Jimmy Cripple	442 Montero	970-471-3343
11. Doug Quimby	422 E Vermijo, Colorado Springs	
12. Sue Smith	2217 Renaissance Blvd	
13. Tracy Stukes - RCC		
14. Jarl Quimby		
15. Jessica Johnsen City CG		
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Cheryl Cable	403 Mirada Ct.	
2. Dan O'Neil	214 Eastern Hill Dr.	
3. Steve Cable	403 Mirada Ct.	
4. Brittney Archie	2220 Da Vinci	
5. Kip Archie	2220 Da Vinci	
6. Jan Di Girolamo	2282 Holy Cross CT	
7. Dan & LaDonna Salamon	2290 S Broadway	
8. Don Gravette	422 E Wermijo CO	don.gravette@one la Plata.us
9. Melissa Connor	2219 Rewhissang Blvd	
10.		
11.		
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25.		

2 EMBS TRUST
120 MESA GRANDE
GRAND JUNCTION CO 81507

2241 S BROADWAY LLC
1985 1/2 S BROADWAY
GRAND JUNCTION CO 81507

ABBOTT WILLIAM ALLEN
ABBOTT ROBERTA JEAN
435 RENAISSANCE CT
GRAND JUNCTION CO 81507

ALDOUS ZOE
449 S CAMP RD
GRAND JUNCTION CO 81507

ALLEN TODD
ALLEN KARI J
2140 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

ANDERSON THOMAS MICHAEL
ANDERSON LINDSAY NICOLE
3393 FLORENCE WAY
DENVER CO 80238

ANDREWS WILLIAM M
ANDREWS ELENA J, HART LEANNE G &
CALABRESE KERRYN J GRANTEE
BENEFICIARIES
375 CAPROCK DR
GRAND JUNCTION CO 81507

ANN W LEWIS UTA DATED APR 30 2015
SARGENT DALE
370 TEEGAN CT
GRAND JUNCTION CO 81507

APP TRUST
2216 DA VINCI PL
GRAND JUNCTION CO 81507

ARCHIE KIP DAVID
ARCHIE BRITTNEY NICOLE
2220 DA VINCI PL
GRAND JUNCTION CO 81507

ATCHLEY WILLIAM W
402 ALTAMIRA CT
GRAND JUNCTION CO 81507

ATKINS MITCHELL TALMADGE
ATKINS TRACY TWINN
221 ALCOVE DR
GRAND JUNCTION CO 81507

BAKER MICHAEL L
354 TEEGAN CT
GRAND JUNCTION CO 81507

BARGSTEN TOM S
BARGSTEN DIANA L
2307 S BROADWAY
GRAND JUNCTION CO 81507

BEAN JARED LEE
BEAN JAMI F
113 E ALCOVE DR
GRAND JUNCTION CO 81507

BECKIUS JOHN M
BECKIUS WENDY K
203 EASTER HILL DR
GRAND JUNCTION CO 81507

BELATTI DANIEL A
BELATTI HEIDI L
447 RENAISSANCE CT
GRAND JUNCTION CO 81507

BENNETT BETTY C
2324 S BROADWAY
GRAND JUNCTION CO 81507

BENNETT MICHAEL P
BENNETT TARA G
2270 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

BERGUER ALEXANDRA
COYLE BENJAMIN T
2199 S BROADWAY
GRAND JUNCTION CO 81507

BIGUM ALFRED BUSBY
BIGUM EDITH MARIE
432 ATHENS WAY
GRAND JUNCTION CO 81507

BIRD WILLIAM
BIRD MEREDITH K
200 EASTER HILL DR
GRAND JUNCTION CO 81507

BLAYLOCK CLINT
BLAYLOCK DANYIELLE
404 MIRADA CT
GRAND JUNCTION CO 81507

BLM
2815 H RD
GRAND JUNCTION CO 81506

BOARDWINE GWEN A
2287 HOLY CROSS CT
GRAND JUNCTION CO 81507

BOGART JASON
BOGART SARAH
212 EASTER HILL DR
GRAND JUNCTION CO 81507

BONAN-HAMADA CATHERINE M
BONAN-HAMADA EDWARD K
432 MONTERO ST
GRAND JUNCTION CO 81507

BOOTH ROBERT L
BOOTH ANDREA A
394 MIRADA CT
GRAND JUNCTION CO 81507

BRIGHTSTAR GOLF REDLANDS MESA
LLC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

BROOM JEFFREY
2308 S BROADWAY
GRAND JUNCTION CO 81507

BUBAR RONNIE D
2333 S BROADWAY
GRAND JUNCTION CO 81507

BUTLER BRADLEY E
BUTLER BARBARA R, KMAIGIATTD TRST
DTD NOV 22 2019 GRANTEE BENEFICIARY
429 RIO VISTA RD
GRAND JUNCTION CO 81507

BUTSON JOSHUA LINCOLN
BUTSON TARA MAE
358 CAPROCK DR
GRAND JUNCTION CO 81507

CABLE STEVEN W
CABLE CHERYL A
403 MIRADA CT
GRAND JUNCTION CO 81507

CALDWELL SARAH DEW
CALDWELL JOHN MARK
2281 HOLY CROSS CT
GRAND JUNCTION CO 81507

CAMELOT INVESTMENTS LLC
809 LAKESIDE DR
CARBONDALE CO 81623

CHMURA BRUCE T
CHMURA SHARON F
437 MEADOWS WAY
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

CLUB VILLAS HOMEOWNERS
ASSOCIATION INC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

COFFELT CHRIS
COFFELT MELANIE
2283 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

COHAN WILLIAM T
COHAN A R
2293 BROADWAY
GRAND JUNCTION CO 81507

COHEE JONATHAN LEE
COHEE STEFANIE ANN
2318 LONETREE
GRAND JUNCTION CO 81507

COHEN SETH HOWARD
COHEN JEANNE LYNETTE
2266 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

COLE MATTHEW W
477 23 RD
GRAND JUNCTION CO 81507

COLEMAN TYLER L
MILLOY HANNAH E
2286 HOLY CROSS CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
356 CAPROCK DR
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
440 RUST CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
445 ATHENS WAY
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
446 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

CONNOR & SCOTT LIVING TRUST
DATED AUG 8 2019
2219 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

COPELAND JEFFREY T
COPELAND KATHLEEN M
448 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

COPPLE JAMES
9299 GYPSUM CREEK RD
GYPSUM CO 81637

CRUM STEVEN C
CRUM SANDRA K
383 CAPROCK DR
GRAND JUNCTION CO 81507

CULLINANE FAMILY LIV TRST U/A DTD
JAN 6 2022
2216 TUSCANY AVE
GRAND JUNCTION CO 81507

CUMMINGS RONALD R
CUMMINGS NANCY ELLEN
449 RENAISSANCE CT
GRAND JUNCTION CO 81507

CUNNINGHAM BARRY K
HURST KAREN J
2221 TUSCANY AVE
GRAND JUNCTION CO 81507

DATRI EDWARD JR
DATRI CECILIA
2289 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

DEMUTH MICHAEL J
DEMUTH GRETCHEN D
2281 S BROADWAY
GRAND JUNCTION CO 81507

DERE BRIAN
DERE JENNIFER
1173 23 1/2 RD
GRAND JUNCTION CO 81505

DESROSIERS DON C
455 WILDWOOD DR
GRAND JUNCTION CO 81507

DISTINCTIVE DESIGN BUILD LLC
566 W CRETE CIR UNIT 4
GRAND JUNCTION CO 81505

DIX LAUREN
THOMPSON STEPHEN L
366 CAPROCK DR
GRAND JUNCTION CO 81507

DONALDSON KURTZ LIVING TRUST
DATED JUN 2 2017
2214 CANYON RIM DR
GRAND JUNCTION CO 81507

DUNCAN DARRELL LANE
DUNCAN MICHELE MARIE
449 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

DURHAM CHRISTOPHER SCOTT
DURHAM JEANETTE MARIE
396 MIRADA CT
GRAND JUNCTION CO 81507

ERB ROCKY
ANN ERB LORI
444 MONTERO ST
GRAND JUNCTION CO 81507

FITZGERALD STEPHEN J
FITZGERALD SHERYL S
441 ATHENS WAY
GRAND JUNCTION CO 81507

FIXTURE STUDIO CONSTRUCTION &
DEVELOPMENT LLC
600 ROOD AVE STE 301
GRAND JUNCTION CO 81501

FORD SCOTT
FORD SHANNA
386 TEEGAN CT
GRAND JUNCTION CO 81507

FOWLER MICHAEL H
440 MONTERO ST
GRAND JUNCTION CO 81507

FREEMAN DANIEL ADAM
FREEMAN KATHERINE
2879 MESA AVE
GRAND JUNCTION CO 81501

FREEMAN DOUGLAS
FREEMAN ANUPAMA
438 RENAISSANCE CT
GRAND JUNCTION CO 81507

GAASCHE GLENN
GAASCHE BARBARA
2286 S BROADWAY
GRAND JUNCTION CO 81507

GALLEGOS-MARTINEZ ALLISON
AMBRIZ AMBRIZ DANIEL
424 LOIS ST
CLIFTON CO 81520

GARRISON DANIEL ALAN
BELL SARAH ANNE
2217 TUSCANY AVE
GRAND JUNCTION CO 81507

GAURMER ZACKARY D
GAURMER JAIME A
103 ALCOVE DR
GRAND JUNCTION CO 81507

GECHTER CHARLIE
ECHTER WENDI
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GEE VICTORIA L
BOERNER SEAN
2289 HOLY CROSS CT
GRAND JUNCTION CO 81507

GIALLANZA CHARLES A
GIALLANZA TRISHA A
2223 TUSCANY AVE
GRAND JUNCTION CO 81507

GNEISS HOME LLC
611 24 RD UNIT 1
GRAND JUNCTION CO 81505

GODS COUNTRY HOMES LLC
1173 23 1/2 RD
GRAND JUNCTION CO 81505

GOETZMANN CUSTOM HOMES INC
PO BOX 331
MONUMENT CO 80132

GOETZMANN PHILIP A
7595 WINDING OAKS DR
COLORADO SPRINGS CO 80919

GONYEAU JAY E
GONYEAU LEAH L, GONYEAU BRADFORD
JAY GRANTEE BENEFICIARY
381 CAPROCK DR
GRAND JUNCTION CO 81507

GONZALES JEROME
364 TEEGAN CT
GRAND JUNCTION CO 81507

GONZALEZ ERIC A
GONZALEZ ERICA
985 MARTINGROVE CT
WESTERVILLE OH 43081

GOODWILL MICHAEL E
GOODWILL CLIFFORD L
437 RUST CT
GRAND JUNCTION CO 81507

GRAND JUNCTION LAND COMPANY
LLC
600 HOPKINS AVE STE 303
ASPEN CO 81611

GRAND VALLEY INVESTMENT GROUP
LLC
1755 TELSTAR DR STE 109
COLORADO SPRINGS CO 80920

GRAND VALLEY INVESTMENT GROUP LLC
REDLANDS THREE SIXTY LLC, JANE
QUIMBY
422 E VERMIJO AVE STE 100
COLORADO SPRINGS CO 80903

GUNTER THOMAS A
GUNTER JUANITA
451 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

GUSTAFSON BRYCE
106 1/2 EASTER HILL DR
GRAND JUNCTION CO 81507

GUTHRO JAMES P
GUTHRO NICOLEENA M
380 CAPROCK DR
GRAND JUNCTION CO 81507

HALL SCOTT T
HALL LAUREN E
2215 TUSCANY AVE
GRAND JUNCTION CO 81507

HALLIDAY STEVAN W
DALLAGO REGINA A
395 MIRADA CT
GRAND JUNCTION CO 81507

HAMON STANLEY A
HAMON PAMELA H
434 RUST CT
GRAND JUNCTION CO 81507

HARAWAY JAMES A
MARTHA C HARAWAY
377 CAPROCK DR
GRAND JUNCTION CO 81507

HARMELING MICHAEL B
HARMELING CASSIE C
103 N EASTER HILL DR
GRAND JUNCTION CO 81507

HARRIS DANIEL L
HARRIS JENNIFER C
396 CAPROCK CT
GRAND JUNCTION CO 81507

HARRIS JUSTIN D
2225 TUSCANY AVE
GRAND JUNCTION CO 81507

HARSHA MARK
HARSHA DANEEN M
376 CAPROCK DR
GRAND JUNCTION CO 81507

HARTSFIELD ELLEN ATHENA
211 OAK DR
DURANGO CO 81301

HASTY TINA
HASTY SHAWN
2287 BROADWAY
GRAND JUNCTION CO 81507

HAUER KYLA ANN
470 23 RD
GRAND JUNCTION CO 81507

HECKEL TIMOTHY L
HECKEL CLAUDIA L
445 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

HEMSTAD ERIK A
393 MIRADA CT
GRAND JUNCTION CO 81507

HERBERT & LAURIE AM HOLZBAUER
LIV TRST DTD AUG 29 2017
506 BLEVINS RD
GRAND JUNCTION CO 81507

HERRERA JUAN ESPINOZA
ESPINOZA LILY
2299 BROADWAY
GRAND JUNCTION CO 81507

HILL KIM
2276 HOLY CROSS CT
GRAND JUNCTION CO 81507

HOAGLUND ROGER M
HOAGLUND DELORES J
2239 S BROADWAY
GRAND JUNCTION CO 81507

HOFFMAN MICHAEL R
GOAD DOLORES S
401 MIRADA CT
GRAND JUNCTION CO 81507

HOLTZ PETER G
3204 RAYBURN ST
LAS VEGAS NM 87701

HOOPER DANIEL JR
HOOPER CARRIE
2269 HOLY CROSS WAY
GRAND JUNCTION CO 81507

HOSKIN GREGORY K
HOSKIN DOROTHY D
411 RIO VISTA RD
GRAND JUNCTION CO 81507

HOUK RICHARD D
HOUK THERESE L
398 CAPROCK CT
GRAND JUNCTION CO 81507

HOWARD CRAIG A
HOWARD LAURA A
2292 S ARRIBA CIR
GRAND JUNCTION CO 81507

HOWARD JOHN V JR
HOWARD VALERIE MARIE
360 CAPROCK DR
GRAND JUNCTION CO 81507

HUSCH STEVEN C
HUSCH NATALIE A
2284 HOLY CROSS CT
GRAND JUNCTION CO 81507

HYATT FAMILY TRUST DATED
09/21/2004
2262 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

HYDE DUSTIN
2296 BROADWAY
GRAND JUNCTION CO 81507

JANE CLEVINGER FAMILY TRUST
2536 RIMROCK DR #319
GRAND JUNCTION CO 81505

JEFFREY A SMITH & SUE A MITCHELL-SMITH REV TRST APR 19 2017 RESTATEMENT
2217 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

JIMTOWN ENTERPRISES LLC
2500 BROADWAY UNIT B PMB 235
GRAND JUNCTION CO 81507

JLC MAGNUS LLC
2125 BUTTERFIELD DR #225
TROY MI 48084

JOHNSON EMERY C
JOHNSON DARLENE
2325 1/2 S BROADWAY
GRAND JUNCTION CO 81507

JOHNSON FAMILY TRUST DATED OCT 29 2018
4006 CAMINITO TERVISO
SAN DIEGO CA 92122

JOHNSON KYLE R
JOHNSON TRICIA L F
437 RENAISSANCE CT
GRAND JUNCTION CO 81507

JORGENSEN GARY JOHN
JORGENSEN COLLEEN KAY
385 CAPROCK DR
GRAND JUNCTION CO 81507

JOY AMY
434 MEADOWS WAY
GRAND JUNCTION CO 81507

KEMPA RICHARD P
STRINGHAM FERN M
2309 BROADWAY
GRAND JUNCTION CO 81507

KENAGY RICHARD T
KENAGY ALLYSON R
2288 S BROADWAY
GRAND JUNCTION CO 81507

KENDALL DONALD E
KENDALL JULIE D
360 TEEGAN CT
GRAND JUNCTION CO 81507

KERSHAW GARY J
KERSHAW LAURIE K
1205 W 11TH CT
BROOMFIELD CO 80020

KILLE NANCY L
KILLE RANDALL GENE
433 RUST CT
GRAND JUNCTION CO 81507

KINNICK RAYMOND THOMAS JR
206 EASTER HILL DR
GRAND JUNCTION CO 81507

KINSEY FAMILY TRUST DATED APR 6 2016
356 TEEGAN CT
GRAND JUNCTION CO 81507

KINTZ DANIEL C
KINTZ KIMBERLY M
436 MONTERO ST
GRAND JUNCTION CO 81507

KLINETOBE DONALD
KLINETOBE LEANN
447 ATHENS WAY
GRAND JUNCTION CO 81507

KOLLAR STEVEN W
THON-KOLLAR LISA ANN
433 RENAISSANCE CT
GRAND JUNCTION CO 81507

LAIBLE JASON
436 ATHENS WAY
GRAND JUNCTION CO 81507

LAPLANTE JOHN B
LAPLANTE LAURIE L
404 MONTERO ST
GRAND JUNCTION CO 81507

LECRONE SCOTT W
LECRONE CAROL L
2327 S BROADWAY
GRAND JUNCTION CO 81507

LEONARD DARIN J
367 TEEGAN CT
GRAND JUNCTION CO 81507

LESJAK TEGAN J
LESJAK KELLEY M
2297 BROADWAY
GRAND JUNCTION CO 81507

LEWTON JAMES B
LEWTON SHANNON M
106 EASTER HILL CT
GRAND JUNCTION CO 81507

LIBERTY BAPTIST CHURCH
450 S CAMP RD
GRAND JUNCTION CO 81507

LIKOVICH STEVEN
LIKOVICH SUSAN J
445 RENAISSANCE CT
GRAND JUNCTION CO 81507

LITTEN GREGORY
LITTEN BRIDGET
2288 HOLY CROSS CT
GRAND JUNCTION CO 81507

LOPEZ CHRISTINA
LOPEZ RENNATO
2271 HOLY CROSS WAY
GRAND JUNCTION CO 81507

LOWER VALLEY HOSPITAL ASSOCIATION
300 W OTTLEY AVE
FRUITA CO 81521

LUCERO CATHERINE S
SCHULTZ DEZJAX GRANTEE
BENEFICIARY
437 ATHENS WAY
GRAND JUNCTION CO 81507

MAEZ SHIELA
MAEZ THOMAS, SIMPLEMAN JOYCE D,
SIMPLEMAN ROBERT J
2231 MOWRY DR
GRAND JUNCTION CO 81507

MANAHAN LYNN R
399 MIRADA CT
GRAND JUNCTION CO 81507

MANN KRISTIN
2243 S BROADWAY
GRAND JUNCTION CO 81507

MANZANAREZ MONICA J
MANZANAREZ JOSEPH A
2214 TUSCANY AVE
GRAND JUNCTION CO 81507

MARCHAL BERTRAND
MARCHAL LAURA
PO BOX 2347
TELLURIDE CO 81435

MARILYN KAY SCHIVELEY FAMILY TRST
DTD MAR 22 2005
DOWLING-STEINBACH TRUST DATED OCT 6
2006
1067 LEDGESTONE DR
FOLSOM CA 95630

MARK THOMAS STOLTE REV TRST
DTD JUN 7 2022
2297 LONETREE
GRAND JUNCTION CO 81507

MARTINEZ JUAN
2305 BROADWAY
GRAND JUNCTION CO 81507

MATTFAM MARITAL TRUST
MATTFAM FAMILY TRUST
2525 DOTTIE LN UNIT B
GRAND JUNCTION CO 81506

MATTHEW KENT & JOANNA MARIE
DIERS LIVING TRUST
537 36 3/4 RD
PALISADE CO 81526

MATTHEWS LARRY I
COLLIER VANESSA L
8919 RUM RUNNER PL
BRADENTON FL 34212

MAVES CONSTRUCTION INC
2524 W PINYON AVE STE A
GRAND JUNCTION CO 81505

MBJ FAMILY LLC
2347 S RIM DR
GRAND JUNCTION CO 81507

MCILNAY DAVID
MCILNAY LORNA
438 ATHENS WAY
GRAND JUNCTION CO 81507

MCKISSEN JANET L
MCKISSEN JERRY L
217 EASTER HILL DR
GRAND JUNCTION CO 81507

MCLEMORE ERIN E
411 MIRADA CT
GRAND JUNCTION CO 81507

MEADOWLARK ON BROADWAY LLC
424 E MAYFIELD DR
GRAND JUNCTION CO 81507

MESTAS LANCE A
CADAVAL MARGIE B
445 S CAMP RD
GRAND JUNCTION CO 81507

MINNICK TYLER J
MINNICK ANDREA P
359 TEEGAN CT
GRAND JUNCTION CO 81507

MITCHELL ROBIN R
2295 LONETREE
GRAND JUNCTION CO 81507

MJCL3 LLC
451 S CAMP RD
GRAND JUNCTION CO 81507

MONROE STUART R
MONROE LOIS R
1102 GOLDENROD CIR
BROOMFIELD CO 80020

MONTALBANO TONY
MONTALBANO HEATHER MARIE
2536 RIMROCK AVE STE 400-344
GRAND JUNCTION CO 81505

MONUMENT BAPTIST CHURCH
PO BOX 1327
GRAND JUNCTION CO 81502

MORGAN DIANA L
MORGAN RICKY E
198 EASTER HILL DR
GRAND JUNCTION CO 81507

MUSEUM OF WESTERN COLORADO
PO BOX 20000-5020
GRAND JUNCTION CO 81502

NEELY JAMES M
WHITEFIELD-NEELY SUSAN K
435 ATHENS WAY
GRAND JUNCTION CO 81507

NESTE MICHAEL
WOODMORE KIRRILY
726 MALACHI ST
GRAND JUNCTION CO 81507

NEWITT MARK D
NEWITT TAMEE J
2291 BROADWAY
GRAND JUNCTION CO 81507

NEWMAN SHARRON L
ALLEN LOGAN
391 MIRADA CT
GRAND JUNCTION CO 81507

NORRIS PATRICK
MANDERSCHEID ANGELA
444 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

NOVAK MARY S
NOVAK ANGELA M
443 ATHENS WAY
GRAND JUNCTION CO 81507

NUTTALL MICHAEL J
NUTTALL MARY JO
2327 1/2 S BROADWAY
GRAND JUNCTION CO 81507

OCONNOR WILLIAM J
OCONNOR SUSAN A
438 RUST CT
GRAND JUNCTION CO 81507

ODONNELL FAMILY TRUST
379 CAPROCK DR
GRAND JUNCTION CO 81507

ONECOLORADO LTD
300 MAIN ST STE 302
GRAND JUNCTION CO 81501

O'NEIL BEVERLY C
214 EASTER HILL DR
GRAND JUNCTION CO 81507

OTT SARAH L
THOMPSON DENISE M
204 EASTER HILL DR
GRAND JUNCTION CO 81507

PARSONS GREG T
2219 TUSCANY AVE
GRAND JUNCTION CO 81507

PAUL ERIC
PAUL LAURA E
447 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

PEARSON JOSHUA D
2298 BROADWAY
GRAND JUNCTION CO 81507

PETERMAN NOAH J
439 RUST CT
GRAND JUNCTION CO 81507

PETERSON ALICE L
PETERSON BRIAN
1503 W COLLEGE DR
CHEYENNE WY 82007

PIATANESI JOHN W
PIATANESI DAWN M
374 CAPROCK DR
GRAND JUNCTION CO 81507

PLIENESS RYAN CHARLES
PLIENESS STEPHANIE MARIE
210 EASTER HILL DR
GRAND JUNCTION CO 81507

PODOLL JOSHUA S
2228 S BROADWAY
GRAND JUNCTION CO 81507

POLLARD COURTNEY KIERSTEN
SHEMONSKI MICHAEL ANTHONY
2254 N EASTER HILL DR
GRAND JUNCTION CO 81507

POTYONDY ISTVAN
POTYONDY MARTHA M
452 ATHENS WAY
GRAND JUNCTION CO 81507

PRICE JAY A
PRICE BARBARA E; ROSSMAN JENNIFER S,
PRICE JOSEPH A & ELIZABETH G GRANTEE
BENEFICIARIES
436 RUST CT
GRAND JUNCTION CO 81507

PRUETT HOMES LLC
3313 E IMPALA AVE
MESA AZ 85204

PRUITT LORRAINE MARIE
PRUITT RONALD RALPH
2285 HOLY CROSS CT
GRAND JUNCTION CO 81507

RAMSEY GREGORY
RAMSEY DANETTE
208 EASTER HILL DR
GRAND JUNCTION CO 81507

RATTAN LINDA C
2226 S BROADWAY APT #1
GRAND JUNCTION CO 81507

REDLANDS 360 METROPOLITAN
DISTRICT NO 9
REDLANDS THREE SIXTY LLC
9540 FEDERAL DR STE 200
COLORADO SPRINGS CO 80921

REDLANDS 360/GJLC
KRISTEN ASHBECK
380 SORREL ST
GRAND JUNCTION CO 81501

REDLANDS COMMUNITY CHURCH
2327 BROADWAY
GRAND JUNCTION CO 81507

REDLANDS PENTECOSTAL CHURCH OF
GOD
COLORADO DISTRICT PENTECOSTAL
CHURCH OF GOD
100 VISTA GRANDE RD
GRAND JUNCTION CO 81507

REDLANDS WATER & POWER
COMPANY
2216 S BROADWAY
GRAND JUNCTION CO 81507

REID SCOTT E
REID ELLEN A
440 RENAISSANCE CT
GRAND JUNCTION CO 81507

RENAISSANCE 360 HOMEOWNERS ASSOCIATION
1755 TELSTAR DR STE 211
COLORADO SPRINGS CO 80920

RHEIN JASON A
RHEIN KATHY D
202 EASTER HILL DR
GRAND JUNCTION CO 81507

RILEY DAVID K
101 ALCOVE DR
GRAND JUNCTION CO 81507

RISKEY KENNETH W
RISKEY KATHLEEN C
409 MIRADA CT
GRAND JUNCTION CO 81507

RITCHIE ANDREW J
VANDERBUSH DANI J
2307 BROADWAY
GRAND JUNCTION CO 81507

ROBERT M RICKETTS & DONNA A SCHULTZ FAMILY TRUST
446 MONTERO ST
GRAND JUNCTION CO 81507

ROBERT S & KATRINIA D BRISTOL TRSTEES OF ROBERT S & KATRINA D BRISTOL REV LIV TRST DTD 2/16/2019
448 ATHENS WAY
GRAND JUNCTION CO 81507

ROBERTS MICHAEL D
2336 MERIDIAN CT
GRAND JUNCTION CO 81507

ROGAN FAMILY LIVING TRUST
ROGAN JOHN F & JUDITH L TRUSTEES
434 ATHENS WAY
GRAND JUNCTION CO 81507

ROSELYNN HUGHES LIVING TRUST
2229 REDLANDS PKWY
GRAND JUNCTION CO 81507

ROSENBERG FAMILY TRUST
365 TEEGAN CT
GRAND JUNCTION CO 81507

ROSS TERRY
439 MEADOWS WAY
GRAND JUNCTION CO 81507

SALAMUN DANIEL L
SALAMUN LADONNA F
2290 S BROADWAY
GRAND JUNCTION CO 81507

SASSO JOHN A
SASSO BONNIE J
2268 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

SAYLOR CLARENCE MICHAEL
SAYLOR JODI E
2222 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

SCHEDLER SHERRY A KIM
431 RENAISSANCE CT
GRAND JUNCTION CO 81507

SCHNELL RICHARD H
SCHNELL CATHRYN E
2288 1/2 S BROADWAY
GRAND JUNCTION CO 81507

SCHWEIZER RICHARD J
SCHWEIZER VICKI A
397 S CAMP RD
GRAND JUNCTION CO 81507

SCULLY DAVID C
HARKNESS CHRISTINE R
444 RENAISSANCE CT
GRAND JUNCTION CO 81507

SEAGREN THOMAS
SEAGREN SHARI
454 ATHENS WAY
GRAND JUNCTION CO 81507

SHANNON WILLIAM M
CRICKMER ANNA M
110 COLUMBINE CT
GRAND JUNCTION CO 81507

SHAPIRO ESTHER M
CARLIN JOAN DOROTHY
435 RUST CT
GRAND JUNCTION CO 81507

SHEA JAMES K
SHEA THERESA O
438 MEADOWS WAY
GRAND JUNCTION CO 81507

SIKULE DAVID M
SIKULE JESSICA D
453 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

SIMMERMAN OTTO
SIMMERMAN MELANIE
9946 ETLING DR
MARSHALLVILLE OH 44645

SISSON WILLIAM TODD
397 MIRADA CT
GRAND JUNCTION CO 81507

SKY VIEW PROPERTIES
588 GRAND CASCADE WAY
GRAND JUNCTION CO 81501

SMITH PEGGY A
SMITH SILAN D; SMITH SHANNON D & SPALDING HEATHER S GRANTEE BENEFICIARIES
378 CAPROCK DR
GRAND JUNCTION CO 81507

SPANGLER MICHAEL A
SPANGLER NANCY J
450 ATHENS WAY
GRAND JUNCTION CO 81507

STARLIETH LLC
2879 1/2 NAVAJO WAY
GRAND JUNCTION CO 81506

STEELE MATTHEW M
STEELE HEATHER H
413 MIRADA CT
GRAND JUNCTION CO 81507

STELMACH LAWRENCE JOSEPH
STELMACH JOLENE ANN
2221 DA VINCI PL
GRAND JUNCTION CO 81507

SUMNER JOSEPH LORENZO
HAGERMAN NANCY ADAMS
2282 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

SUSCO SHANNAN
SUSCO NICHOLAS S III
354 CANYON RIM TRAIIL
GRAND JUNCTION CO 81507

SWARTZ KYLE
SWARTZ JENELLE
444 ATHENS WAY
GRAND JUNCTION CO 81507

TATE CRAIG L
TATE PAMELA A
2225 REDLANDS PKWY
GRAND JUNCTION CO 81507

TAYLOR DEAN A
2295 BROADWAY
GRAND JUNCTION CO 81507

THOMPSON DAVID A
THOMPSON MEGAN J
423 RIO VISTA RD
GRAND JUNCTION CO 81507

THOMPSON DONALD L
THOMPSON MARILYN A
443 MONTERO ST
GRAND JUNCTION CO 81507

TOMAS CELAYETA TRUST DATED JUN 15 2016
1155 20 RD
FRUITA CO 81521

TRUNZO DONALD
TRUNZO DEBORAH L
388 CAPROCK CT
GRAND JUNCTION CO 81507

TRUST AGREEMENT #1 JAN DI GIROLAMO
2282 HOLLY CROSS CT
GRAND JUNCTION CO 81507

TURNER STEVEN
TURNER KELLEY
2292 S BROADWAY
GRAND JUNCTION CO 81507

UTE WATER CONSERVANCY DISTRICT
PO BOX 460
GRAND JUNCTION CO 81502

VANDERVIEREN DAVID
442 ATHENS WAY
GRAND JUNCTION CO 81507

VANSICKLE RICHARD
PEARSON ANNE
353 CANYON RIM TRAIL
GRAND JUNCTION CO 81507

VAT LAM
2219 DA VINCI PL
GRAND JUNCTION CO 81507

VESELY KENNETH D
VESELY CONNIE J
2294 BROADWAY
GRAND JUNCTION CO 81507

WACKER MARTIN
PRUITT RIE
117 EASTER HILL DR
GRAND JUNCTION CO 81507

WALKER DONALD A
MILLER LORELEI J
408 MIRADA CT
GRAND JUNCTION CO 81507

WARNER MICHAEL S
407 MIRADA CT
GRAND JUNCTION CO 81507

WARR RYAN J
WARR LAVINIA I
2274 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WATERS RONALD G
WATERS BRENDA; WATERS ANGIE R &
CLINTON J GRANTEE BENEFICIARIES
2305 S BROADWAY
GRAND JUNCTION CO 81507

WEBB DEE ANN
WEBB MARK H
105 N EASTER HILL DR
GRAND JUNCTION CO 81507

WEBER ERIN KATHERINE
WEBER MARY
2296 S BROADWAY
GRAND JUNCTION CO 81507

WEIDA P MARK
WEIDA KATHLEEN A
392 CAPROCK CT
GRAND JUNCTION CO 81507

WELCH JOHN T
COBURN CAROL A
108 COLUMBINE CT
GRAND JUNCTION CO 81507

WHITCOMB JOHN F
WHITCOMB NUALA P, MAEZ SHIELA &
THOMAS, WERTZ SHERRY L
484 22 1/4 RD
GRAND JUNCTION CO 81507

WHITESIDE GRIFFIN
WHITESIDE PATRICIA
2272 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WIBBELSMAN CHRISTOPHER JOSEPH
WIBBELSMAN CHERIE JEAN
370 CAPROCK DR
GRAND JUNCTION CO 81507

WIBBELSMAN RICHARD D
WIBBELSMAN JUDITH ANN
446 ATHENS WAY
GRAND JUNCTION CO 81507

WILBOURN MICHAEL R
WILBOURN DOROTHY W
2294 S BROADWAY
GRAND JUNCTION CO 81507

WILKEY MARTIN F
WILKEY VICKI LOUISE
2273 HOLY CROSS WAY
GRAND JUNCTION CO 81507

WILLIAM G & KAYE F BUXMAN REV
TRST DTD 12/7/96
2269 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CHRISTOPHER S
WILLIAMS ERIN K
104 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CLIFFORD M
WILLIAMS CYNTHIA G
358 TEEGAN CT
GRAND JUNCTION CO 81507

WILLIAMS J BRIAN
WILLIAMS AIMEE A
364 CAPROCK DR
GRAND JUNCTION CO 81507

WILLIS MICHELE MARIE
WILLIS SIMON MATT
361 TEEGAN CT
GRAND JUNCTION CO 81507

WINEGARDNER TIMOTHY O
WINEGARDNER KAREN E
504 CODY DR
GRAND JUNCTION CO 81507

WITSMAN DEBORAH LYNN
213 EASTER HILL DR
GRAND JUNCTION CO 81507

WOODROW SCOTT C
WOODROW PAMELA
436 MEADOWS WAY
GRAND JUNCTION CO 81507

WOODS HARLAN D
WOODS HANNAH R
197 EASTER HILL DR
GRAND JUNCTION CO 81507

WRIGHT MICHAEL DEREK
WRIGHT ATHENA DARLENE
2218 TUSCANY AVE
GRAND JUNCTION CO 81507

YANOWICH STEPHEN ALAN
YANOWICH TAMMIE SPEAR
215 EASTER HILL DR
GRAND JUNCTION CO 81507

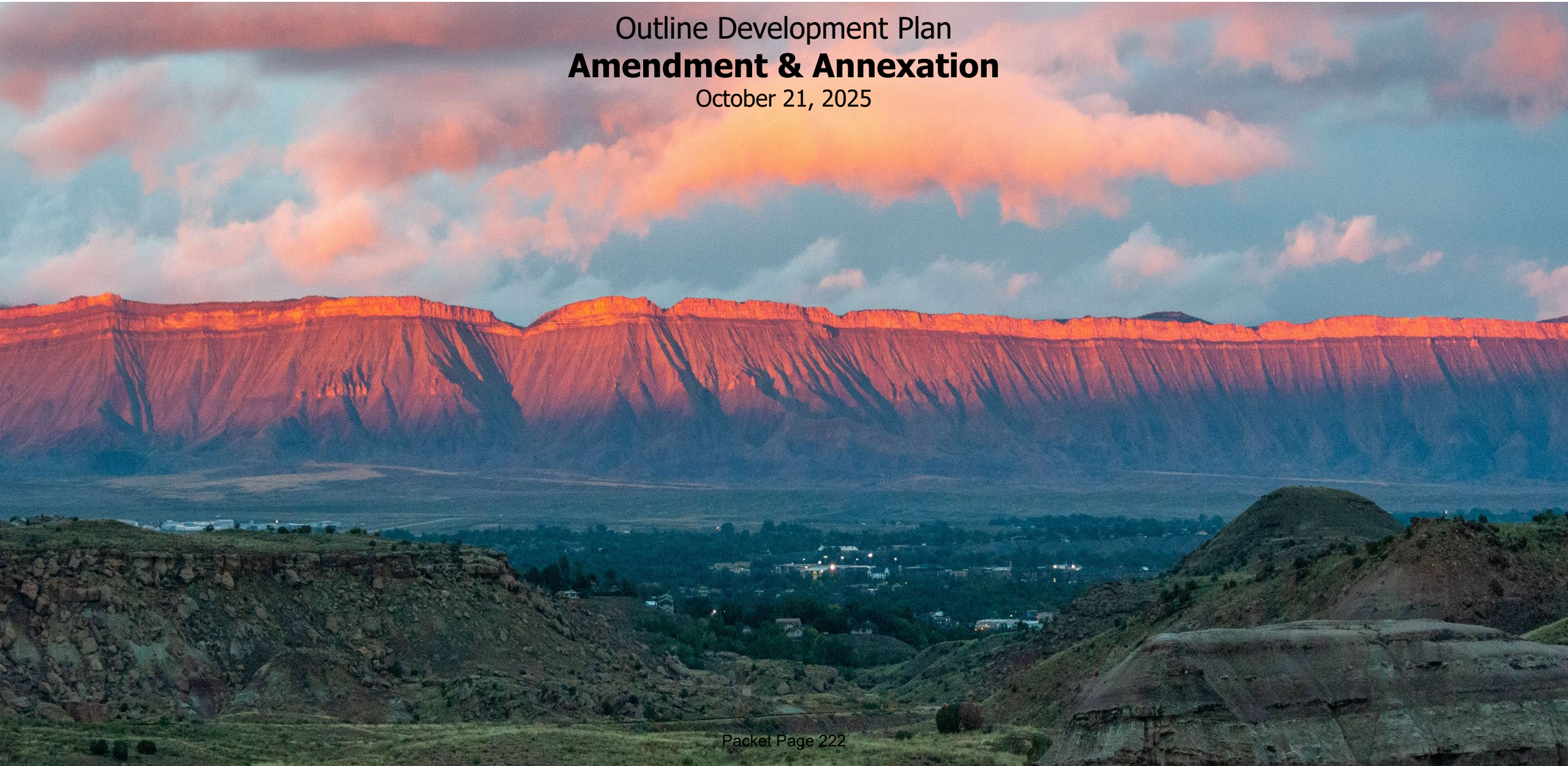
YATER RON
YATER JANE
2302 S BROADWAY
GRAND JUNCTION CO 81507

YOLANDA MITCHELL-OVIATT TRST
DTD & AMNDD ON 2/25/2021
441 S CAMP RD
GRAND JUNCTION CO 81507

YOUNG WILLIAM JOHN
101 COLUMBINE DR
GRAND JUNCTION CO 81507

YOUNGER DAVID LAWRENCE
YOUNGER TOBIAS
105 ALCOVE DR
GRAND JUNCTION CO 81507

YUNIS OMAR
STRAIGHT ALEXANDRA E
2281 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

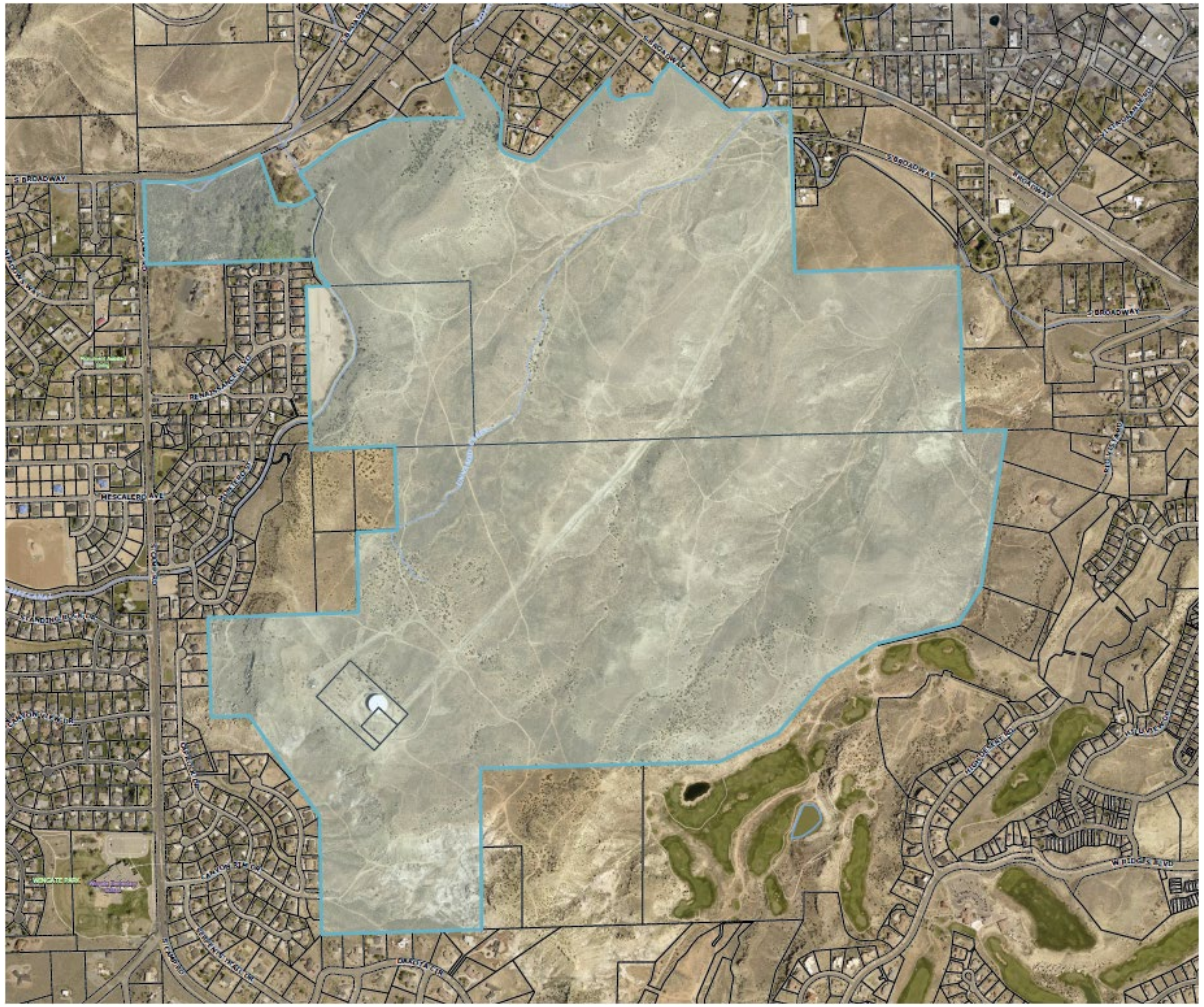


Outline Development Plan

Amendment & Annexation

October 21, 2025

Project Overview



- The property, consisting of 628.9 acres (including Renaissance 360 & Canyon Rim 360), will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.
- A range of 1,300 to 1,750 residential units are planned for the community creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre.
- Six acres of commercial/mixed use property are also planned for the community.
- A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space totaling 30% of the total acreage will be built and open to the public. The City code requires 10% of the land be dedicated as park/open space.

Redlands 360 Outline Development Plan (ODP)
Amendment & Annexation
Summary

- Amend the currently approved Redlands 360 ODP to incorporate +/- 29 acres of land recently acquired by Redlands Three-Sixty, LLC.
    - Two 5-acre parcels and a 19-acre parcel
- Update the ODP with these three parcels of land which will depict single family detached land use for the zoning for each parcel with a preliminary estimate of 74 lots on 29 acres.
- The ODP Development Progression Plan (phasing plan) will also be updated with what has currently been completed as well as changes to the phasing based on current development and market information for the project.
- All Redlands 360 ODP graphics that do not currently show these parcels included will need to be updated.
- An ODP Outdoor Lighting policy and graphic will be added to the ODP amendment. This policy will adopt dark sky standards for street and pedestrian lighting that will apply solely to this community and applied outside of the City's current lighting code.
- The 19-acre parcel is currently outside the City limits and will be annexed into the City as part of this process.

REDLANDS 360°

Adjacent Land Purchases

Purchases:
Ms. Bennet – 19.0 ac
Mr. Lippoth – 5.0 ac
Mr. Oberto – 5.0 ac



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B-1 Commercial	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	16	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

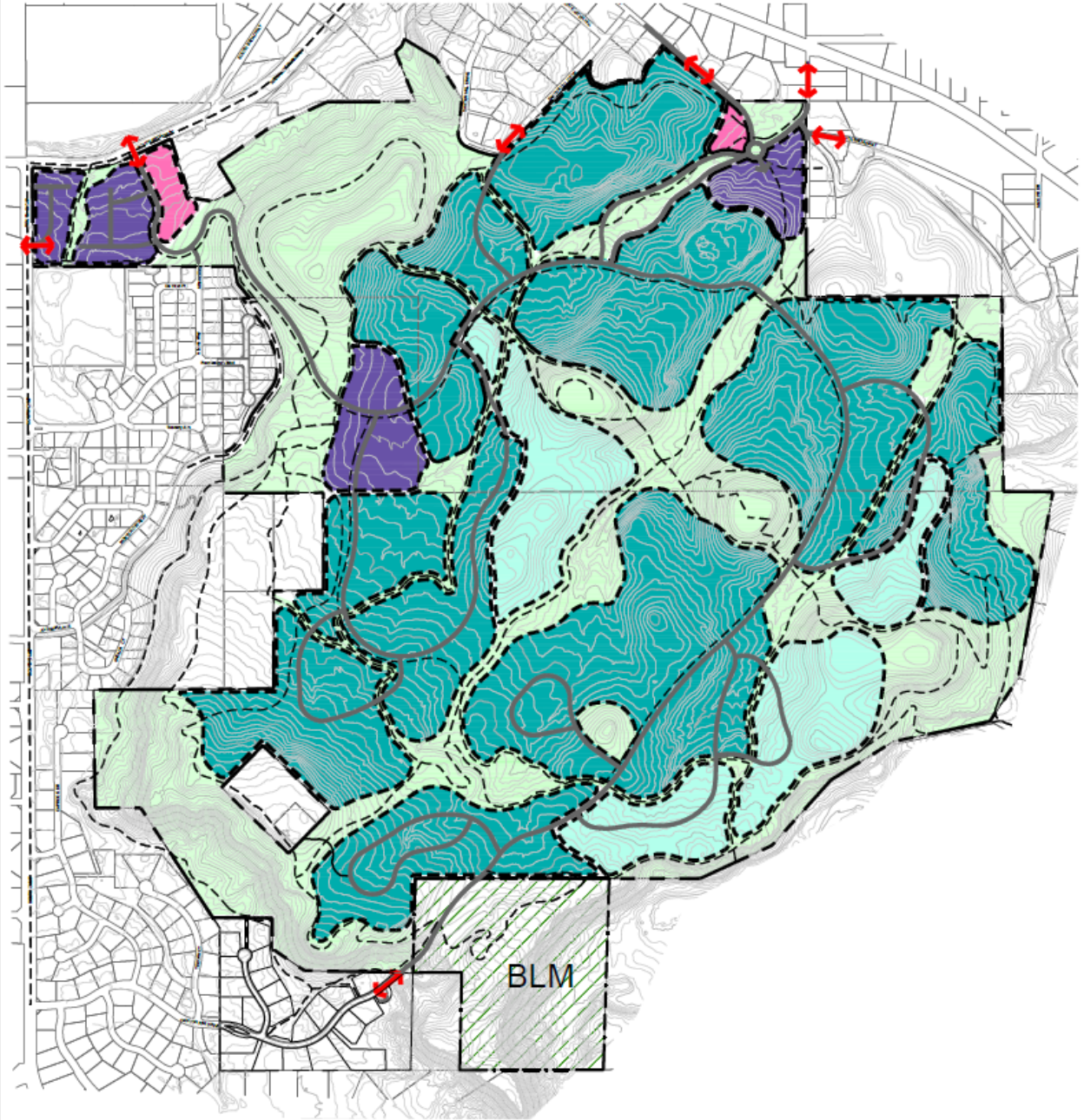
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
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COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan

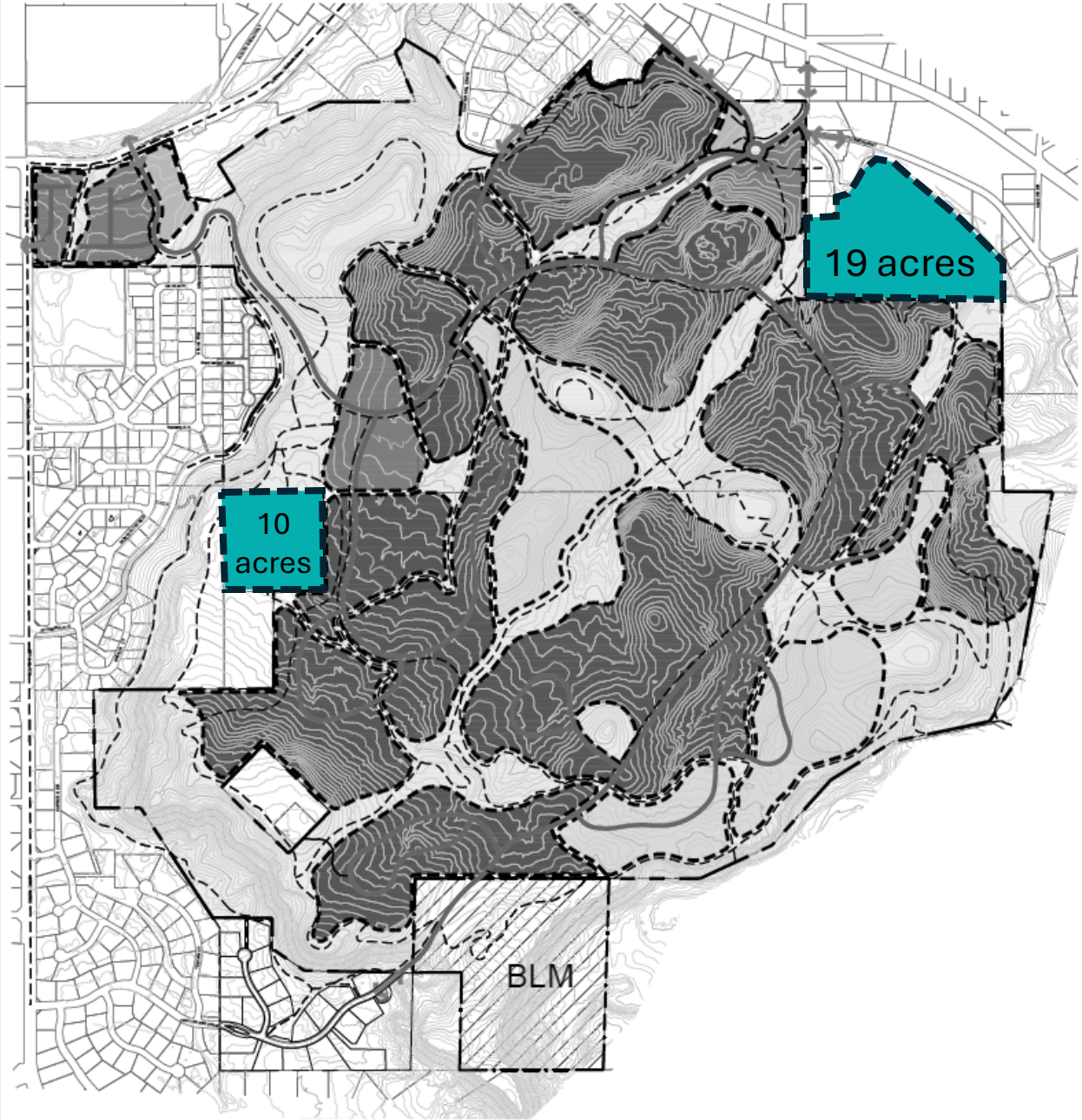
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

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LANDSCAPE ARCHITECTURE
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970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

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Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
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OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

0 800 1600 2400

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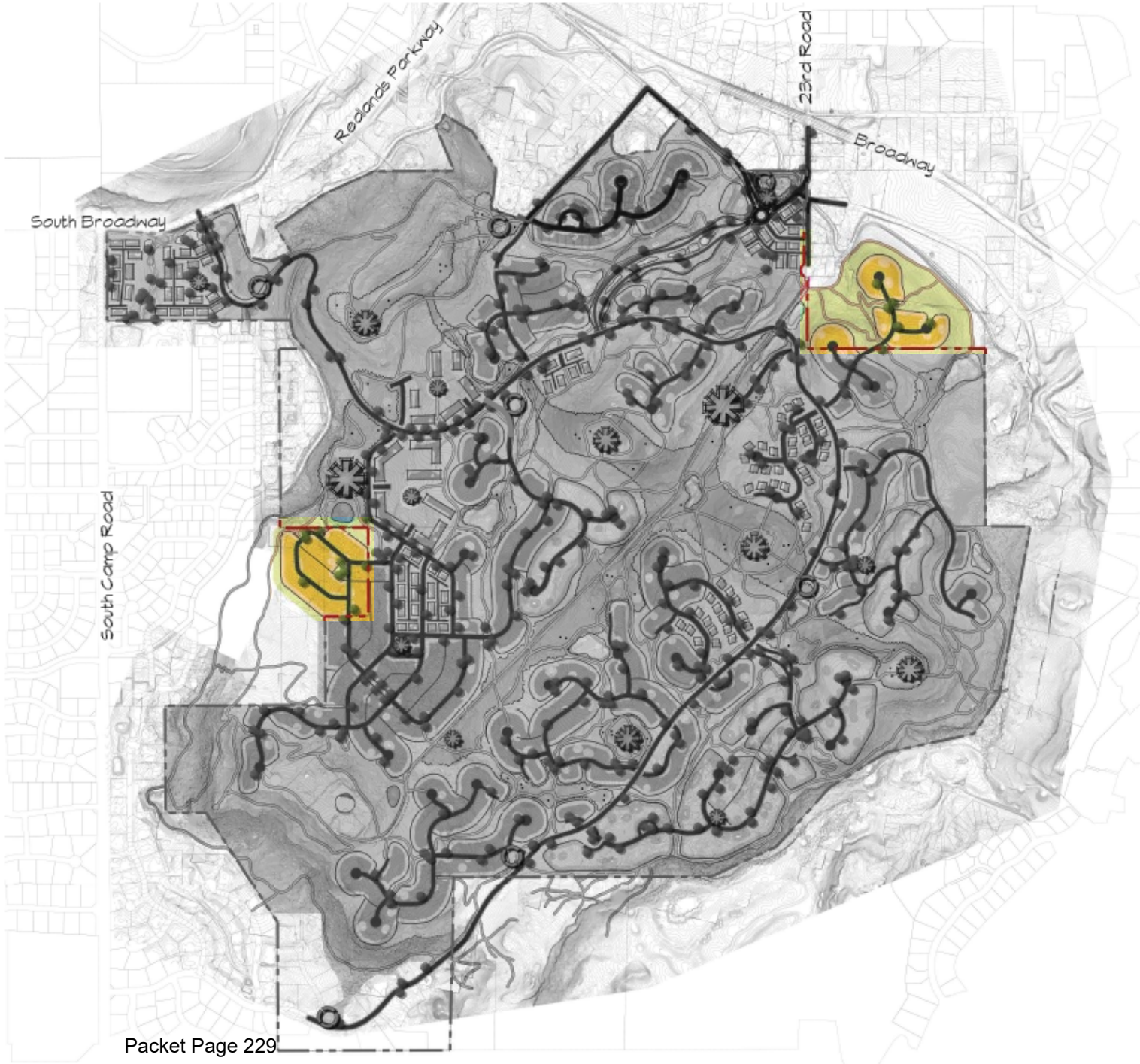
Site Plan Legend

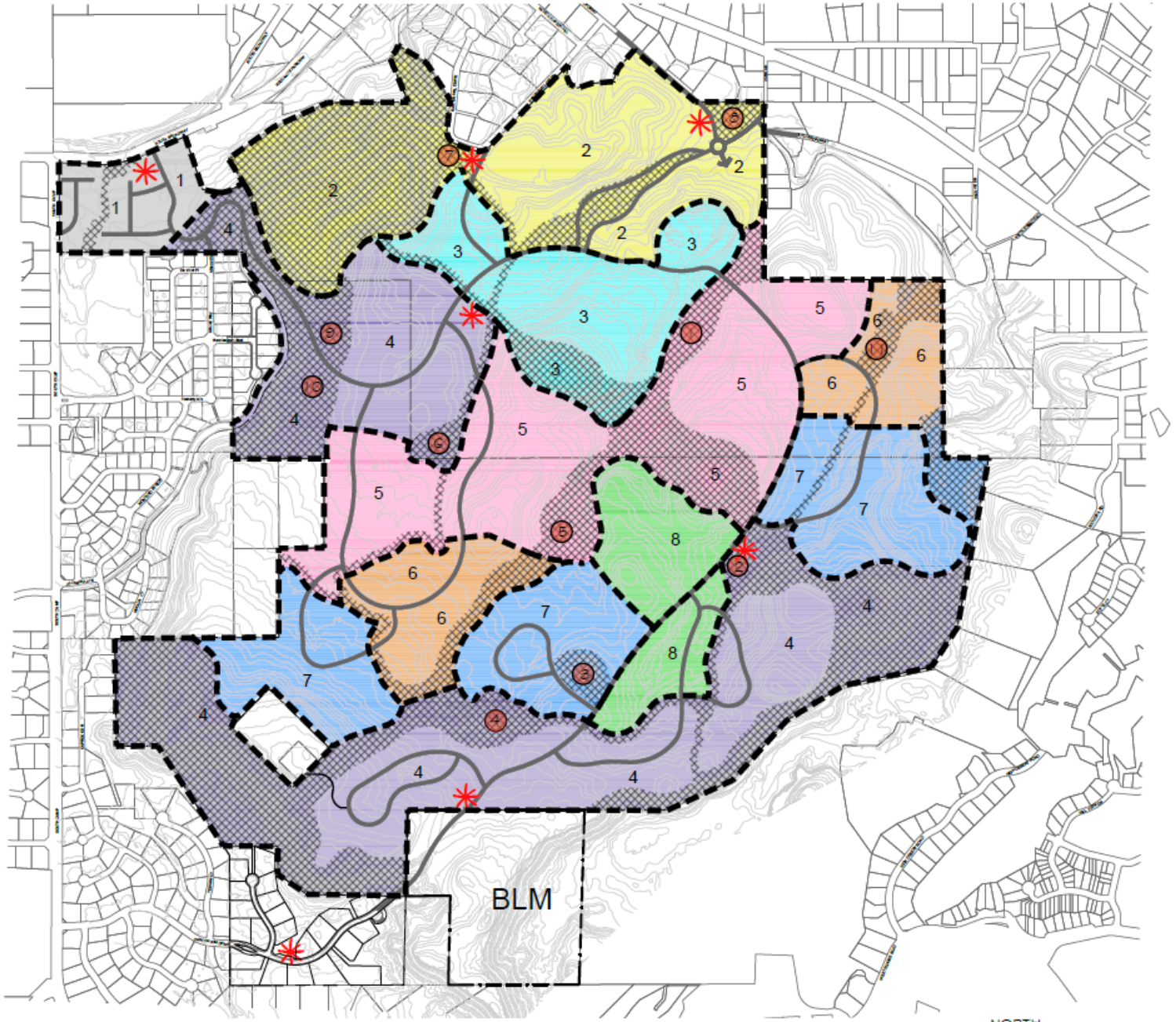
- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails



Site Plan Legend

- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails





DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan

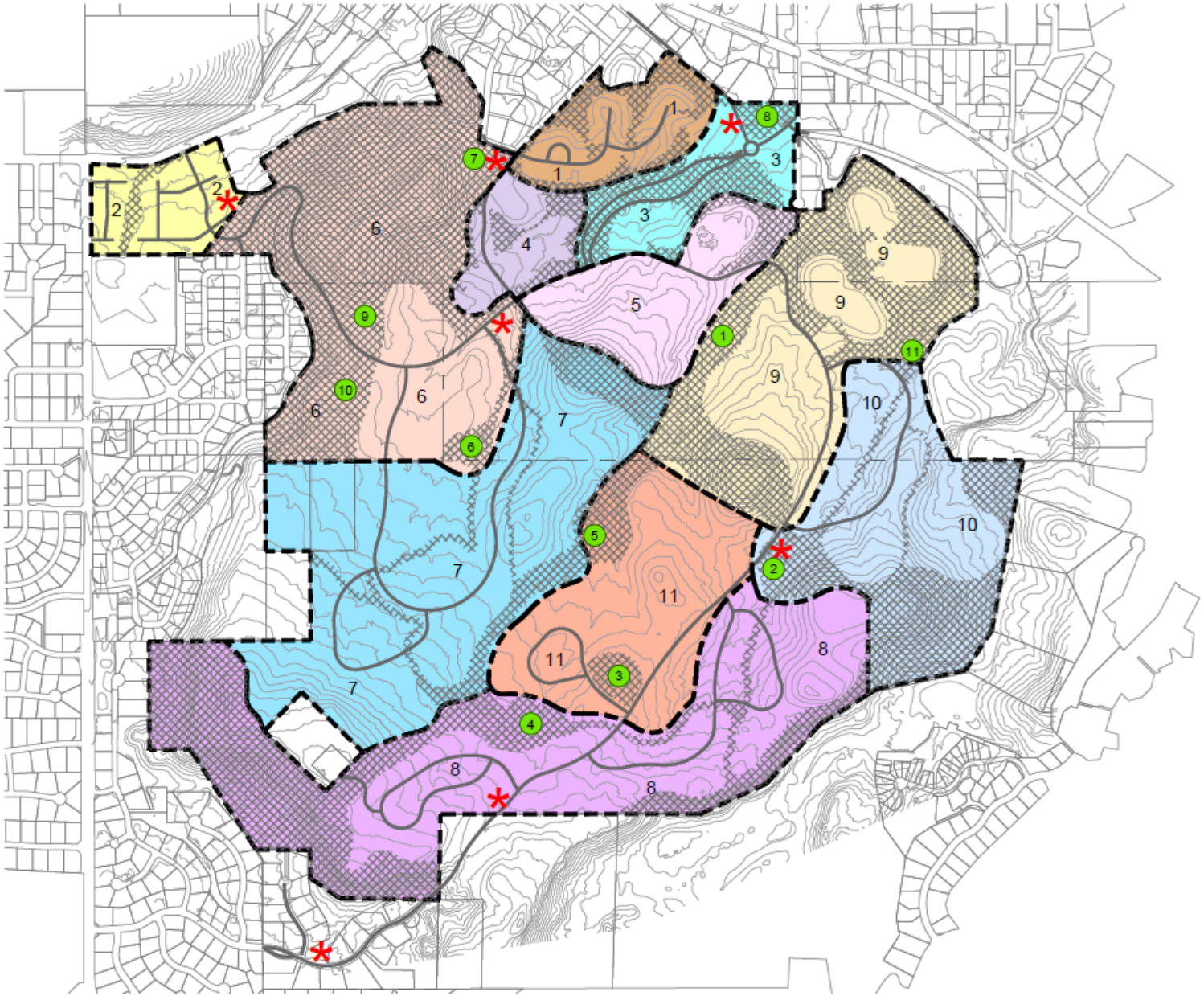
Exhibit 5: Development Progression Plan

0 800 1600 2400

NORTH

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DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2025
- 3 - TARGETED START 2025
- 4 - TARGETED START 2026
- 5 - TARGETED START 2026
- 6 - TARGETED START 2029
- 7 - TARGETED START 2032
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- OPEN SPACE; SEE EXHIBIT 2
- (1) TRADITIONAL PARK; SEE EXHIBIT 2
- * TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
PHASES 2-7	UPDATE MEETINGS 2027 WITH CITY COUNCIL 2032
PHASES 8-11	2037 2042

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

-800 0 400 800 1600

(IN FEET)

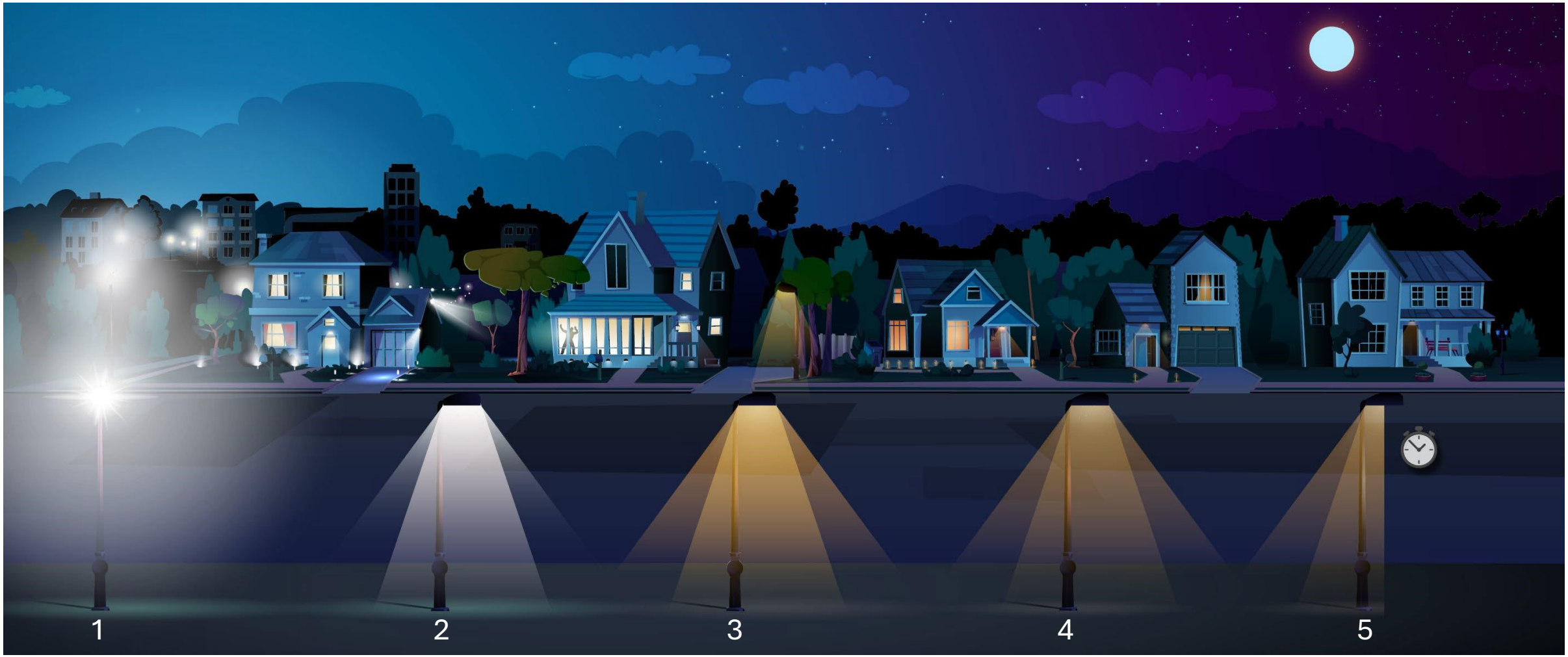
ORIGINAL SHEET SIZE: 11 X 17

GreenBox STUDIO

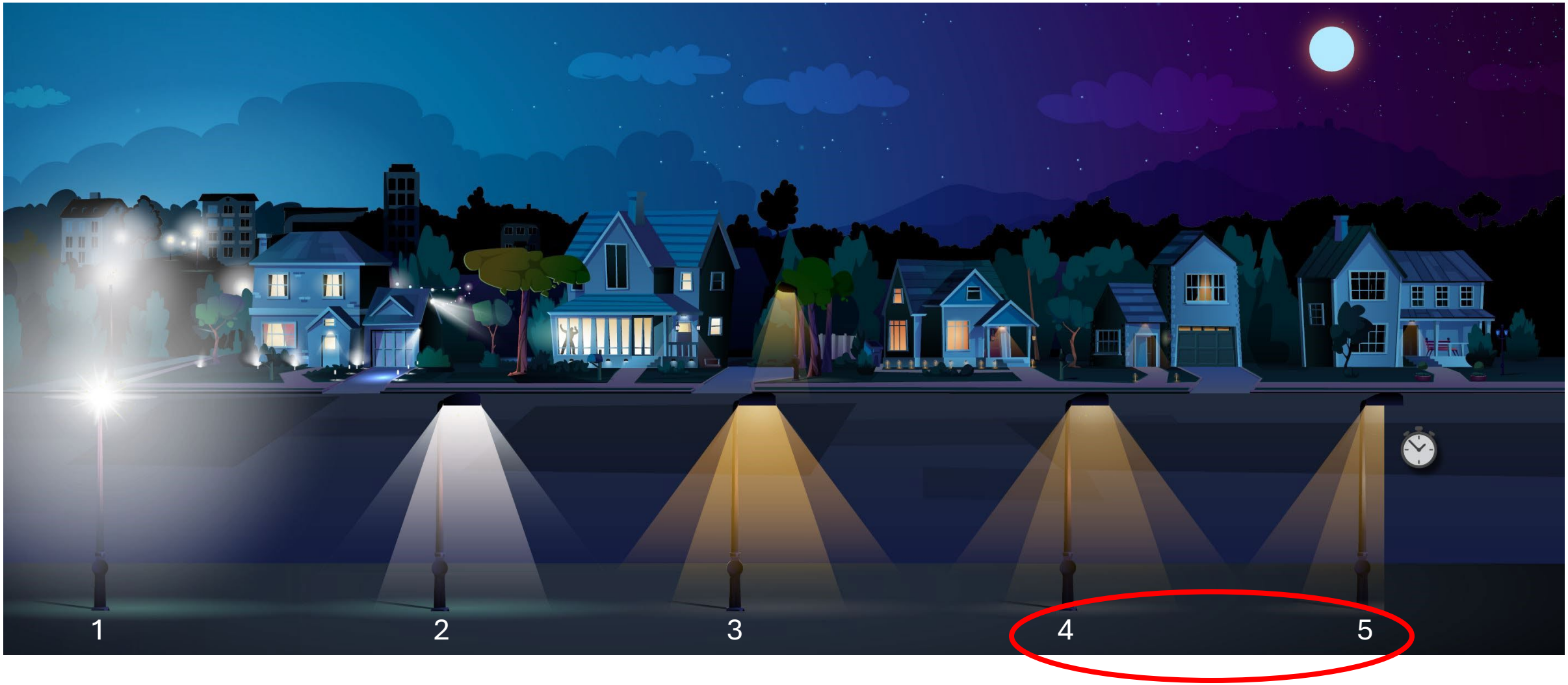
Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

Outdoor Lighting Policy



Outdoor Lighting Policy



Outdoor Lighting Policy

Street Lighting



Pedestrian Lighting



REDLANDS 360°

ONE LAPLATA



Thank you
Questions?

Multiple parcels of land situated in Section 17, Section 18 and Section 19 of Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:
Lot 100 of Canyon Rim 360 Subdivision Filing Number One, as recorded at Reception Number 3002807,
(307.91 acres more or less.)
Together with Lot 999 of Bubar Subdivision, as recorded at Reception Number 3140639,
(193.01 acres more or less.)
Together with the northeast quarter of the southeast quarter of the southwest quarter of said Section 18,
(9.99 acres more or less.)
Together with a parcel of land situated in the southwest quarter of the northwest quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;
Beginning at 2.25" brass cap marked MESA COUNTY SURVEY MARKER NO 352 1966 for the west quarter corner of said Section 17, whence a 2.5" aluminum cap marked LS 33650 2006 for the center-west sixteenth corner of said Section 17 bears North 89°54'43" East with all bearings herein relative thereto;
Thence North 00°02'39" West, a distance of 527.27 feet to an illegible 1.5" aluminum cap on the south line of Right of Way per Reception Number 978831;
Thence North 89°55'24" East, a distance of 199.86 feet to a 1.5" aluminum cap marked PLS 4307 USW;
Thence North 00°03'32" West, a distance of 146.83 feet to a 1.5" aluminum cap marked PLS 4307 USW on the purported south line of the Redlands Water and Power Company First Lift Canal and the beginning of a curve concave to the northwest having a radius of 225.00 feet and a central angle of 67°08'11" and being subtended by a chord which bears North 47°43'22" East a distance of 248.82 feet;
Thence easterly along said curve, a distance of 263.64 feet to a point of reverse curvature;
Thence northerly a distance of 191.31 feet along the arc of said curve concave to the south having a radius of 100.00 feet and a central angle of 109°36'50" being subtended by a chord bearing North 68°57'42" East a distance of 163.44 feet;
Thence South 56°13'53" East tangent to said curve, a distance of 223.54 feet;
Thence South 49°55'24" East, a distance of 179.16 feet;
Thence South 45°06'06" East, a distance of 490.80 feet;
Thence South 37°19'22" East, a distance of 162.46 feet;
Thence South 24°18'00" East, a distance of 41.78 feet to the east line of the southwest quarter of the northwest quarter of said Section 17;
Thence South 00°03'38" West, a distance of 145.10 feet to the said center-west sixteenth;
Thence South 89°54'43" West, a distance of 1322.08 feet to the Point of Beginning.
(18.96 acres more or less.)

(TOTAL ACREAGE 529.87, more or less)



RECEPTION#: 3055410, at 2/3/2023 3:58:40 PM, 1 of 9
Recording: $53.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
REDLANDS 360

(Grand Junction, CO)

This Amendment (the "Amendment") is made and declared this 1st day of Feb., 2023, by Redlands Three Sixty, LLC, a Colorado limited liability company ("Declarant").

A. The Declaration of Covenants, Conditions, and Restrictions for Redlands 360 was recorded October 7, 2021, at Reception No. 3002815 (the "Declaration") in the records of the Mesa County Clerk and Recorder (the "Clerk").

B. Pursuant to Chapter 21, Section 21.2(a) of the Declaration, the Declarant reserved the right to make amendments to the Declaration without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify the Declaration or any provision thereof during the Development and Sale Period. Declarant has similar rights pursuant to §38-33.3-205(4), C.R.S.

C. At the time of this Amendment, the Development and Sale Period has not terminated. Declarant and Declarant Affiliates own real property in the Community and Declarant has unexpired options to expand the Community pursuant to Chapter 13 of the Declaration.

D. In an abundance of caution, Declarant also obtained the affirmative consent and agreement to this Amendment from the Owners of Units other than itself as shown on the attached consents, below.

THEREFORE, the Declarant makes the following amendments to the Declaration:

1. The Declaration erroneously makes reference to the "Design Review Committee" and "DRC" in various places when the proper terminology is "Design Review Board" and "DRB", respectively. The Declaration is amended to change all references to "Design Review Committee" so that they read "Design Review Board", and all referenced to "DRC" so that they read "DRB".

2. Chapter 7, Section 7.1(a)(iii) is amended by the deletion of the words "clients, customers" from the list contained so that it reads in its entirety as follows:

(iii) does not involve regular visitation of the Unit by employees who do not reside in the Unit, suppliers, or other business invitees, or door-to-door solicitation within the Community; and

3. To further clarify the limitations of the Declaration with respect to home occupations and related uses following recent modifications to the City of Grand Junction Municipal Code, Chapter 7, Section 7.1 is further amended by the addition of a new sub-section 7.1(a.5) which reads in its entirety as follows:

Marijuana Uses Prohibited. No person shall cultivate, cause to be cultivated, permit or suffer the cultivation of marijuana or to store, create, manufacture, sell or distribute any marijuana containing product, in any stage of production, upon any part of the Community, including the Units, when such activities can be observed, by any means, from the outside of the Unit, regardless of whether the particular activity involved is lawful under applicable federal, state or local law. This is a private covenant adopted pursuant to the provisions of Colorado statutory and common law, and may be enforced by the Association, or any individual Owner, through an enforcement action under the provisions of this Declaration, or by any other means available at law or in equity, including, without limitation, through a fine determined, levied and collected under the applicable policies, procedures, rules and regulations of the Association, as they may exist from time to time.

4. Chapter 7, Section 7.1(f) requires clarification and correction and is amended by the deletion of certain language and the addition of other language so that it reads in its entirety as follows:

Vehicles and Garages. No automobile of any kind may be left upon any portion of the Community, except in a garage, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Any such vehicle not in a garage shall be considered a nuisance and may be removed from the Community. No motorized vehicles shall be permitted on pathways or unpaved Common Area except for public safety vehicles authorized by the Board.

Recreational vehicles of every kind and type shall be stored and parked only within fully enclosed garages. The term "recreational vehicles," as used herein, shall include, without limitation, motor homes, mobile homes, boats, trailers, other towed vehicles, motorcycles, minibikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans. Any recreational vehicle parked or stored in violation of this provision in excess of seven days shall be considered a nuisance and may be removed from the

Community. The Declarant and/or the Association may, but have no obligation to, designate certain parking areas within the Community for recreational vehicles subject to reasonable community regulations and fees, if any.

No vehicle of any type shall be parked on any unpaved surface of a Unit that is visible from any street or any other Unit, nor shall any vehicle be parked on the east side of Canyon Rim Trial; provided, however, that vehicles may be parked in any area specifically approved or designated by the DRB or the Association for vehicular parking.

Parking on any cul-de-sac street with a landscape island is restricted to the inside curb of the island. No vehicles, except for public safety vehicles temporarily parked, may be parked along the outside curb of any street with a cul-de-sac island.

All vehicles shall be subject to such reasonable community regulations as the Board may adopt. The Board may establish and levy fines and Specific Assessments for violation of such community regulations. The Association may also tow, at the expense of the Owner, any vehicle parked within the Community in violation of community regulations or any Governing Document.

5. Chapter 7, Section 7.1(i) requires correction and is amended by the deletion of the final sentence so that it reads in its entirety as follows:

Outdoor Play Equipment, etc. The Board shall have the power to adopt Community regulations that limit or prohibit outdoor play equipment and similar items. Without limiting the scope of such Community regulations, the regulations may limit the location of any such items.

6. Chapter 7, Section 7.1(k) requires correction and is amended by the addition of the words "or side" in the last sentence so that it reads in its entirety as follows:

Artificial Turf. Lawn areas of Units may be a combination of sod, shrubs, trees, other landscape materials and xeriscape materials, as may be approved by the Reviewer upon application of the Owner. However, no artificial turf may be used on any Unit outside of the structure on such Unit, except that the DRB may, in its absolute discretion, approve the use of artificial turf in rear or side yards.

7. Except as amended above, all provisions of the Declaration remain in full force and effect.

DATED as of the day and year first written above.

DECLARANT:

Redlands Three Sixty, LLC, a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado corporation, its Manager

By B. Douglas Quimby
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 25th day of January, 2023, by B. Douglas Quimby as President of La Plata Communities, Inc., a Colorado corporation and the Manager of Redlands Three Sixty, LLC, a Colorado limited liability company, on behalf of such company.

Witness my hand and official seal.

My Commission expires: 8/4/23

DENISE JORDAN WALLACE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034025810
MY COMMISSION EXPIRES AUGUST 4, 2023

Denise Jordan Wallace
Notary Public

CONSENT

The undersigned, having all power and authority as an Owner of one or more Units within the Community as defined by the Declaration, consents to, approves and agrees with the foregoing amendments to the Declaration.

Redlands Three Sixty, LLC, a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado corporation, its Manager

By B. Douglas Quimby
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 25th day of January, 2023, by B. Douglas Quimby as President of La Plata Communities, Inc., a Colorado corporation and the Manager of Redlands Three Sixty, LLC, a Colorado limited liability company, on behalf of such company.

Witness my hand and official seal.

My Commission expires: 8/4/23

DENISE JORDAN WALLACE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034025810
MY COMMISSION EXPIRES AUGUST 4, 2023

Denise Jordan Wallace
Notary Public

CONSENT

The undersigned, having all power and authority as an Owner of one or more Units within the Community as defined by the Declaration, consents to, approves and agrees with the foregoing amendments to the Declaration.

Goetzmann Custom Homes Inc
a Colorado Corporation

By: _____
_____, its President

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 19 day of Jan, 2023, by Philip A. Goetzmann as President of Goetzmann Custom Homes Inc a Colorado Corporation.

Witness my hand and official seal.
My Commission expires: 4/29/26

EILEEN M WOLFF
Notary Public
State of Colorado
Notary ID 19944005413
My Commission Expires: April 29, 2026

_____
Notary Public

CONSENT

The undersigned, having all power and authority as an Owner of one or more Units within the Community as defined by the Declaration, consents to, approves and agrees with the foregoing amendments to the Declaration.

Maves Construction Inc
a corporation

By: _____
Michael Maves, its President

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 26th day of January 2023, by Michael Maves as President of Maves Construction, Inc a Corporation.

Witness my hand and official seal.
My Commission expires: 5/15/23

LESLIE SWETT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019369
MY COMMISSION EXPIRES MAY 15, 2023

Leslie Swett
Notary Public

CONSENT

The undersigned, having all power and authority as an Owner of one or more Units within the Community as defined by the Declaration, consents to, approves and agrees with the foregoing amendments to the Declaration.

DISTINCTIVE DESIGN BUILD, LLC,
a COLORADO LIMITED LIABILITY COMPANY

By: MARK JENKINS / Mark Jenkins
_____, its PARTNER

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

AMY CONNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #2[illegible]001156
My Commission Expires November 3, 2024

The foregoing instrument was acknowledged before me this 23rd day of January, 2023, by Mark Jenkins as Partner of Distinctive Design Build, a _____.

Witness my hand and official seal.
My Commission expires: 11-3-2024

Amy Conner
Notary Public

CONSENT

The undersigned, having all power and authority as an Owner of one or more Units within the Community as defined by the Declaration, consents to, approves and agrees with the foregoing amendments to the Declaration.

Fixture Studio Holdings, LLC
a Colorado Limited Liability Co.

By: _____
_____, its Managing Member

STATE OF COLORADO)
) ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 30th day of January, 2023, by Jeffrey J. Huber as Managing member of Fixture Studio Holdings LLC a Colorado LLC.

Witness my hand and official seal.
My Commission expires: 9/27/2026

MARY ELLEN DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024031494
MY COMMISSION EXPIRES SEP 27, 2026

Mary Ellen Davis
Notary Public

RECEPTION#: 3002815, at 10/7/2021 9:03:22 AM, 1 of 112
Recording: $568.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

REDLANDS 360

(Grand Junction, CO)

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REDLANDS 360

PREAMBLE

This Declaration of Covenants, Conditions and Restrictions ("**Declaration**") establishes a governance structure and a flexible system of standards and procedures for the development, expansion, administration, maintenance, and preservation of the Community, a predominantly residential planned community located or to be located in the City of Grand Junction, Colorado, following annexation, which will primarily include residential and recreational together with a small commercial component. An integral part of the development plan is for the Redlands 360 Homeowners Association, Inc., a Colorado nonprofit corporation (the "**Association**"), to own, operate and/or maintain various common areas and community improvements and to administer and enforce this Declaration and the other Governing Documents referenced in this Declaration.

DECLARATION OF COVENANTS

Redlands Three Sixty, LLC, a Colorado limited liability company, its successors and assigns (the "**Declarant**"), by executing and recording this Declaration, declares that the property described in Exhibit "A" and any additional property made subject to this Declaration in the future by amendment or supplement, shall constitute the "**Community**" as referred to in this Declaration. This Declaration shall run with the title to such property, shall govern the development and use of such property, and shall be binding upon the Declarant and the future owners of any portion of the property, their respective heirs, successors, successors-in-title, and assigns, and any other person or entity that now or hereafter has any legal, equitable, or beneficial interest in any portion of such property. This Declaration shall also be binding upon the Association, its successors and assigns.

This Declaration is prepared pursuant to the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, *et seq.* (the "**Act**"), and the common interest community established by this document is a phased, planned community as defined in the Act.

Chapter 1
GOVERNING DOCUMENTS

1.1 Scope and Applicability

The Community has been established and is administered pursuant to various documents that have a legal and binding effect on all owners and occupants of property in the Community, as well as on anyone else that may now or in the future have an interest in any portion of the property comprising the Community. Such documents, referred to in this Declaration as the "**Governing Documents**," include this Declaration and the other documents described in Table 1.1, as they may be amended. All owners and occupants, as well as their tenants, guests, and invitees, are required to comply with the Governing Documents.

GOVERNING DOCUMENTS	
Declaration: (recorded)	this Declaration of Covenants, Conditions and Restrictions for Redlands 360, as it may be amended and supplemented, which creates obligations that are binding upon the Association and all present and future owners of property in the Community
Supplemental Declaration: (recorded)	a recorded Supplemental Declaration, which may submit additional property to this Declaration, create easements over the property described in the Supplemental Declaration, impose additional or different obligations or restrictions on such property, designate special areas as described in Chapter 3, create additional Units and Common Areas, including, without limitation Limited Common Area, and assign use of specified Limited Common Area to additional Units, or any of the foregoing, among other things
Articles of Incorporation: (filed with the Colorado Secretary of State)	the Articles of Incorporation of Redlands 360 Homeowners Association, Inc., as they may be amended, which establish the Association as a nonprofit corporation under Colorado law
By-Laws: (Board adopts)	the By-Laws of Redlands 360 Homeowners Association, Inc. adopted by its Board, as they may be amended, which generally govern the Association's internal affairs, such as voting, elections, meetings, etc.
Guidelines: (Declarant adopts)	the design standards and architectural and aesthetic guidelines adopted pursuant to Chapter 6, as they may be amended, which govern new construction, including structures and other items on Units, and landscaping, and which also regulate

	modifications to Units, including improvements and landscaping, after initial construction or installation
Board Resolutions: (Board adopts)	the resolutions the Board adopts to establish rules, regulations, policies, and procedures for internal governance or any other matter as permitted by the Act

Table 1.1 - Governing Documents

1.2 Conflicts

If there are conflicts between any of the Governing Documents and mandatory provisions of applicable federal, state or local law or regulation, the mandatory provisions of such law or regulation shall control. If there are conflicts between any of the Governing Documents and any permissive or non-mandatory provisions of applicable federal, state or local law or regulation, the Governing Documents shall control. If there are conflicts between or among any of the Governing Documents, then the Declaration, the Articles, the By-Laws, the Guidelines, and the Board Resolutions (in that order) shall control.

If any court determines that any provision of this Declaration is invalid, or invalid as applied in a particular instance, such determination shall not affect the validity of other provisions or applications of such provision in other instances.

1.3 Definitions

Capitalized terms used in the Governing Documents have the meaning described in the paragraph where they first appear in bold print. An index to defined terms and glossary of defined terms may be found at the end of this Declaration for convenience. All other terms used in the Governing Documents have their natural, commonly accepted definitions.

1.4 Interpretation of Certain References

Consent or Approval. All references in the Governing Documents to **"consent"** or **"approval"** shall refer to permission or approval, which unless otherwise expressly qualified in the specific provision, may be granted or withheld in the absolute and unqualified discretion of the Person whose consent or approval is required.

Discretion and Determination. All references in the Governing Documents to "**discretion**" or to the right to "**determine**" any matter shall refer to the sole and absolute power or right to decide or act on any basis.

Person. References in the Governing Documents to a "**Person**" or "**Persons**" shall refer to an individual, a corporation, a partnership, a limited liability company, or any other legal entity.

Recording. All references in the Governing Documents to a "recorded" legal instrument, or to recordation or the recording of a legal instrument, shall refer to an instrument filed or the filing of a legal instrument in the official records of Clerk and Recorder of Mesa County, Colorado, or such other place designated as the official location for filing documents affecting title to real estate in Mesa County, Colorado, in order to make them a matter of public record.

Community-Wide Standard. Where the Governing Documents require compliance with the "**Community-Wide Standard**," the standard to be applied is the highest of: (a) the standard of use, conduct, architecture, landscaping, or aesthetic matters generally prevailing in the Community; or (b) the minimum standards described in the Governing Documents. The Community-Wide Standard may contain objective elements, such as specific maintenance requirements, and subjective elements, such as matters subject to the discretion of the Board or the Reviewer (as defined in Chapter 6).

Maintenance. All references in this Declaration to "**maintenance**" shall refer to maintenance, repair, or replacement, as determined appropriate by the Board.

1.5 Plat and Supplemental Plat

A plat of the Community (the "**Plat**"), along with a list of encumbrances affecting such property (the "**Title Exceptions**") as required by § 38-33.3-209 of the Act are attached hereto as Exhibit "B" and Exhibit "C," respectively. A supplemental plat (a "**Supplemental Plat**") may be recorded from time to time to reflect changes in the Community (including, without limitation, changes in the boundary of the Community).

Chapter 2
COMMUNITY ADMINISTRATION

2.1 The Declarant

The Declarant has established the vision for the Community and, through the Governing Documents, has set forth the founding principles that will guide the Community during the initial period of development and sale and thereafter. The Declarant's proposed plan for development of the Community is described in the land use plan(s) for the Community approved by the City of Grand Junction, as the plan(s) may be supplemented and amended, which encompasses all of the property described in Exhibit "A" and all or a portion of the property described in Exhibit "D." The "**Expansion Property**" is the property described in Exhibit "D" and may be added to the Community pursuant to Section 13.1. However, the Declarant is not obligated to submit property described on Exhibit "D" as part of the Expansion Property to this Declaration. In addition, the Declarant may submit property to this Declaration that is not described on Exhibit "D" as part of the Expansion Property.

The Declarant has reserved various rights in the Governing Documents with respect to development and administration of the Community. The Declarant may exercise certain of these rights throughout the "**Development and Sale Period**," which is the period of time during which the Declarant or any "**Declarant Affiliate**" owns real property in the Community or has an unexpired option to expand the Community pursuant to Chapter 13. A "**Declarant Affiliate**" is any Person that controls, is controlled by, or is under common control with the Declarant, and any Person who is an owner, a member, a partner, or a shareholder of the Declarant.

The Declarant has reserved other rights that may be exercised only during the "**Declarant Control Period**," which is the period of time that the Declarant is entitled to appoint a majority of the members of the Association's board of directors ("**Board**"). The Declarant Control Period begins on the date of the Association's incorporation and expires as provided by the Act.

The Declarant has certain approval rights for a limited period as provided in the By-Laws after the termination of the Declarant Control Period, as provided in the By-Laws.

The Declarant may assign its status and rights as the Declarant under the Governing Documents to any person who takes title to any portion of the property described in Exhibit "A" or "D" for the purpose of development and/or sale and may collaterally assign such rights to its lenders as provided by law.

2.2 The Association

The Declarant has established the Association as the primary entity responsible for administering the Community in accordance with the Governing Documents. The Association may exercise all rights and powers that the Governing Documents and Colorado law expressly grant to it, as well as any rights and powers that may reasonably be implied under the Governing Documents. It may also take any action reasonably necessary to effectuate any such right or power, subject to the limitations set forth in the Articles and the other Governing Documents.

2.3 The Board

The Board shall serve the same role, rights and responsibilities as the board of directors of a nonprofit corporation pursuant to Colorado corporate law and as the "executive board" as defined by the Act. Members of the Board are sometimes referred to in the Governing Documents as "directors." The initial Board shall consist of three (3) directors, but may be expanded to no more than seven (7) or thereafter reduced to no less than (3), which changes in the number of members shall be made in accordance with the By-Laws. On most matters, the Association acts through the Board. However, in some instances the Governing Documents or applicable law limit the Board's ability to act without the approval of the Association's

members. Unless the Governing Documents or Colorado law specifically provide otherwise, the Board may exercise the Association's rights and powers without a vote of the membership.

The Board may institute, defend, settle, or intervene on behalf of the Association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to the Area of Common Responsibility, as defined in Section 3.1, enforcement of the Governing Documents, or any other civil claim or action, except as limited in the Governing Documents and, in all events, in compliance with the provisions of Chapter 19. However, the Board has no legal duty to institute litigation or any other proceeding on behalf of or in the name of the Association or its members.

In exercising the Association's rights and powers, making decisions on the Association's behalf (including, without limitation, deciding whether to file a lawsuit or take other legal action under any circumstances) and conducting the Association's affairs, Board members and the Association's officers are required to comply with, and shall be judged by, the standards set forth in the By-Laws.

2.4 The Owners

Each Person who holds record title to a Unit, as defined in Section 3.1, is referred to in the Governing Documents as an "**Owner.**" However, a Person who holds title merely as security for the performance of an obligation (such as a lender holding a mortgage or similar security instrument) is not considered an "Owner." If a Unit is sold under a recorded contract of sale, and the contract specifically so states, the purchaser (rather than the holder of fee simple title) will be considered the Owner. If a Unit has more than one Owner, all co-Owners are jointly and severally obligated to perform the responsibilities of the Owner under the Governing Documents.

Every Owner has a responsibility to comply with the Governing Documents and uphold the community standards described in this Declaration. Each Owner also has an opportunity to participate in the administration of the Community through membership in the Association and through service to the Community in various committee and leadership roles, as described in Chapters 3 and 4 and in the By-Laws.

2.5 Builders

Much of the responsibility and credit for helping to create the Community rests with the "**Builders**" -- those Persons who purchase one or more unimproved lots or parcels of land within the Community for construction and sale of finished Units in the ordinary course of their business. The Builders have the same privileges and responsibilities as other Owners during the time that they own Units for construction and sale, including the privileges of membership in the Association. In addition, the Declarant may grant any of the rights it has reserved under the Governing Documents with respect to development, marketing, and sale of property in the Community to such Builders as it may designate in its discretion.

2.6 Neighborhood Associations

Portions of the Community may be developed under a condominium form of ownership or may have special requirements that lead the Declarant or a Builder to establish a separate condominium or community association to administer additional covenants applicable to that particular area ("**Neighborhood Association**"). The establishment of Neighborhood Associations shall be subject to the approval of the Declarant during the Development and Sale Period. After the Development and Sale Period, the establishment of Neighborhood Associations shall be subject to the approval of the Association. However, nothing in this Declaration requires the creation of a Neighborhood Association, and the jurisdiction of any Neighborhood Association shall be subordinate and subject to that of the Association.

2.7 Mortgagees

If a Unit is made subject to a mortgage or other form of security instrument affecting title to a Unit ("**Mortgage**"), then the holder or beneficiary of that Mortgage ("**Mortgagee**") also has an interest in the administration of the Community. The Governing Documents contain various provisions for the protection of Mortgagees, including those set forth in Chapter 17.

Chapter 3
COMMUNITY STRUCTURE AND ORGANIZATION

3.1 Designations of Properties Comprising the Community

Units. The Governing Documents refer to those parcels of land or defined physical spaces as shown on the Plat and any Supplemental Plat, Subdivision Plat or condominium map that are designated for independent legal ownership, use and occupancy in the Community as "**Units.**" The term "**Unit**" refers to the land, if any, which is part of the Unit, as well as to any structures or other improvements on the Unit. In the case of a building within a condominium or other structure containing multiple Units, including, without limitation, paired homes and duplexes, each dwelling shall be deemed to be a separate Unit. A parcel of land is considered a single Unit until a Subdivision Plat, survey, or condominium map is recorded subdividing it into more than one Unit. The term does not include Common Area, as defined below, common property of any Neighborhood Association, or property dedicated to the public. The Declarant reserves the right to create and develop within the Community, including upon the Expansion Property, as it may exist from time to time, one thousand eight hundred and fifty (1,850) Units within the Community ("**Maximum Units**"). Declarant shall have no obligation to develop the maximum number of Units or any particular number of Units within the Community.

Common Area. Any real or personal property and facilities that the Association owns or in which it otherwise holds possessory or use rights for the common use or benefit of the Community is referred to as "**Common Area.**" The Common Area also includes any property that the Association holds under a lease and any easements in favor of the Association. The

Common Area may include, but is not required to include, greenbelts, trails and paths, parks, club house or community center, pond, recreational facilities, sidewalks, retaining walls, fences, landscaping improvements, signs, picnic tables and related facilities, benches, chairs, light poles and other lighting improvements, drinking fountains, tot-lot or playground equipment, trash receptacles, planters and flower gardens, mail kiosks, Private Streets, Private Streets signs, and security booth, gate or fence, among other things.

Limited Common Area. Certain portions of the Common Area may be designated as "**Limited Common Area**" and assigned for the exclusive use or primary benefit of less than all Units. Limited Common Area might include such things as entry features, recreational facilities, landscaped medians and private cul-de-sacs, among other things.

The Declarant may designate property as Limited Common Area and assign it to particular Units on the recorded Plat, Supplemental Plat, Subdivision Plat or condominium map depicting such property, in the deed conveying such property to the Association, or in the Supplemental Declaration by which the property is submitted to the terms of this Declaration. At any time during the Development and Sale Period, the Declarant may assign use of the same Limited Common Area to additional Units in a Supplemental Declaration or other recorded instrument.

Area of Common Responsibility. All of the properties and facilities for which the Association has responsibility under the Governing Documents, or for which the Association otherwise agrees to assume responsibility, are collectively referred to in the Governing Documents as the "**Area of Common Responsibility**," regardless of who owns them. The Area of Common Responsibility includes all of the Common Area and may also include Units or portions of Units and property dedicated to the public, such as public rights-of-way. The initial Area of Common Responsibility is described in Chapter 10.

3.2 Establishment of Election Districts

The Declarant may at any time before the end of the Development and Sale Period, and in any event shall, not later than the end of the Development and Sale Period, establish "**Election Districts**" whereby each of the Board members are elected from an Election District, the exact boundaries of which shall be established by the Declarant. The Board may elect to revise the boundaries of the Election Districts or abolish the use of Election Districts pursuant to this Section 3.2. The number of Election Districts shall not exceed the number of directors; provided that the Declarant before the expiration of the Development and Sale Period and the Board thereafter may require that a certain number of directors be elected "at large." The Declarant before the expiration of the Development and Sale Period or the Board thereafter may adjust the boundaries of each Election District in its discretion, not more frequently than every four years. Subject to such requirement, the Declarant before the expiration of the Development and Sale Period and the Board thereafter may determine the boundaries of Election Districts in its discretion. If the Declarant before the expiration of the Development

and Sale Period or the Board thereafter establishes Election Districts, Owners of Units within each Election District shall have the right to elect such members of the Board as may be determined that shall represent such Election District and such Owners shall have no right to vote for the election of Directors to represent other Election Districts. Elections within Election Districts shall be held either by written ballot or at a meeting of the Owners within such Election District, as the Board may determine; provided, however, upon written petition signed by Owners holding at least 25% of the votes attributable to Units within the Election District, the election for such Election District shall be held at a meeting. If a meeting will be held for an election of a member of the Board, notice of such meeting shall be provided to all Owners within the Election District in the manner provided in the By-Laws. The presence, in person or by proxy, of Owners representing at least 20% of the total votes attributable to Units in the Election District shall constitute a quorum at any Election District meeting. If the Declarant establishes Election Districts and election of directors to represent Election Districts, the Declarant may at any time before the end of the Development and Sale Period abolish such system of election of directors and may later reinstate such system of election of directors at any time before the end of the Development and Sale Period. If, after the end of the Development and Sale Period, the Board establishes Election Districts and election of directors to represent Election Districts, the Board may at any time after the end of the Development and Sale Period abolish such system of election of directors and may later reinstate such system of election of Directors.

3.3 Service Areas

Units may be part of one or more "**Service Areas**" in which the Units share Limited Common Area or receive special benefits or services from the Association that it does not provide to all Units within the Community. As an illustration only, but without limiting the generality of this Section 3.3, a Service Area may consist of all the Units for which access is limited to an entry booth, gate or fence or may consist of all Units which some or all maintenance of the exterior of dwellings is to be provided by the Association. The Association may charge the Owners of Units within a Service Area a reasonable management fee for the administration of such benefits or services. A Unit may be assigned to more than one Service Area, depending on the number and types of special benefits or services it receives. A Service Area may be comprised of Units of more than one type and may include Units that are not contiguous.

The Declarant may initially designate Service Areas (by name or other identifying designation) and assign Units to a particular Service Area in Exhibit "A," in a Supplemental Declaration, or in a Board resolution. During the Development and Sale Period, the Declarant may unilaterally amend this Declaration or any Supplemental Declaration to change Service Area boundaries.

In addition, the Board may, by resolution, designate Service Areas and assign Units to them upon petition of Owners of at least 67% of the Units affected by the proposed designation pursuant to Section 11.2.

The Owners of Units within each Service Area may elect a "**Service Area Committee**" in accordance with the By-Laws to represent and act on behalf of the Owners with respect to the services and benefits that the Association provides to the Service Area. If the Owner of all of the Units within a Service Area is a Builder, that Builder may, with the consent of the Declarant, appoint the Declarant to fulfill the responsibilities of the Service Area Committee until the expiration of the Development and Sale Period. References to Service Areas in the Governing Documents shall also refer to such Service Area Committees, if appropriate from the context.

Chapter 4
ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

4.1 Membership

The Association shall have one class of membership, which is comprised of all Owners, including Builders, and the Declarant, among others. Every Owner is automatically a member of the Association. However, there shall be only one membership per Unit. Thus, if a Unit has more than one Owner, all co-Owners of the Unit shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth below and in the By-Laws.

If an Owner is a corporation, a partnership, a limited liability company, or other legal entity, its membership rights may be exercised by any officer, director, partner, member, manager, or trustee, or by an individual the Owner designates from time to time in writing to the Association's Secretary, except that only the individuals residing in the Unit shall be entitled to use any Common Area recreational facilities available for use by Owners.

4.2 Voting

Each Unit is assigned one equal undivided vote, subject to the limitations on voting set forth in this Declaration and the other Governing Documents. No vote shall be exercised for any property exempt from assessment under Section 5.8. No vote shall be exercised on behalf of any Unit if any assessment for such Unit is delinquent and past due for more than 60 days. Additionally, the voting rights of any Owner may be suspended by the Association, after notice and opportunity to be heard in accordance with the By-Laws, if any Owner is not in good standing as a result of any uncured default under the Governing Documents.

Owners shall be entitled to vote (i) for the election of members to the Board in accordance with this Declaration, (ii) veto of the budget described in Section 5.2(e), (iii)

matters referred to the Owners by the Board, and (iv) all other matters for which Owners are entitled to vote in accordance with applicable law.

If there is more than one Owner of a Unit, the vote for such Unit shall be exercised as the co-Owners holding a majority of the ownership interest in the Unit determine among themselves. Any co-Owner may cast the vote for the Unit and majority agreement shall be conclusively presumed unless another co-Owner of the Unit protests promptly to the President or other person presiding over the meeting or the balloting, in the case of a vote taken outside of a meeting. In the absence of majority agreement, the Unit's vote shall be suspended if two or more co-Owners seek to exercise it independently.

In any election of directors to the Board, if Election Districts have not been created in accordance with this Declaration or if the Board or the Declarant has decided to eliminate Election Districts in accordance with this Declaration, each Unit shall have the number of votes equal to the number of directors to be elected to the Board by such election; provided, however that only one vote may be cast with respect to the election of each director to be elected. If Election Districts exist, each Unit shall have one vote for each director to be elected to represent that Election District and, if the Board or the Declarant has determined that a specified number of directors shall be elected "at large," each Unit shall have the number of votes equal to the number of directors to be elected "at large"; provided, however, that only one vote may be cast with respect to the election of each director to be elected. Cumulative voting shall not be allowed in the election of directors to the Board or for any other purpose.

4.3 Opportunities for Community Interaction.

The Association may make use of computers, the Internet, and expanding technology to facilitate community interaction and encourage participation in Association activities. For example, the Association may sponsor community social media accounts, create and maintain a community intranet or Internet home page, maintain an "online" newsletter or bulletin board, and offer other technology-related services and opportunities for Owners and residents to interact and participate in Association-sponsored activities. To the extent not prohibited by Colorado law, and unless otherwise specifically prohibited in the Governing Documents, the Association may send notices by electronic means, hold Board or Association meetings and permit attendance and voting by electronic means, and send and collect assessment and other invoices by electronic means. The Association may adopt from time to time Board Resolutions requiring the Owners to supply the Association with appropriate addresses, user names, or other information for purposes of providing electronic notifications or communications.

Chapter 5
ASSOCIATION FINANCES

5.1 Association Expenses

(a) ***Common Expenses.*** Except as the Governing Documents otherwise specifically provide, all of the expenses that the Association incurs, or expects to incur, in connection with the ownership, maintenance, and operation of the Area of Common Responsibility, and otherwise for the general benefit of the Owners, are considered "**Common Expenses.**" Common Expenses include such operating reserves and reserves for repair and replacement of capital items within the Area of Common Responsibility as the Board finds necessary or appropriate.

The characterization of a particular expense as a "Common Expense" shall not preclude the Association from seeking reimbursement for, or a contribution toward, such expenses from other Persons who may be responsible for the expenses incurred or for sharing such expenses pursuant to this Declaration, any Supplemental Declaration, or any other recorded covenants or agreements (whether or not such agreements are recorded).

(b) ***Service Area Expenses.*** All expenses that the Association incurs or expects to incur in connection with the ownership, maintenance, and operation of Limited Common Area, or in providing other benefits and services to a Service Area, including any operating reserve or reserve for repair and replacement of capital items maintained for the benefit of the Service Area, are considered "**Service Area Expenses.**" Service Area Expenses may include a reasonable administrative charge in such amount as the Board deems appropriate, provided that any such administrative charge is applied at a uniform rate per Unit among all Service Areas receiving the same service.

5.2 Budgeting for and Allocating Association Expenses

(a) ***Preparation of Budget.*** Until the Association first levies assessments, the Declarant shall be responsible for all Common Expenses. Thereafter, assessments for Common Expenses shall be levied at least annually in accordance with this chapter.

At least 60 days before the beginning of each fiscal year, the Board shall prepare a budget of the estimated Common Expenses for the coming year. In addition, the Board shall prepare a separate budget for each Service Area reflecting the estimated Service Area Expenses that the Association expects to incur for the benefit of such Service Area in the coming year.

The estimated expenses in each budget shall include, in addition to any operating reserves, a reasonable contribution to a reserve fund for repair and

replacement of any capital items to be maintained as a Common Expense or as a Service Area Expense of the Service Area for whom the budget is prepared, as applicable. In determining the amount of such reserve contribution, the Board may take into account the number and nature of replaceable assets, the expected useful life of each, the expected repair or replacement cost, and the contribution required to fund the projected needs by annual contributions over the useful life of the asset. In order to assist it in determining the amount of the reserves, the Board may, but is not obligated to, engage a third-party reserve specialist to help determine when capital items need to be replaced and to calculate their replacement cost over a period not to exceed thirty (30) years. Neither the Board nor any of its members shall have any liability whatsoever to Owners or to any other Persons on account of the fact that actual Common Expenses will vary from any budget of estimated Common Expenses.

Each budget shall also reflect the sources and estimated amounts of funds to cover such expenses, which may include any surplus to be applied from prior years, any income expected from sources other than assessments levied against the Units (including amounts to which the Association is entitled pursuant to any covenant or agreement to share costs), and the amount to be generated through the levy of Base Assessments and Service Area Assessments pursuant to subsections (b) and (c).

(b) ***Calculation of Base Assessments.*** The total budgeted Common Expenses, less any surplus in the Common Expense budget from prior years and any income anticipated from sources other than assessments against the Units, shall be allocated equally among all Units subject to assessment under Section 5.5 and levied as a "**Base Assessment**."

(c) ***Calculation of Service Area Assessments.*** The total Service Area Expenses budgeted for each Service Area, less any surplus in such Service Area budget from prior years, shall be allocated among all Units in the Service Area that are subject to assessment under Section 5.5 and levied as a "**Service Area Assessment**." Unless otherwise specified in any Supplemental Declaration applicable to a Service Area, Service Area Assessments shall be set at a uniform rate per Unit in the Service Area, except that any portion of the assessment intended for exterior maintenance of structures, insurance on structures, or replacement reserves which pertain to particular structures may be levied on each of the benefited Units in proportion to the benefit received, as the Board may reasonably determine.

All amounts the Association collects as Service Area Assessments shall be expended solely for the benefit of the Service Area for which they were collected and shall be accounted for separately from the Association's general funds.

(d) ***Declarant's Subsidy Option.*** The Declarant may, but shall not be obligated to, pay a subsidy to the Association, for any fiscal year, which may artificially

reduce the Base Assessment for the applicable fiscal year. Any such subsidy may be treated as a contribution to the Association, a payment of any assessment owed by the Declarant, an advance against future assessments due from the Declarant, a loan, or in any other appropriate manner in the Declarant's discretion. Payment of such subsidy in any year shall not obligate the Declarant to continue payment of such subsidy in future years unless otherwise provided in a separate written agreement. Notwithstanding the foregoing provisions of this Section 5.2(d), if the Declarant pays any subsidy to the Association and it is subsequently determined by a court or arbitrator having jurisdiction over the matter that the Declarant owes the Association any amount of assessments for any prior period, then the subsidy or subsidies previously paid by the Declarant to the Association shall be credited against the amounts owed by the Declarant, notwithstanding any previous characterization of such subsidy (*e.g.*, a contribution or an advance payment or a loan), except that in the case of a subsidy that the Declarant caused to be characterized as a loan, the amount of such subsidy that shall be credited against amounts owed by the Declarant shall be limited to the amounts of such loan that have not been previously repaid by the Association.

(e) ***Notice of Budget and Assessment; Right to Disapprove.*** The Board shall send a summary of each applicable budget, together with notice of the amount of the Base Assessment and any Service Area Assessment to be levied pursuant to such budgets and a notice setting the date of a meeting for the Owners to consider the budget, to each Owner within 90 days from the date the Board adopts the budget. Regardless of the presence or absence of a quorum, the Common Expense budget shall automatically become effective unless disapproved at the meeting by 75% of the Owners. Each Service Area budget shall automatically become effective unless disapproved at the meeting by Owners of at least 67% of the Units within the Service Area.

If any proposed budget is disapproved or the Board fails for any reason to determine the budget for any year, then the budget most recently in effect shall continue in effect until a new budget is determined.

(f) ***Budget Revisions.*** The Board may revise the budget for the Community and/or for any Service Area and adjust the Base Assessment or Service Area Assessments anytime during the year, subject to the same notice requirements and rights to disapprove set forth in subsection (e) above.

5.3 Special Assessments

The Association may levy "**Special Assessments**" to cover Common Expenses or Service Area Expenses that are non-routine, unanticipated, or in excess of those anticipated in the applicable budget for any reason. Except as otherwise specifically provided in this Declaration, any Special Assessment for Common Expenses shall become effective and shall

be allocated equally among all Units that will be subject to the Special Assessment unless the Owners of at least 67% of such Units disapprove at a meeting held within 30 days after the levy of the Special Assessment by the Board. Any Special Assessment for Service Area Expenses shall be allocated in the same manner as Service Area Assessments under Section 5.1(b) and shall become effective unless the Owners of at least 67% of the Units in the benefited Service Area disapprove at a meeting held within 30 days after the levy of the Special Assessment by the Board. In addition, during the Development and Sale Period, any Special Assessment shall also require the Declarant's written consent. Special Assessments shall be payable in such manner and at such times as the Board determines and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

5.4 Specific Assessments

The Association may levy "**Specific Assessments**" against a particular Unit as follows:

(a) to cover the costs, including overhead and administrative costs, of providing services to the Unit upon request of the Owner pursuant to any menu of optional services the Association may offer (which might include the items identified in Section 11.1). Specific Assessments for optional services may be levied in advance of the provision of the requested service;

(b) to cover costs incurred in bringing the Unit into compliance with the Governing Documents and costs incurred as a consequence of the conduct of the Owner or occupants of the Unit, their agents, contractors, employees, licensees, invitees, or guests; however, the Board shall give the Unit Owner prior written notice and an opportunity for a hearing, in accordance with the By-Laws, before levying any Specific Assessment under this subsection (b); and

(c) to cover the Unit's pro rata share of any costs that the Association incurs in bringing the Service Area of which the Unit is a part into compliance with the provisions of the Governing Documents; however, the Board must give prior written notice to the Owners of Units in the Service Area and an opportunity for such Owners to be heard, in accordance with the By-Laws, before levying any such Specific Assessment.

5.5 Authority to Assess Owners; Time of Payment

The Declarant hereby establishes, and the Association is hereby authorized to levy, assessments as provided for in this chapter and elsewhere in the Governing Documents. The obligation to pay assessments shall commence as to each Unit on the first day of the month following the date on which the Declarant transferred title to the Unit. The first annual Base Assessment and Service Area Assessment, if any, levied on each Unit shall be adjusted according to the number of months remaining in the fiscal year at the time assessments commence on the Unit.

So long as any Unit within the Community consists of unimproved land or land upon which a building or dwelling is being constructed or has been completed, but is not permanently occupied or is being used as a model home, or land upon which a model home that is being used for sales and marketing purposes is being operated (each, an "**Unfinished Unit**"), Common Expenses shall be assessed exclusively to all Units in the Community that are not Unfinished Units, except to the extent expressly stated below in this Section 5.5 with respect to a portion of Common Expenses that will be assessed against Unfinished Units.

A Builder that owns an Unfinished Unit consisting of unimproved land or land upon which a dwelling is being constructed or upon which a dwelling has been completed but is not permanently occupied and is not being used as a model home does not receive the benefit of all or most of the Common Expenses incurred by the Association. For example, but without limitation, such a Builder would not receive the benefit of: (i) utility costs to light or otherwise utilize or operate Common Area; (ii) the cost of maintaining, repairing or replacing any structures or improvements (such as play equipment) that are Common Area; (iii) insurance covering Common Area; (iv) snow removal from sidewalks that are Common Area; and (v) landscape maintenance and replacement. Accordingly, such Builders shall be required to pay only 25% of the Base Assessment that would otherwise be applicable to such Unit and for all purposes such percentage is deemed to be a reasonable determination of the portion of Common Expenses that benefit such Unit and any Person challenging such percentage shall have the burden of proving that such percentage is not a reasonable determination of the portion of Common Expenses that benefit such Unit. Notwithstanding the foregoing, once a Builder transfers title to a completed dwelling constructed on the land of an Unfinished Unit, the Unit conveyed shall be subject to and the Owner of such Unit shall pay 100% of the Base Assessment from and at all times after the date of such conveyance in accordance with the terms of this Declaration.

A Builder that owns a Unit consisting of improved land upon which a model home that is used for sales and marketing purposes is being operated does not receive the benefit of all or most of the Common Expenses incurred by the Association, particularly because such model home is not permanently occupied. Accordingly, such Builders shall be required to pay only 35% of the Base Assessment that would otherwise be applicable to such Unit and for all purposes such percentage is deemed to be a reasonable determination of the portion of Common Expenses that benefit such Unit and any Person challenging such percentage shall have the burden of proving that such percentage is not a reasonable determination of the portion of Common Expenses that benefit such Unit. Notwithstanding the foregoing, once a Builder transfers title to a model home, the Unit conveyed shall be subject to and the Owner of such Unit shall pay 100% of the Base Assessment from and at all times after the date of such conveyance in accordance with the terms of this Declaration.

Assessments shall be paid in such manner and on such dates as the Board may establish. The Board may require advance payment of assessments at closing of the transfer of title to a Unit. The Board may also impose special requirements for Owners with a history of delinquent

payment. If the Board so elects, assessments may be paid in two or more installments. Unless the Board otherwise provides, the Base Assessment and any Service Area Assessment shall be due and payable in advance on the first day of each fiscal year. If any Owner is delinquent in paying any assessments or other charges levied on his Unit, the Board may require the outstanding balance on all assessments to be paid in full immediately.

5.6 Obligation for Assessments

By accepting a deed or entering into a recorded contract to purchase any Unit, each Owner covenants and agrees to pay all assessments authorized in the Governing Documents. All assessments, together with interest (computed from its due date at a rate of 21% per annum or such other rate as the Board may establish, subject to the limitations of Colorado law), late charges as determined by Board resolution, costs, and reasonable attorneys' fees, shall be the personal obligation of each Owner and a lien upon each Unit until paid in full. Upon a transfer of title to a Unit, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance.

The Board's failure to fix assessment amounts or rates or to deliver or mail each Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay Base Assessments and Service Area Assessments at the rate established for the last year for which an assessment was made, if any, until a new assessment is levied, at which time the Association may retroactively assess any shortfall.

No Owner may exempt himself or herself from liability for assessments by non-use of Common Area, abandonment of his or her Unit, or non-use of services provided to all Units or to all Units within the Service Area to which the Unit is assigned. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

Upon written request, and with reasonable advance notice, the Association shall furnish to any Owner liable for any type of assessment a certificate signed by an Association officer or the Association's managing agent setting forth whether such assessment has been paid. Such certificate shall be conclusive evidence of payment. The Association may require the advance payment of a reasonable preparation and processing fee for the issuance of such certificate.

5.7 Lien for Assessments

(a) ***Existence of Lien.*** In accordance with §38-33.3-316 of the Act, and subject to the limitations of any other applicable provisions of the Act or Colorado law,

the Association shall have a statutory lien against each Unit to secure payment of assessments, as well as interest, late charges (subject to the limitations of Colorado law), and costs of collection (including attorneys' fees and expenses). Such lien shall be superior to all other liens except as provided in §38-33.3-316 of the Act.

(b) ***Enforcement of Lien.*** The Association may foreclose its statutory lien in like manner as a mortgage on real estate. The Association may also bid for the Unit at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Unit. While a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; and (b) no assessment shall be levied on it. The Association may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same, in addition to pursuing any and all remedies allowed by law to enforce the lien. Any suit by the Association to recover unpaid assessments and other charges described in this Chapter 5 or to foreclose its statutory lien is an Exempt Claim and shall not be subject to the provisions of Chapter 19.

(c) ***Effect of Sale or Transfer.*** Sale or transfer of any Unit shall not affect the assessment lien or relieve such Unit from the lien for any subsequent assessments. However, the sale or transfer of any Unit pursuant to foreclosure of the first Mortgage shall extinguish the lien as to any installments of such assessments due prior to the Mortgagee's foreclosure. The subsequent Owner of the foreclosed Unit shall not be personally liable for assessments on such Unit due prior to such acquisition of title. Such unpaid assessments shall be deemed to be Common Expenses collectible from Owners of all Units subject to assessment under Section 5.5, including such acquirer, its successors and assigns.

5.8 Exempt Property

The following property shall be exempt from payment of Base Assessments, Service Area Assessments, and Special Assessments:

(a) All Common Area and such portions of the property owned by the Declarant as are included in the Area of Common Responsibility; and

(b) Any property dedicated to and accepted by any governmental authority or public utility; and

(c) Property owned by any Neighborhood Association for the common use and enjoyment of its members or owned by the members of a Neighborhood Association as tenants-in-common.

5.9 Capitalization of Association

The first Owner of each Unit other than the Declarant, a Declarant Affiliate or a Builder shall make a contribution to the working capital of the Association in an amount equal to one-fourth of the annual Base Assessment per Unit for that year. This amount shall be in addition to, not in lieu of, the annual Base Assessment and any Service Area Assessment levied on the Unit and shall not be considered an advance payment of such assessments. This amount shall be due and payable to the Association immediately upon transfer of title, for its use in covering initial start-up expenses, operating expenses and other expenses it incurs pursuant to the Governing Documents.

5.10 Use and Consumption Fees

The Board may charge use, consumption, and activity fees to any Person using Association services or facilities or participating in Association-sponsored activities. The Board may determine the amount and method of determining such fees. Different fees may be charged to different classes of users (*e.g.*, Owners and non-Owners).

Chapter 6
ARCHITECTURE, LANDSCAPING, AND AESTHETIC STANDARDS

6.1 General

All site work, landscaping, structures, improvements, and other items initially placed on a Unit in a manner or location visible from outside of any structures on the Unit ("**Improvements**") are subject to standards for design and aesthetics adopted pursuant to this chapter ("**Guidelines** ") and to the approval procedures set forth in this chapter, except as this chapter or the Guidelines may otherwise specify. After the initial construction and installation of all site work, landscaping, structures and all other improvements regulated under the Guidelines are complete, alterations, additions and other improvements to the landscaping, structures, improvements and other items placed on a Unit in a manner or location visible from outside of any Improvements are subject to the Guidelines. Improvements shall include, but not be limited to, staking, clearing, excavation, grading and other site work; initial construction of any dwelling or accessory buildings; exterior alteration of existing improvements; installation or replacement of: mailboxes; basketball hoops; swing sets and similar sports and play equipment; garbage cans; antennas, satellite dishes and other apparatus for the transmission or reception of television, radio, satellite, or other similar signals of any kind; irrigation systems, sidewalks, parking areas or driveways; exterior lighting; awnings; hedges, walls, dog runs, animal pens, or fences of any kind; painting or other finish materials; artificial vegetation or sculpture; and planting or removal of landscaping materials. Notwithstanding the foregoing, regulation of antennas, satellite dishes, and any other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind shall be in strict compliance with all federal laws and regulations.

No prior approval is necessary to repaint the exterior of existing structures using the most recently approved color scheme for such structures or to rebuild or restore any damaged structures in a manner consistent with the plans and specifications most recently approved for such structures. Generally, no approval is required for work done to the interior of a structure except as set forth in the Guidelines.

Approval under this chapter is not a substitute for any approvals or reviews required by the City of Grand Junction, Mesa County or any other municipality, governmental or quasi-governmental agency or entity having jurisdiction over architectural or construction matters.

This chapter shall not apply to the Declarant's design and construction activities or to the Association's activities during the Development and Sale Period.

Any suit by the Association, the Declarant, the Reviewer or an affected Owner that involves a dispute concerning the procedures for approval of Improvements under this Chapter 6 is an Exempt Claim, including, without limitation, any suit arising from the Reviewer's failure to approve a proposed Improvement. Any suit by the Association, the Declarant or an affected Owner to enforce the provisions of this Chapter 6, including, without limitation, any suit with respect to a violation of the Guidelines, is an Exempt Claim.

6.2 Design Review Authority

(a) ***Declarant***. The Declarant shall have exclusive authority to review and act upon all applications for review of proposed Improvements until the later of (i) the expiration of the Development and Sale Period, or (ii) such time as all Units planned for the property described in Exhibits "A" and "B" have been improved with buildings and conveyed to Owners other than the Declarant. The Declarant may designate one or more persons to act on its behalf in reviewing any application. In reviewing and acting upon any request for approval, the Declarant and its designee act solely in the Declarant's interest and owe no duty to any other Person.

From time to time, the Declarant may delegate any or all of its rights under this chapter to other Persons, committees appointed by Declarant, or the Design Review Committee created pursuant to Section 6.2(b). Any such delegation shall be in writing, shall specify the scope of responsibilities delegated, and shall be subject to (i) the Declarant's right to revoke such delegation at any time and reassume its prior control, and (ii) the Declarant's right to veto any decision by the Design Review Committee in its discretion. So long as the Declarant has any rights under this chapter, the authority of others to consider, approve or deny applications for proposed Improvements shall be limited to such matters as the Declarant specifically delegates.

(b) ***Design Review Committee***. Upon the Declarant's delegation of authority pursuant to Section 6.2(a), or upon expiration or termination of the Declarant's rights under this chapter, the Board shall appoint a Design Review

Committee ("**Design Review Committee**" or "**DRC**") to assume authority over matters related to the construction or alteration of Improvements, the Guidelines and related matters within the scope of the delegated authority or this chapter. The DRC shall consist of at least three, but not more than seven, persons who shall serve and may be removed and replaced in the Board's discretion. DRC members need not be Owners or representatives of Owners. The DRC may include architects, engineers, or similar professionals. The Association may compensate DRC members in such manner and amount, if any, as the Board may determine appropriate.

Until the earlier of expiration of the Declarant's rights under this chapter or the date upon which Declarant delegates all of its rights under this chapter, the DRC shall notify the Declarant in writing within three business days of any action (*i.e.*, approval, partial approval, or disapproval) it takes under this chapter. A copy of the application and any additional information the Declarant may require shall accompany the notice. The Declarant shall have 10 business days after receipt of such notice to veto any such action, in its discretion, by written notice to the DRC. Additionally, the Declarant may also relieve the DRC of its obligation to provide such notice to Declarant in its discretion.

(c) ***Reviewer***. For purposes of this chapter, the Person having jurisdiction in a particular application shall be referred to as the "**Reviewer**."

(d) ***Fees; Assistance***. The Reviewer may establish and charge reasonable fees for its review of applications and may require that such fees be paid in advance. Such fees may also include reasonable costs incurred in having professionals review any application. The Board may include the compensation of such persons in the Association's annual operating budget.

6.3 Guidelines and Procedures

(a) ***Guidelines.*** The Declarant has prepared the initial Guidelines, which contain general provisions applicable to all of the Community as well as specific provisions that vary among uses, housing types, or locations within the Community. Without limiting the generality of the foregoing sentence, the Declarant may also modify or supplement the Guidelines with provisions that are specific to uses, lot sizes, housing types, or locations within the Community; all references in the Governing Documents to the Guidelines shall include any such guidelines that are specific to uses, lot sizes, housing types, or locations within the Community, as well as the guidelines that are applicable to all of the Community. The Guidelines are intended to provide guidance to Owners, architects, and contractors regarding matters of particular concern to the Reviewer. The Guidelines are not the exclusive basis for the Reviewer's decisions, and compliance with the Guidelines does not guarantee approval.

The Declarant shall have sole and full authority to amend the Guidelines for so long as it has review authority under Section 6.2(a). The Declarant's right to amend the Guidelines shall continue even if it delegates reviewing authority to the DRC, unless the Declarant also delegates the power to amend the Guidelines to the DRC. Upon expiration or delegation of the Declarant's right to amend, the DRC may amend the Guidelines with the Board's consent.

Amendments to the Guidelines shall apply prospectively only. They shall not require modifications to or removal of any structures or landscaping previously approved once the approved construction or modification has begun. However, any new work on such structures must comply with the Guidelines, as amended. There shall be no limitation on the scope of amendments to the Guidelines and such amendments may eliminate requirements previously imposed or otherwise make the Guidelines less restrictive.

The Reviewer shall make the Guidelines available to Owners and their architects and contractors upon request.

(b) ***Procedures.*** Unless the Guidelines provide otherwise, no activities within the scope of this chapter (as described in Section 6.1) may begin on any property within the Community until a written application is submitted to and approved in writing by the Reviewer. The application must be accompanied by plans and specifications and such other information as the Reviewer or the Guidelines require, including, without limitation site-specific grading plans, which plans may also require the approval of the City of Grand Junction and other governmental or quasi-governmental offices or agencies.

In reviewing each application, the Reviewer may consider any factors it deems relevant, including, without limitation, harmony of the proposed external design with surrounding structures and environment. Decisions may be based on purely aesthetic considerations. Each Owner acknowledges that such determinations are inherently subjective and that opinions may vary as to the desirability and/or attractiveness of particular Improvements.

The Reviewer shall have the discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment, and such determinations shall not be subject to the procedures in Chapter 19 or judicial review so long as they are made in good faith and in accordance with required procedures set forth herein and in the Guidelines.

The Reviewer may exempt certain activities from the application and approval requirements of this chapter if such activities are undertaken in compliance with the Guidelines and the Community-Wide Standard.

6.4 No Waiver of Future Approvals

The people reviewing applications under this chapter will change from time to time, and opinions on aesthetic matters, as well as interpretation and application of the Guidelines, may vary. It may not always be possible to identify objectionable features until work is completed. In such cases, the Reviewer may elect not to require changes to objectionable features. However, the Reviewer may refuse to approve similar proposals in the future. Approval of applications or plans shall not constitute a waiver of the right to withhold approval as to any similar applications, plans, or other matters subsequently or additionally submitted for approval.

6.5 Variances

Variances from the building restrictions imposed by this Declaration may be granted as provided in the Guidelines.

6.6 Limitation of Liability

This chapter establishes standards and procedures as a mechanism for maintaining and enhancing the overall aesthetics of the Community and they do not create any duty to act for the benefit of any Person. Review and approval of any application pursuant to this chapter and the Guidelines may be based purely on subjective aesthetic considerations. The Reviewer is not responsible for the structural integrity or soundness of approved construction or modifications, for compliance with building codes and other governmental requirements, or for ensuring that all structures are of comparable quality, value, size, or design, or are aesthetically pleasing or otherwise acceptable to other Owners.

The Declarant, its officers, directors, members, managers, employees and agents, the Association, its officers, directors, employees and agents, the Board, the Reviewer, any committee, any member of any of the foregoing and any other Reviewer shall not be liable for (a) soil conditions, drainage, or other general site work, including grading; (b) any defects in plans revised or approved hereunder; (c) any loss or damage arising out of the action, inaction, integrity, financial condition, or quality of work of any contractor or its subcontractors, employees, or agents, whether or not the Declarant has approved or featured such contractor as a Builder; or (d) any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any Unit. Neither the Declarant, its officers, directors, members, managers, employees or agents, nor the Association, its officers, directors, employees or agents, the Board, the Reviewer, any committee, any member of any of the foregoing and any other Reviewer shall have any duty or obligation whatsoever to warn or advise any Owner that has requested approval pursuant to this chapter of any condition, physical, financial, or otherwise, that may exist on or with respect to or in connection with such Owner's Unit (including the land contained within such Unit) in connection with such Owner's request for approval, and all such duty and obligation, if any would otherwise exist, is hereby fully and forever irrevocably waived, released and discharged

in all respects. In all matters subject to this chapter, the Association shall defend and indemnify the Board, the DRC, any Reviewer, and the members, managers, shareholders, partners, officers, and directors of each, as provided in the By-Laws.

Chapter 7
USE AND CONDUCT

7.1 Use, Occupancy, and Transfer of Interests in Units

(a) ***Residential and Related Uses.*** Units may be used only for residential and related purposes, except as the Declarant may otherwise authorize with respect to construction, marketing, and sale activities of the Declarant and Builders it designates or as may be provided in the covenants applicable to any Neighborhood Association, which may provide for a wider range of uses. An activity shall be considered "related" to a residential use and thus permitted under this section only if conducted by a person or persons residing in the Unit and only if the activity:

(i) is not apparent or detectable by sight, sound, or smell from outside of a permitted structure;

(ii) complies with applicable zoning and other governmental requirements, including, without limitation, requirements for home occupation, if applicable;

(iii) does not involve regular visitation of the Unit by employees who do not reside in the Unit, clients, customers, suppliers, or other business invitees, or door-to-door solicitation within the Community; and

(iv) is consistent with the Community's overall character and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of others, as the Board may determine in its discretion.

"Business" as used in connection with uses related to residential use shall have its ordinary, generally accepted meaning and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves providing goods or services to Persons other than the family of the producer and for which the producer receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required. Upon request by the Association, any Person engaged in a business activity in a Unit shall provide the Association with a copy of all permits, licenses or certificates required by governmental agencies.

Leasing a Unit for residential or such other purposes as may be permitted by the covenants in any Neighborhood Association shall not be considered a "business" within the meaning of this subsection.

(b) ***Leasing.*** For purposes of this Declaration, the terms "**Lease**" and "**Leasing**" shall refer to the regular, exclusive occupancy of a Unit by any Person other than the Owner, for which the Owner receives any consideration or benefit.

All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Unit are bound by and obligated to comply with the Governing Documents. However, the Governing Documents shall apply regardless of whether such a provision is specifically set forth in the lease.

For any Lease with a term in excess of 30 days, the Owner of the leased Unit shall notify the Board or the Association's managing agent of the lease and provide any additional information the Board may reasonably require within 10 days of the commencement of the Lease term. The Owner must give the tenant copies of the Governing Documents. In addition to, but consistent with this subsection, the Association or the Board may adopt resolutions governing leasing and subleasing, as further provided in subsection 7.3(f).

(c) ***Transfer of Title.*** Any Owner desiring to sell or otherwise transfer title to his or her Unit shall give the Board at least seven days' prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. The Person transferring title shall continue to be jointly and severally responsible with the Person accepting title for all obligations of the Owner, including assessment obligations, until the date upon which the Board receives such notice, notwithstanding the transfer of title. The Owner desiring to sell or otherwise transfer title to his or her Unit shall comply with the all applicable provisions of federal, state and local law and regulation regarding disclosure to the buyer as it relates to the Community and shall deliver to the Association the buyer's signed acknowledgement that the Owner has made such disclosure as necessary.

(d) ***Subdivision and Combination of Units; Condominiums.*** No Person other than the Declarant and Builders whom the Declarant may authorize shall subdivide, including, without limitation, subdivision by the creation of a condominium regime, or change the boundary lines of any Unit or combine Units without the Board's prior written approval and the prior written approval of the Declarant during the Development and Sale Period. Any such action that the Board approves shall be effective only upon recording of a Subdivision Plat or other appropriate legal instrument reflecting the subdivision or new boundaries of the affected Unit(s). The Board's approval may set forth a determination of how combined Units shall be treated

for purposes of voting or assessment. In the absence of such a determination, adjacent Units owned by the same Owner shall continue to be treated as separate Units for purposes of voting and assessment, even though such Units may be improved with only a physical structure.

(e) ***Timesharing.*** No Unit shall be used for operation of a timesharing, fraction-sharing, interval estate, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years, unless such program is established by the Declarant or with the Declarant's prior written approval.

(f) ***Vehicles and Garages.*** No automobile of any kind may be left upon any portion of the Community, except in a garage, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Any such vehicle not in a garage shall be considered a nuisance and may be removed from the Community. No motorized vehicles shall be permitted on pathways or unpaved Common Area except for public safety vehicles authorized by the Board.

Recreational vehicles of every kind and type shall be parked only in the garages, if any, serving the Units, except that recreational vehicles may be parked on Units that contain a land area equal to or greater than 1 ½ acre and, in such case, only on hard-surfaced areas on such Unit approved as provided in Chapter 6. The term "recreational vehicles," as used herein, shall include, without limitation, motor homes, mobile homes, boats, trailers, other towed vehicles, motorcycles, minibikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans. Any recreational vehicle parked or stored in violation of this provision in excess of seven days shall be considered a nuisance and may be removed from the Community. The Declarant and/or the Association may, but have no obligation to, designate certain parking areas within the Community for recreational vehicles subject to reasonable community regulations and fees, if any.

No vehicle of any type shall be parked on any unpaved surface of a Unit that is visible from any street or any other Unit, nor shall any vehicle be parked on the east side of Canyon Rim Trial.

Parking on any cul-de-sac street with a landscape island is restricted to the inside curb of the island. No vehicles, except for public safety vehicles temporarily parked, may be parked along the outside curb of any street with a cul-de-sac island.

All vehicles shall be subject to such reasonable community regulations as the Board may adopt. The Board may establish and levy fines and Specific Assessments for violation of such community regulations. The Association may also tow, at the expense of the Owner, any vehicle parked within the Community in violation of community regulations or any Governing Document.

(g) ***Signs.*** No sign of any kind shall be erected by an Owner or occupant without the prior written consent of the Board, except: (i) such signs as may be required by legal proceedings; (ii) not more than one professional security sign of such size deemed reasonable by the Board in its sole discretion; (iii) a sign in a size determined by the Board advertising the Unit upon which such sign is located is for sale; and (iv) political signs erected in accordance with the requirements of the Act.

Unless in compliance with this Section, no signs shall be posted or erected by any Owner or occupant within any portion of the Community, including the Common Area, any Unit, any structure or dwelling located on the Common Area or any Unit, if such sign would be visible from the exterior of such structure or dwelling as determined in the Board's sole discretion.

The Board reserves the right to restrict the number, size, color, lettering, design and placement of all signs, subject to applicable provisions, if any, of the Act. This provision shall not apply to entry, directional, or other signs installed by the Declarant.

(h) ***Lights and Overhead Utility Lines.*** Unless prior approval in writing is obtained from the Declarant or the DRC by the Owner or occupant, exterior lighting visible from the street shall not be permitted except for: (i) approved lighting as originally installed on a Unit; (ii) one approved decorative post light; (iii) pathway lighting; (iv) landscape and accent lighting; (v) street lights in conformity with an established street lighting program for the Community; (vi) seasonal decorative lights during the usual and common season; or (vii) front house illumination of model homes in compliance with the Guidelines. Overhead utility lines, including lines for cable television, shall not be permitted within the Community, except for temporary lines as required during construction and lines installed by or at the request of Declarant.

(i) ***Outdoor Play Equipment, etc.*** The Board shall have the power to adopt Community regulations that limit or prohibit outdoor play equipment and similar items. Without limiting the scope of such Community regulations, the regulations may limit the location of any such items. In all events, outdoor trampolines are prohibited in the Community.

(j) ***Artificial Turf.*** Lawn areas of Units may be a combination of sod, shrubs, trees, other landscape materials and xeriscape materials, as may be approved by the Reviewer upon application of the Owner. However, no artificial turf may be used on any Unit outside of the structure on such Unit, except that the DRC may, in its absolute discretion, approve the use of artificial turf in rear yards.

(k) ***Sight Distances at Intersections.*** All property located at street intersections or driveways shall be landscaped so as to permit safe sight across such areas and to comply with applicable requirements of the City of Grand Junction or any

other governmental or quasi-governmental agency having authority regarding visibility and site distances.

(l) ***Storage of Materials, Garbage, Dumping, Etc.*** All garbage cans shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. There shall be no dumping of: grass clippings, leaves and other debris; rubbish, trash and garbage; petroleum products, fertilizers, and other potentially hazardous or toxic substances in any drainage ditch, stream or pond within the Community, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff.

No lumber, metals, bulk materials, refuse, trash and other similar materials shall be kept, stored, or allowed to accumulate outside the buildings on any Unit, except during the initial construction period of the improvements to the Unit and except for firewood that is stacked neatly, located in the rear yard of the Unit and is not visible from the street. In addition, during construction, the building materials on any Unit shall be placed and kept in an orderly fashion. Any Unit on which construction is in progress shall be policed prior to each weekend and during the weekend all materials shall be neatly stacked or placed and any trash or waste materials shall be removed.

(m) ***Garage Conversions***. No garage space shall be converted to living area without the prior written consent of the Board.

(n) ***Animals and Pets.*** No animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any Unit; provided, however, that a reasonable number of dogs, cats, and other usual and common household pets traditionally kept indoors, as determined by the Board from time to time whether by Board Resolution or otherwise, may be maintained and kept, but not bred for commercial purposes, within Units. No hoofed animals of any kind or size, and no stables or corrals for hoofed animals, shall be allowed within the Community. All pets shall be reasonably controlled by the owner whenever outside a structure and shall be kept in such a manner as to not become a nuisance by barking or other acts. The owners of the pet shall be responsible for all of the pet's actions and shall promptly clean up after the pet. If, in the sole opinion of the Board, any animal becomes dangerous or an annoyance or nuisance in the Community or to nearby property or destructive of wildlife, they shall be removed from the Community.

(o) ***Nuisance.*** It shall be the responsibility of each Owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any

substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

Each Owner shall maintain its Unit in a neat and orderly condition throughout initial construction of a dwelling and not allow trash and debris from its activities to be carried by the wind or otherwise scattered within the Community. Storage of construction materials on the Unit shall be subject to such conditions, rules, and regulations as may be set forth in the Guidelines. Each Owner shall keep roadways, easements, swales, and other portions of the Community clear of silt, construction materials and trash from its activities at all times. Trash and debris during initial construction of a dwelling shall be contained in standard size dumpsters or other appropriate receptacles and removed regularly from Units and shall not be buried or covered on the Unit. Owners shall remove trash and debris from the Unit and temporarily suspend construction activities on the Unit upon reasonable notice by Declarant in preparation for special events.

No noxious or offensive activity as determined by the Board through Board Resolution or otherwise shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community as determined in the sole discretion of the Board. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes or as approved by Declarant or the DRC shall be located, installed or maintained upon the exterior of any structure or elsewhere within any Unit unless required by law.

(p) ***Enforcement.*** Any suit by the Association to enforce any of the terms, provisions and restrictions set forth in this Chapter 7 is an Exempt Claim and shall not be subject to the provisions of Chapter 19 below.

7.2 Rulemaking Authority and Procedures

The Governing Documents establish a framework of covenants and conditions that govern the Community. Community regulations, if any, shall be adopted by the Board in accordance with the procedure described below in this Section 7.2.

The Association must be able to respond to unforeseen issues and changes affecting the Community. Therefore, the Board is authorized to change any of the community regulations it adopts in accordance with the following procedures, subject to the limitations set forth in Section 7.3.

(a) ***Board Authority.*** Subject to the notice requirements in subsection (b), the consent of the Declarant during the Development and Sale Period, and the Board's duty to exercise judgment and reasonableness on behalf of the Association and its members, the Board may adopt resolutions establishing community regulations, modifying existing community regulations or rescinding existing community regulations by majority vote of the directors at any Board meeting provided that the Owners do not disapprove of such resolutions in accordance with subsection (c).

(b) ***Notice.*** The Board shall send notice to all Owners concerning any proposal to adopt a community regulation(s) or to change or rescind an existing community regulation(s) at least 30 days prior to the meeting of the Board at which such action is to be considered. At any such meeting, the Owners shall have a reasonable opportunity to be heard before the proposed action is put to a vote and to exercise their disapproval rights granted in subsection (c).

This notice requirement does not apply to administrative and operating policies that the Board may adopt relating to Common Area, such as hours of operation of a recreational facility (if any), speed limits on private roads (if any), the method of allocating or reserving use of a facility (if permitted) by particular individuals at particular times, and fees for the use of a facility, notwithstanding that such policies may be published as part of the community regulations.

(c) ***Owners' Rights.*** At the meeting of the Board at which a resolution to adopt a new community regulation(s), to modify an existing community regulation(s), and/or to rescind an existing community regulation(s) is approved by majority vote of the directors at such Board meeting, such resolution shall automatically become effective, on the date described in subsection (d), regardless of the presence or absence of a quorum of the Owners, unless disapproved at the meeting by 75% of all Owners.

The disapproval rights of the Owners described in this subsection (c) do not apply to administrative and operating policies that the Board may adopt relating to Common Area, such as hours of operation of a recreational facility (if any), speed limits on private roads (if any), the method of allocating or reserving use of a facility (if permitted) by particular individuals at particular times, and fees for the use of a facility, notwithstanding that such policies may be published as part of the community regulations.

(d) ***Effective Date.*** A resolution proposing, modifying and/or rescinding a community regulation(s) adopted under this section shall take effect 10 days after the date of the Board meeting at which such resolution was considered.

(e) ***Conflicts.*** No action taken under this section shall have the effect of modifying or repealing the Guidelines, or any provision of this Declaration other than the community regulations. In the event of a conflict between the Guidelines and any

community regulation, the Guidelines shall control. In the event of a conflict between a community regulation and any provision of this Declaration, the Declaration shall control.

7.3 Protection of Owners and Others

Except as may be set forth in this Declaration (either initially or by amendment), all community regulations shall comply with the following provisions:

(a) ***Similar Treatment.*** Similarly situated Units shall be treated similarly; however, community regulations may vary by Neighborhood, Service Area, or housing type.

(b) ***Displays.*** Nothing in the community regulations shall prohibit an Owner or occupant from displaying political, religious, or holiday symbols and decorations on his or her Unit of the kinds normally displayed in single-family residential neighborhoods. However, the Association may adopt time, place, and manner restrictions with respect to signs, symbols, and displays visible from outside of structures on the Unit, including reasonable limitations on size and number.

(c) ***Household Composition.*** Nothing in the community regulations shall interfere with an Owner's freedom to determine household composition, except that the Association may impose and enforce reasonable occupancy limitations and conditions based on Unit size and facilities and its fair share use of the Common Area.

(d) ***Activities Within Dwellings.*** Nothing in the community regulations shall interfere with the activities carried on within a dwelling, except that the Association may prohibit activities not normally associated with residential property. It may also restrict or prohibit activities that create monetary costs for the Association or other Owners, that create a danger to anyone's health or safety, that generate excessive noise or traffic, that create unsightly conditions visible from outside the dwelling, or that are an unreasonable source of annoyance.

(e) ***Allocation of Burdens and Benefits.*** Nothing in the community regulations shall alter the allocation of financial burdens among the various Units or rights to use the Common Area to the detriment of any Owner over that Owner's objection expressed in writing to the Association. Nothing in this provision shall prevent the Association from changing the Common Area available, from adopting generally applicable rules for use of Common Area, or from denying use privileges to those who are delinquent in paying assessments, abuse the Common Area, or violate the Governing Documents. This provision does not affect the right to increase the amount of assessments as provided in Chapter 5.

(f) ***Leasing and Transfer of Units.*** Nothing in the community regulations shall prohibit leasing or transfer of any Unit or require approval prior to leasing or transferring a Unit; however, the community regulations may require a minimum lease term of up to 12 months. Minimum lease terms may vary by Neighborhood, Service Area, or housing type. Community regulations may also require that Owners use Board-approved lease forms (or include specific lease terms), and may impose a reasonable review or administrative fee in connection with the Board's review of a lease. Community regulations shall not be inconsistent with the provisions of subsection 7.1(b).

(g) ***Abridging Existing Rights.*** Nothing in the community regulations shall require that an Owner dispose of personal property kept in or on a Unit in compliance with the community regulations in effect at the time such personal property was brought onto the Unit. This exemption shall apply only during the period of such Owner's ownership of the Unit and shall not apply to subsequent Owners who take title to the Unit after adoption of the regulation.

(h) ***Reasonable Rights to Develop.*** Nothing in the community regulations may interfere with the Declarant's, or any Builder's, ability to develop, market, and sell property in the Community.

(i) ***Interference with Easements.*** Nothing in the community regulations may interfere with the exercise of any easement.

7.4 Owners' Acknowledgment and Notice to Purchasers

By accepting a deed, each Owner acknowledges and agrees that the use, enjoyment, and marketability of his or her Unit is limited and affected by the community regulations, which may change from time to time. A copy of the current community regulations and all administrative policies are available from the Association upon request. The Association may charge a reasonable fee to cover its reproduction cost.

Chapter 8
MAINTENANCE, REPAIR, AND REPLACEMENT

8.1 Maintenance by Owners

Each Owner shall maintain his or her Unit, including all structures, landscaping, and other improvements comprising the Unit, in a manner consistent with the Governing Documents and the Community-Wide Standard, unless such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to this Declaration, any Supplemental Declaration, or by law. Regardless of whatever else may be provided in this Declaration, no Person whose property or action is subject to this Declaration, specifically including the Owners, the Association, or any Neighborhood Association, shall do or suffer to

be done anything that would modify, alter or change in any way the swales, berms, grades, or other drainage facilities required by any part of the design of the Community or any site-specific drainage plans approved for any part of the Community.

8.2 Maintenance of Neighborhood Association Property and Property Within Service Areas

A Neighborhood Association shall maintain its common property and any other property for which it has maintenance responsibility in a manner consistent with the Governing Documents, the Community-Wide Standard, and all applicable covenants adopted in accordance with Section 12.6.

The Association may assume maintenance responsibility for property in any Neighborhood Association, either upon designation of the Neighborhood Association as a Service Area pursuant to Section 3.3 or upon the Board's determination, pursuant to Chapter 9, that the level and quality of maintenance then being provided is not consistent with the Community-Wide Standard. The Association need not treat all similarly situated Neighborhood Associations the same. The Association may assume maintenance responsibility, or specific responsibilities (such as removal of snow from sidewalks or maintenance of painted areas on the exterior of dwellings), in a Service Area.

8.3 Responsibility for Repair and Replacement

Unless otherwise specifically provided in the Governing Documents or in other instruments creating and assigning maintenance responsibility, responsibility for maintenance shall include responsibility for repair and replacement necessary to maintain the property to a level consistent with the Community-Wide Standard.

Each Owner shall carry property insurance for the full replacement cost of all insurable improvements on his or her Unit, less a reasonable deductible, unless either a Neighborhood Association (if any) or the Association carries such insurance (which they may but are not obligated to do). If the Association assumes responsibility for insuring a Unit, the premiums for such insurance shall be levied as a Specific Assessment against the benefited Unit and the Owner.

Within 90 days after any damage to or destruction of a structure on a Unit, the Owner shall promptly repair or reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved pursuant to Chapter 6 unless the Board, in its discretion, agrees to extend such period. Alternatively, the Owner shall clear the Unit of debris and maintain it in a neat and attractive landscaped condition consistent with the Community-Wide Standard. The Owner shall pay any costs that insurance proceeds do not cover.

Additional recorded covenants applicable to any Neighborhood Association or Service Area may establish additional insurance requirements and more stringent standards for rebuilding or reconstructing structures on Units and for clearing and maintaining the Units in the event the structures are not rebuilt or reconstructed.

This section shall apply to a Neighborhood Association with respect to common property of the Neighborhood Association in the same manner as if the Neighborhood Association was an Owner and the common property was a Unit.

8.4 Maintenance and Repair of Party Walls and Similar Structures

Except as may otherwise be provided by law, a written agreement between Owners of adjacent Units, or other recorded documents applicable to adjacent Units:

(a) Each wall, fence, driveway, or similar structure built as part of the original construction on the Units that serves and/or separates any two adjoining Units shall be considered a party structure. The cost of reasonable repair and maintenance of a party structure shall be shared equally by the Owners who share the party structure.

(b) If a party structure is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Owner who shares the structure may restore it. All Owners that share the structure shall contribute to the restoration cost in equal proportions. However, such contribution will not prejudice the right to call for a larger contribution from the other Owners that share the party structure under any rule of law regarding liability for negligent or willful acts or omissions.

(c) The right to and the obligation of contribution for party walls and similar structures between Owners, as provided in this section, shall be appurtenant to the land and shall pass to such Owner's successor-in-title.

(d) To the extent not inconsistent with the provisions of this section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply to any party structure. Any dispute concerning a party structure shall be subject to the provisions of Chapter 19.

Chapter 9
COMPLIANCE AND ENFORCEMENT

9.1 Compliance

Every Owner, occupant, and visitor to a Unit must comply with the Governing Documents and shall be subject to enforcement remedies for violations as described in this chapter. In addition, each Owner shall be responsible for, and may be sanctioned for, all

violations of the Governing Documents by the occupants, tenants, guests, or invitees to their Units, and for any damage to the Area of Common Responsibility that such Persons may cause.

9.2 Remedies for Non-Compliance

The Association, the Declarant and every affected Owner shall have the right to file suit at law or in equity to enforce the Governing Documents. In addition, the Board may impose sanctions for violation of the Governing Documents, including those sanctions listed below and any others described elsewhere in the Governing Documents.

(a) ***Sanctions Requiring Prior Notice and Hearing.*** After written notice and an opportunity for a hearing in accordance with the By-laws, the Board may:

(i) impose reasonable monetary fines, which shall constitute a lien upon the violator's Unit. In the event that any occupant, tenant, guest, or invitee of a Unit violates the Governing Documents and a fine is imposed, the fine may, but need not, first be assessed against the violator; provided, if the fine is not paid by the violator within the time period set by the Board, the Owner shall pay the fine upon notice from the Board;

(ii) suspend an Owner's right to vote (except that no hearing is required if the Owner is more than 60 days delinquent in paying any Base, Service Area or Special Assessment or other charge owed to the Association);

(iii) suspend any Person's right to use any Common Area facilities (A) for any period during which any charge against such Owner's Unit remains delinquent, and (B) for a period not to exceed 30 days for a single violation or for a longer period in the case of any continuing violation (except that no hearing is required if the Owner is more than 60 days delinquent in paying any assessment or other charge owed to the Association); provided, nothing herein shall authorize the Board to limit ingress or egress to or from a Unit;

(iv) suspend services the Association provides (except that no hearing is required if the Owner is more than 60 days delinquent in paying any assessment or other charge owed to the Association);

(v) exercise self-help or take action to abate any violation of the Governing Documents in a non-emergency situation (including removing personal property that violates the Governing Documents);

(vi) preclude any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of Chapter 6, including the Guidelines, from continuing or performing any further activities in the Community;

(vii) levy Specific Assessments to cover costs the Association incurs in bringing a Unit into compliance with the Community-Wide Standard or other requirements under the Governing Documents; and

(viii) record a notice of violation with respect to any Unit on which a violation exists.

(b) ***Other Sanctions.*** The Board may take the following actions to obtain compliance with the Governing Documents without prior notice or a hearing and without liability to any Person:

(i) exercise self-help or take action to abate a violation on a Unit in any situation which requires prompt action to avoid potential injury or damage or unreasonable inconvenience to other persons or their property (specifically including, but not limited to, the towing of vehicles that are in violation of this Declaration or the other Governing Documents);

(ii) exercise self-help or take action to abate a violation on the Common Area under any circumstances;

(iii) require an Owner or a Neighborhood Association, at its own expense, to perform maintenance or to remove any structure or improvement on such Owner's Unit or on the Neighborhood Association's property, respectively, that is in violation of the Community-Wide Standard or other requirements under the Governing Documents and to restore the property to its previous condition;

(iv) enter the property and exercise self-help to remove or cure a violating condition if an Owner or Neighborhood Association fails to take action as required pursuant to subsection (iii) above within 10 days after receipt of written notice to do so, and any such entry shall not be deemed a trespass; and

(v) bring suit at law for monetary damages or in equity to stop or prevent any violation, or both.

(c) ***Additional Powers Relating to Neighborhood Associations.*** In addition to the foregoing sanctions, the Association shall have the power to require specific action to be taken by any Neighborhood Association in connection with its obligations and responsibilities, such as requiring specific maintenance or repairs or aesthetic changes to be effectuated and requiring that a proposed budget include certain items and that expenditures be made therefore.

A Neighborhood Association shall take appropriate action required by the Association in a written notice within the reasonable time frame set by the Association

in the notice. If the Neighborhood Association fails to comply, the Association shall have the right to effect such action on behalf of the Neighborhood Association and levy Specific Assessments to cover the costs, as well as an administrative charge and sanctions.

9.3 Board Decision to Pursue Enforcement Action

The decision to pursue enforcement action in any particular case shall be left to the Board's discretion, except that the Board shall not be arbitrary or capricious in taking enforcement action. A decision not to enforce a particular provision shall not prevent the Association from enforcing the same provision at a later time or prevent the enforcement of any other covenant, restriction, or rule.

9.4 Attorneys' Fees and Costs

In any action to enforce the Governing Documents the prevailing party shall be entitled to recover all costs, including, without limitation, attorneys' fees and court costs, reasonably incurred in such action. In any action with respect to any claim in which an Owner is alleged to have violated a provision of the Act or the Governing Documents, and in which the court finds that the Owner prevailed because the Owner did not commit the alleged violation, the Association shall be precluded from allocating to the Owner's account with the Association any of the Association's costs or attorney fees incurred in asserting or defending the claim.

Chapter 10
PROPERTY MANAGEMENT

10.1 Acceptance and Control of Association Property

(a) ***Transfers and Conveyances by Declarant.*** The Declarant and its designees may transfer or convey to the Association interests in real or personal property within or for the benefit of the Community, and the Association shall accept such transfers and conveyances. Such property may be improved or unimproved and may consist of fee simple title, easements, leases, licenses, or other real or personal property interests. If the Declarant or its designees transfers or conveys any unimproved property upon which the Declarant or its designee intends to install or construct improvements therein or thereon or that may be required by a governmental authority having jurisdiction to be installed or constructed therein or thereon, including, without limitation, landscaping improvements, fences, retaining walls, recreational facilities, a club house, picnic tables and related improvements, benches, paving, curb and gutters for Private Streets, street lighting, including light poles, signs, including street signs, mail kiosks, entry booths, gates or fences, the Declarant, for itself, its designees, successors and assigns, excepts, reserves and shall have a non-exclusive easement in, over, across and under the real property transferred or conveyed to the Association as may be necessary for the installation or construction of any such

improvements therein or thereon. No Common Area transferred or conveyed to the Association by the Declarant shall impose upon the Association any obligation to make monetary payments to the Declarant or any affiliate of the Declarant, including, but not limited to, any purchase price or rent.

(b) ***Management and Control.*** The Association is responsible for management, operation, and control of the Common Area, subject to any covenants set forth in the deed or other instrument transferring the property to the Association. The Association may enter into leases, licenses, or operating agreements with respect to portions of the Common Area, for payment or no payment, as the Board deems appropriate. The Association may permit use of Common Area facilities by persons other than Owners and occupants of Units and may charge use fees, in such amount as the Board may establish, for such use.

10.2 Maintenance of Area of Common Responsibility

The Association shall maintain the Area of Common Responsibility in accordance with the Community-Wide Standard. The Area of Common Responsibility includes, but is not limited to:

(a) the Common Area, including, without limitation, maintenance, repair, and replacement of, and snow removal from, any Private Streets, drainage improvements or infrastructure, including, without limitation, pipes, inlets, and detention/retention basins, the landscaping island in Canyon Rim Drive, and private parking areas, unless such maintenance, repair, replacement and/or snow removal is performed by a governmental or quasi-governmental entity, including, without limitation, a Special District;

(b) landscaping within public rights-of-way within or abutting the Community to the extent that responsible governmental authorities do not maintain it to the Community-Wide Standard, subject to any necessary governmental approvals, permits or permissions as may be required by federal, state or local law and regulation;

(c) such portions of any additional property as may be dictated by the Declarant, this Declaration, any Supplemental Declaration, or any covenant or agreement for maintenance entered into by, or otherwise binding on, the Association; and

(d) any property and facilities that the Declarant owns and makes available, on a temporary or permanent basis, for the primary use and enjoyment of the Association and its members. The Declarant shall identify any such property and facilities by written notice to the Association, and they shall remain part of the Area of Common Responsibility until the Declarant revokes such privilege of use and enjoyment by written notice to the Association.

The Association may maintain other property it does not own, including, without limitation, Units, property dedicated to the public, or property owned or maintained by a Neighborhood Association, if the Board determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard. The Association shall not be liable for any damage or injury occurring on, or arising out of the condition of, property it does not own except to the extent that it has been negligent in performing its maintenance responsibilities.

10.3 Discontinuation of Operation

The Association shall maintain the Common Area facilities in continuous operation unless the Declarant, during the Development and Sale Period, and at least 75% of the Owners other than the Declarant, consent in writing to discontinue such operation. This section shall not apply to restrict the Board's ability to establish reasonable operating hours, which may vary by season, nor to preclude temporary closures or interruptions in operation as the Board may determine appropriate to perform maintenance or repairs.

10.4 Restoring Damaged Improvements

In the event of damage to or destruction of portions of the Area of Common Responsibility for which the Association has insurance responsibility, only the Board or its duly authorized agent shall file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repairing or restoring the property to substantially its condition prior to the damage, allowing for changes or improvements necessitated by changes in applicable building codes. The Board may elect to forego filing and adjusting any insurance claims.

The Association shall repair or reconstruct damaged Common Area improvements unless the Declarant, during the Development and Sale Period, and at least 75% of the Owners, decide within 60 days after the loss not to repair or reconstruct. If either the insurance proceeds or estimates of the loss, or both, are not available to the Association within such 60-day period, then the period shall be extended until such funds or information is available. No Mortgagee shall have the right to participate in determining whether the damage or destruction to the Common Area shall be repaired or reconstructed.

If a decision is made not to restore the damaged improvements and no alternative improvements are authorized, the affected property shall be cleared of all debris and ruins and thereafter shall be maintained by the Association in a neat and attractive condition consistent with the Community-Wide Standard.

If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board may, without a vote of the Owners, levy Special Assessments to cover the shortfall against those Owners responsible for the premiums for the applicable insurance coverage under Section 19.4.

10.5 Relationships with Other Properties

The Association may contract with the owner of any neighboring property to provide for sharing of costs associated with (a) maintenance and operation of mutually beneficial properties or facilities, or (b) provision of mutually beneficial services.

10.6 Cooperation with Special District

The Association shall have the power, and is hereby authorized, to contract with and to cooperate with one or more special purpose unit(s) of local government created in accordance with Colorado law ("**Special District**"), in order to ensure that their respective responsibilities are discharged. The Association is further authorized to act on behalf of the Owners to ensure that the level of services provided by the Special District is consistent with the Community-Wide Standard. In addition, the Board may assign or delegate to any Special District, any of the functions that the Association is required or permitted to perform pursuant to this Declaration, including, without limitation, trash collection, and operation of a recreation center and/or community center, and design review services and covenant enforcement.

Chapter 11
PROVISION OF SERVICES

11.1 Provision of Services to Units

The Association may arrange for or provide services to Owners and their Units, directly or through contracts with the Declarant or other third parties, including, without limitation, a Special District. The Association may enter into bulk service agreements by which a particular service is provided to all Units, or it may offer various services at the option of each Owner, or both. By way of example and not limitation, such services might include such things as cable television, utilities, fire protection, security, trash collection, landscape maintenance, pest control, caretaker services and technology services.

Any Association contract for services may require individual Owners or occupants to execute separate agreements directly with the Persons providing components or services in order to gain access to or obtain specified services. Such contracts and agreements may contain terms and conditions that, if violated by the Owner or occupant of a Unit, may result in termination of services provided to such Unit. Any such termination shall not relieve the Owner of the continuing obligation to pay assessments for any portion of the charges for such service that are assessed against the Unit as a Common Expense or Service Area Expense pursuant to Chapter 5.

In its discretion, the Board may discontinue offering particular services and may modify or cancel existing contracts for services, subject to the contract terms and any provision that may exist elsewhere in the Governing Documents requiring the Association to provide such services.

11.2 Provision of Services to Service Areas

(a) ***Service Areas Designated by Declarant.*** The Association shall provide services to Units within any Service Area designated by the Declarant pursuant to Section 3.3 as required by the terms of any Supplemental Declaration applicable to the Service Area.

(b) ***Service Areas Designated by Board.*** In addition to Service Areas which the Declarant may designate pursuant to Section 3.3, any group of Owners may petition the Board to designate their Units as a Service Area for the purpose of receiving from the Association (i) special benefits or services which are not provided to all Units, or (ii) a higher level of service than the Association otherwise provides. Any such petition shall be signed by Owners of a majority of the Units within the proposed Service Area. Upon receipt of such petition, the Board shall investigate the terms upon which the requested benefits or services might be provided and notify the Owners in the proposed Service Area of such terms and the initial fees for providing the requested service, which may include a reasonable administrative charge. If Owners of at least 67% of the Units within the proposed Service Area approve the proposal in writing, the Board shall designate the Units as a Service Area and include the fees for such service as a line item in the Service Area budget pursuant to Section 5.2(c).

11.3 Community Technology.

Without limiting the generality of Sections 11.1 and 11.2, the Association is specifically authorized to provide, or to enter into contracts with other Persons to provide, central telecommunication receiving and distribution systems (*e.g.*, cable television, high speed data/Internet/intranet services, and security monitoring) and related components, including associated infrastructure, equipment, hardware, and software, to serve the Community ("**Community Systems**"). Any such contracts may provide for installation, operation, management, maintenance, and upgrades or modifications to the Community Systems as the Board determines appropriate. The Association shall have no obligation to utilize any particular provider(s). However, except for cause (as defined by written agreement with the provider) or as otherwise provided by the Act, the Association may not, without the Declarant's consent, terminate or refuse to renew any contract entered into during the Declarant Control Period.

Chapter 12
EXPANSION RIGHTS

12.1 Additional Rights Reserved to the Declarant, Withdrawal of Property

The Declarant reserves the unilateral right during the Development and Sale Period to amend this Declaration to withdraw any portion of the Community from the coverage of this Declaration whether originally described in Exhibit "A" or added by Supplemental

Declaration. For the purpose of this Section 12.1, each lot or tract identified as such on the Plat, any Supplemental Plat or Subdivision Plat is a separate portion of the Community that may be withdrawn by the Declarant pursuant to this Section 12.1, except that no lot or tract shall be withdrawn by Declarant after such lot or tract has been conveyed by Declarant to any Person other than an affiliate of Declarant or to a Builder. Each withdrawal, if any, may be affected by the Declarant recording a withdrawal document in the office of the Clerk and Recorder of the county in which such withdrawn property is located. A withdrawal as contained in this Section 12.1 constitutes a divestiture, withdrawal, and de-annexation of the withdrawn property from this Declaration so that after the date of recording a withdrawal document, the property so withdrawn shall not be part of the Community. Notice of any such withdrawal shall, if required by the City, be given to the City. Without limiting the generality of the foregoing, the conveyance by Declarant to a Person other than an affiliate of Declarant or to a Builder of any lot shall not in any manner affect, restrict or limit Declarant's right to withdraw an adjacent or nearby lot or tract. If the property withdrawn contains Units, such a withdrawal shall reduce the total number of votes in the Association equal to the number of Units withdrawn and shall, likewise, reduce the total number of Units subject to assessment.

12.2 Governmental Interests

During the Development and Sale Period, Declarant may designate and convey sites (or the right to use such sites) owned by the Declarant within the Community for fire and police, utility facilities, public schools and parks, streets, and other public or quasi-public facilities. The sites may include other property not owned by Declarant provided the owner of such other property consents.

12.3 Marketing and Sales Activities

Notwithstanding anything in the Governing Documents to the contrary, during the Development and Sale Period the Declarant and its designees or assigns may construct, use, and maintain upon portions of the Common Area and other property they own, such facilities and activities as, in the Declarant's opinion, may reasonably be required, convenient, or incidental to the construction or sale of Units. Such permitted facilities and activities may include business offices, signs, flags (whether hung from flag poles or attached to a structure), model homes, sales offices, holding or sponsoring special events, and exterior lighting features and/or displays. In addition, if reasonably required, convenient, or incidental to construction or sales activities, the Declarant and its employees, agents, and designees may park vehicles in designated parking areas.

12.4 Right to Make Improvements, Replat

During the Development and Sale Period, the Declarant and its employees, agents, and designees shall have a right of access and use and an easement over and upon all of the Common Area for the purpose of making, constructing, and installing such improvements to the Common Area and to the Expansion Property as it deems appropriate.

In addition, during the Development and Sale Period, the Declarant may subdivide and/or replat property it owns, in conformance with the requirements, if any, of the City, and convert Units it owns into Common Area. Each such subdivision or replatting may change the number of Units in the Community. Such right includes the right to move any lot line(s) on Units for the purpose of accommodating Improvements which are, or may be, constructed.

12.5 Right to Approve Changes in the Community Standards

During the Development and Sale Period, no amendment to or modification of any community regulations or the Guidelines shall be effective without prior notice to and the written approval of the Declarant.

12.6 Additional Covenants and Restrictions

During the Development and Sale Period, no one other than the Declarant may record any additional covenants or restrictions affecting any portion of the Community without the Declarant's written consent. Any instrument recorded without the required consent shall be void and of no force and effect.

12.7 Community Systems

The Declarant reserves for itself, Declarant Affiliates, and their respective successors and assigns, a perpetual right and easement over all property in the Community to install and operate such Community Systems as the Declarant, in its discretion, deems appropriate to serve any portion of the Community. Such right shall include, without limitation, the Declarant's right to select and contract with companies licensed to provide telecommunications, cable television, and other Community Systems services in the region. The Declarant also has the right to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant government authority, if applicable.

Notwithstanding the above, there is no guarantee or representation that any particular Community System will be made available or, if made available, will be continued in service.

12.8 Easement to Inspect and Right to Correct

The Declarant reserves for itself, the Association, each Builder and others it may designate the right, but not the obligation, to inspect, monitor, test, redesign, and correct any structure, improvement, or condition that may exist on any portion of the property within the Community, including dwellings that are part of Units, and a perpetual nonexclusive easement of access throughout the Community to the extent reasonably necessary to exercise such right. Except in an emergency, entry onto a Unit shall be only after reasonable notice to the Owner, and no entry into an enclosed structure shall be permitted without the Owner's agreement to the schedule for such entry; provided, however, that if the Owner refuses to agree to any

schedule proposed by the Declarant or a Builder or the Association, as may be applicable (after the Declarant, Builder or the Association has proposed at least three different schedules for such entry), then the Declarant, Builder or the Association, as may be applicable, shall determine the schedule for such entry and give such Owner at least seven (7) days' prior written notice of such schedule and, upon the giving of such notice, such schedule shall be final and binding upon such Owner and any right to challenge such schedule is hereby fully and irrevocably waived by such Owner. The person exercising this easement shall promptly repair, at such person's own expense, any damage he or she causes. Nothing in this section shall relieve an Owner of the responsibility for the maintenance and repair of his or her Unit.

12.9 Right to Transfer or Assign the Declarant's Rights

Any or all of the Declarant's rights and obligations set forth in this Declaration or the By-Laws, including, without limitation, any or all special declarant rights (as that term is defined in the Act) may be transferred in whole or in part to other Persons. However, such a transfer shall not reduce an obligation or enlarge a right beyond that which Declarant has under this Declaration or the By-Laws. No such transfer or assignment shall be effective unless it is in a recorded instrument the Declarant signs. The foregoing sentence shall not preclude the Declarant from permitting other Persons to exercise, on a one-time or limited basis, any right reserved to the Declarant in this Declaration or the By-Laws where the Declarant does not intend to transfer such right in its entirety. In such case, it shall not be necessary to record any written assignment unless necessary to evidence the Declarant's consent to such exercise.

12.10 Special Declarant Rights

In addition to the other rights described in this chapter and elsewhere within this Declaration, the Declarant hereby reserves the following "special declarant rights" (as that term is defined in the Act):

(a) the right to complete any improvements indicated on any plats or maps recorded with or in connection with this Declaration or a Supplemental Declaration, recorded Subdivision Plats of portions of the Expansion Property, and development plans approved by the City of Grand Junction;

(b) the right to exercise any of the following rights:

(i) the right to expand the Community as provided in Chapter 13 by making additional property subject to this Declaration;

(ii) the right to create additional Units up to the number of Maximum Units;

(iii) the right to subdivide or combine Units it owns or to convert Units it owns into Common Area;

(iv) the right to withdraw from the Community any Unit or any portion of a Unit not yet conveyed by the Declarant, or any property that is subject to this Declaration but which is not a Unit and has not yet been conveyed by the Declarant, subject to such local government approvals as may be required;

(v) the right to reconfigure the boundaries of the Common Area;

(c) the right to maintain sales offices, management offices, and advertising signs on the property described in Exhibits "A," "B" and "D," as set forth in Section 12.3;

(d) the right of access over the Common Area for the purpose of making improvements within the property described in Exhibits "A" and "D";

(e) the right to merge or consolidate the Association with another common interest community of the same form of ownership; and

(f) the right to appoint and remove any director or officer of the Association during the Declarant Control Period as provided in the By-Laws.

The foregoing rights may be exercised with respect to different portions of the Community at different times. If a development right (as that term is defined in the Act) is exercised with respect to any portion of the Community, it need not be exercised with respect to all or any other portion of the Community. No assurances are made that any development rights will be exercised and no assurances are made as to the boundaries of the Community or with respect to the order in which such development rights may be exercised. In all events, all development rights expire at 11:59 p.m. on December 31, 2045. The special declarant rights shall be prior and superior to any other provisions of the Governing Documents. The special declarant rights may not, notwithstanding any other provision of this Declaration or the other Governing Documents, be modified, amended, limited, rescinded, terminated or affected by any amendment of this Declaration or the other Governing Documents without the Declarant's prior written consent.

12.11 Termination of Rights

The rights contained in this chapter shall not expire until the earlier of (a) expiration of the Development and Sale Period; or (b) the Declarant's recording of a written statement that all sales activity has ceased and Declarant has surrendered such rights, except that, in all events, the rights contained in this chapter expire at 11:59 p.m. on December 31, 2045.

Chapter 13
EXPANSION OF THE COMMUNITY

13.1 Expansion by Declarant

From time to time, the Declarant may submit to the terms of this Declaration all or any portion of the Expansion Property or any other property (to the extent permitted by the Act) by recording a Supplemental Declaration describing the additional property to be submitted. At the time this Declaration is recorded, the Expansion Property is not subject to the terms of this Declaration and, therefore, is not a part of the Community. The Declarant may record such a Supplemental Declaration without the consent of any Person except the owner of such property, if not the Declarant. The Supplemental Declaration shall comply with the requirements of the Act as may be applicable.

The Declarant's right to expand the Community under this section expires when all of the Expansion Property has been submitted to this Declaration or at 11:59 p.m. on December 31, 2045, whichever is earlier. Until then, the Declarant may, from time to time, transfer or assign this right to any Person who is the developer of at least a portion of the real property described in Exhibit "A" or "D." Any such transfer shall be described in a recorded instrument executed by the Declarant.

Nothing in this Declaration shall require the Declarant or any successor to submit additional property to this Declaration or to develop any of the Expansion Property in any manner whatsoever. Unless and until such property is submitted to the terms of this Declaration, it is not part of the Community and is not subject to the imposition or collection of any Base Assessments, Service Area Assessments, Special Assessments and/or Specific Assessments. Further, the Board shall have no authority to expend any Association funds on expenses for such property that has not been submitted to the terms of this Declaration, if such property is owned by the Declarant, except if the Board determines that there is a clear benefit to the Owners (such as, without limitation, the right to use property owned by the Declarant pursuant to an access easement in favor of the Owners or the Association) and there is also an express written agreement that requires the Association to operate, maintain, repair and/or insure such property or to pay the expenses or a specified portion of the expenses for operation, maintenance, repair and/or insuring of the property owned by the Declarant and not included in the Community

13.2 Expansion by the Association

The Association also may submit additional property to this Declaration by recording a Supplemental Declaration describing the additional property, subject to the requirements of the Act. Any Supplemental Declaration that the Association records must comply with the requirements of the Act and be approved by 67% of the Owners at a meeting duly called for such purpose and by the owner of the property to be submitted. In addition, during the Development and Sale Period, the Declarant's consent is required. The Association's

President and Secretary, the owner of the property, and the Declarant, if the Declarant's consent is required, shall sign the Supplemental Declaration.

13.3 Additional Covenants and Easements

Any Supplemental Declaration that the Declarant records may impose additional covenants and easements on the property described in such Supplemental Declaration, such as covenants obligating the Association to maintain and insure such property and authorizing the Association to recover its costs through Service Area Assessments. Such provisions may be included in a Supplemental Declaration submitting new property to this Declaration or may be set forth in a separate Supplemental Declaration applicable to property previously submitted to this Declaration. If someone other than the Declarant owns the property, then the Supplemental Declaration must be signed by such owner evidencing such owner's consent. Any Supplemental Declaration may add to, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the property described in the Supplemental Declaration, in order to reflect the character and intended use of such property.

13.4 Effect of Filing a Supplemental Declaration

A Supplemental Declaration shall be effective upon recording unless otherwise specified in the Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property made subject to this Declaration shall be assigned voting rights in the Association and assessment liability in accordance with the provisions of this Declaration.

13.5 Condominium Conversions

Commercial property may be subjected to the provisions of this Declaration if the owner of the property converts such property to a condominium for residential purposes (*e.g.*, a residential apartment complex is converted to a residential condominium). The property may be subjected to this Declaration in the manner provided in this chapter. In addition, the Declarant's prior written consent shall be necessary during the Development and Sale Period.

Chapter 14
EASEMENTS

14.1 Easements in Common Area

The Declarant grants to each Owner a nonexclusive right and easement of use, access, and enjoyment in and to the Common Area, subject to:

(a) The Governing Documents and any other applicable covenants;

(b) Any restrictions or limitations contained in any deed conveying such property to the Association;

(c) Certain Owners' rights to the exclusive use of those portions of the Common Area designated "Limited Common Area;" and

(d) The Board's right to:

(i) adopt resolutions regulating Common Area use and enjoyment, including regulations limiting the number of guests who may use the Common Area, and to charge use fees for such use;

(ii) suspend an Owner's right to use Common Area facilities;

(iii) dedicate or transfer all or any part of the Common Area, subject to such approval requirements as may be set forth in this Declaration;

(iv) impose reasonable membership requirements and charge reasonable admission or other use fees for the use of any recreational facility situated upon the Common Area;

(v) rent any portion of any clubhouse or other Common Area recreational facilities on an exclusive or non-exclusive short-term basis to any Person;

(vi) permit use of any recreational facilities situated on the Common Area by the general public, which use may be subject to admission charges, membership fees, or other user fees established in the Board's discretion;

(vii) permit use of any Common Area facilities, at such charge or no charge as the Board may determine appropriate, for the purpose of offering and conducting classes or other activities for interested Owners and occupants, whether offered on a for profit or nonprofit basis; and permit use of any Common Area facilities by the general public, which use may be subject to admission charges or other user fees established in the Board's discretion;

(viii) mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to any approval requirements set forth in the Governing Documents.

Any Owner may extend his or her right of use and enjoyment to the members of his or her family, lessees, and social invitees, as applicable, subject to reasonable Board regulation. An Owner who leases his or her Unit shall be deemed to have assigned all such rights to the lessee of such Unit for the period of the lease.

14.2 Easements Over Private Streets for Access and Utilities.

(a) ***Access Easement.*** The Declarant grants to each Owner of a Unit that is served by a Private Street, if any, a non-exclusive easement over and across all of the Private Streets for vehicular and pedestrian access, ingress and egress by such Owner and the occupants, tenants, guests and invitees of such Owner, and for parking by such Owner and occupants, tenants, guests and invitees, as may be reasonably necessary for use and enjoyment of the Owner's Unit, provided there is no hindrance or encroachment upon the rights of other Owners and their occupants, tenants, guests and invitees to the use and enjoyment of the other Owners' Units or upon the rights of the Association in and to the Private Streets or the performance by the Association of its duties and obligations with respect thereto. With respect to Owners of Units that are contained within a Service Area or a Neighborhood Association for which access is limited by a booth, gate or fence, the easement granted by this Section 14.2(a) shall be applicable only to those Private Streets located within such Service Area or Neighborhood Association and shall not be applicable to Private Streets, if any, located elsewhere in the Community.

(b) ***Utility Easement.*** The Declarant grants to each Owner of a Unit that is served by a Private Street, if any, a non-exclusive easement in, across, under and through the Private Streets, but only in the location where utilities and related facilities are originally installed by the Declarant or by a Builder or in such other location as may be designated in writing from time to time by the Association, for the purpose of installation, operation, maintenance, repair and replacement of underground utilities and related surface facilities necessary for the use, enjoyment and operation of the Owner's Unit, including, but not limited to, water lines, sanitary sewer lines, natural gas lines, electricity lines, telephone lines, cable television and other telecommunications lines, and all equipment and facilities incidental thereto, and for access, ingress and egress necessary for such installation, operation, maintenance, repair and replacement; provided that each such Owner shall comply with the requirements of the Association, including with respect to scheduling, before excavating, drilling or otherwise engaging in any construction in the Private Streets.

(c) ***Limitations.*** The easements granted in Sections 14.2(a) and (b) are and shall be subject to: (i) the Governing Documents and any other applicable covenants; (ii) any restrictions or limitations contained in any deed conveying Private Streets to the Association; (iii) the Board's right to adopt resolutions and policies regulating use and enjoyment of Private Streets, including, without limitation, regulations limiting the hours during which excavation, drilling or other construction work in any Private Street may be conducted, insurance required to be maintained by any contractor performing any such work, and obligations to restore such Private Street after such work has been completed; and (iv) the right of the Declarant or the Association to dedicate or transfer

Private Streets to a governmental or quasi-governmental authority, including, without limitation, a Special District.

14.3 Easements for Utilities, Etc.

(a) ***Installation and Maintenance.*** During the Development and Sale Period, the Declarant reserves for itself and grants to the Association and all utility providers, including, without limitation, the City of Grand Junction and any Special District, perpetual non-exclusive easements throughout the Community (but not through a structure), including, without limitation, Units (but not through a structure), Private Streets and all other Common Area, to the extent reasonably necessary to:

(i) install walls, fences, utilities and related infrastructure to serve the Community, other Community Systems, security and similar systems, and drainage systems;

(ii) install walkways, pathways and trails, street lights, and signage on property the Declarant or the Association owns or within or adjacent to a Private Street or within public rights-of-way or easements reserved for such purpose on the recorded Plat, any Supplemental Plat or Subdivision Plat;

(iii) inspect, maintain, repair, and replace the utilities, walls, fences, infrastructure, and other improvements described above; and

(iv) access and read utility meters.

Notwithstanding the above, the Declarant reserves the right to deny access to any utility or service provider, to the extent permitted by law, or to condition such access on negotiated terms.

(b) ***Specific Easements.*** The Declarant also reserves the non-exclusive right and power to grant and record such specific easements consistent with Section 14.3(a) as it deems necessary to develop the property described in Exhibits "A" and "D." The location of the specific easement shall be subject to the written approval of the Owner or owner of the burdened property, which approval shall not unreasonably be withheld, delayed, or conditioned.

(c) ***Minimal Interference.*** All work associated with the exercise of the easements described in subsections (a) and (b) of this section shall be performed so as to minimize interference with the use and enjoyment of the property burdened by the easement. Upon completion of the work, the Person exercising the easement shall restore the property, to the extent reasonably possible, to the condition existing prior to the commencement of the work. The exercise of these easements shall not extend to permitting entry into the structures on any Unit, nor shall it unreasonably interfere with

the use of any Unit and, except in an emergency, entry onto any Unit shall be made only after reasonable notice to the Owner or occupant.

14.4 Easements to Serve Additional Property

The Declarant hereby reserves for itself and its duly authorized agents, successors, assigns, and Mortgagees, an easement over the Common Area, including, without limitation, Private Streets, for the purposes of enjoyment, use, access, and development of the Expansion Property, whether or not such property is made subject to this Declaration. This easement includes, but is not limited to, a right of ingress and egress over the Common Area for construction of roads and for connecting and installing utilities on such property. The Person exercising such easement rights shall be responsible for the repair of any damage caused to the Common Area as a result of their actions in connection with development of such property.

14.5 Easements for Maintenance, Emergency, and Enforcement

By this Declaration, the Declarant grants to the Association easements over the Community as necessary to enable the Association to fulfill its maintenance responsibilities under Section 8.2 and its enforcement rights under Section 9.2. The Association shall also have the right, but not the obligation, to enter upon any Unit for emergency, security, and safety reasons, to perform maintenance, to inspect for compliance with the Governing Documents, and to enforce the Governing Documents. Any member of the Board and its duly authorized agents and assignees and all emergency personnel in the performance of their duties may exercise such right. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner.

14.6 Easements for Snow Removal and Stacking

Declarant hereby reserves for itself and its successors, any Builders, the City of Grand Junction and any other municipal entity and any Special District charged with the responsibility to conduct snow removal activities a perpetual, nonexclusive easement over and across Units, the Common Area, and the common property of any Neighborhood Association for the purpose of conducting snow removal activities within the Community. Such activities may include, but not be limited to, the use of snow plows, distribution of traction material (*e.g.*, sand), and depositing accumulated snow onto Units to a distance of 25 feet from any lot line. Under no circumstances shall any of the following Persons be held liable for any damage or injury resulting from the exercise of this easement: Declarant; the Association or the Owners (in their capacities as such); any Builder or contractor (in their capacities as such); or any officer, director, manager, member, shareholder or owner thereof.

Chapter 15
COMMUNITY CENTER

15.1 General

Subject to the provisions of Section 17.10, the Declarant may construct a community center or recreation center for use by Owners and their guests as well as third parties or members of the public.

Chapter 16
CHANGES IN THE COMMON AREA

16.1 Assignment and Reassignment of Limited Common Area.

The Board may designate a portion of the Common Area as Limited Common Area, and may reassign Limited Common Area, upon approval of the Board and a majority of the Owners, including a majority of the Owners of Units to which the Limited Common Area is proposed to be assigned or reassigned. During the Development and Sale Period, any such assignment or reassignment shall also require the Declarant's written consent.

Subject to Declarant's right under Section 3.1, upon approval of a majority of Owners of Units to which any Limited Common Area is assigned, the Association may permit Owners of other Units to use all or a portion of such Limited Common Area upon payment of reasonable user fees, which fees shall be used to offset the Service Area Expenses attributable to such Limited Common Area.

16.2 Condemnation

If any part of the Common Area is taken by any authority having the power of condemnation or eminent domain, or conveyed by the Association in lieu of and under threat of condemnation with such approval as may be required under Section 15.4, each Owner shall be entitled to written notice of such taking or conveyance prior to disbursement of any condemnation award or proceeds from such conveyance. Such award or proceeds shall be payable to the Association to be disbursed as follows:

If the taking or conveyance involves a portion of the Common Area on which improvements have been constructed, the Association shall restore or replace such improvements on the remaining land included in the Common Area to the extent available, unless within 60 days after such taking the Declarant, during the Development and Sale Period, and at least 75% of the Owners shall otherwise agree. Any such construction shall be in accordance with plans approved by the Board. The provisions of Section 10.4 regarding funds for restoring improvements shall apply.

If the taking or conveyance does not involve any improvements on the Common Area, or if a decision is made not to repair or restore any improvements on the Common Area, or if net funds remain after any such restoration or replacement is complete, then such award or net funds shall be treated in the same manner as proceeds from the sale of Common Area under Section 15.4.

16.3 Partition

Except as permitted in this Declaration, the Common Area shall remain undivided, and no Person shall bring any action to partition any portion of the Common Area without the written consent of all Owners and Mortgagees. This section shall not prohibit the Board from acquiring and disposing of tangible personal property or from acquiring and disposing of real property that may or may not be subject to this Declaration, with such approval as may be required under Section 15.4.

16.4 Transfer, Partition or Dedication of Common Area

The Association may dedicate portions of the Common Area to Mesa County, Colorado, the City of Grand Junction, or to any other local, state, or federal governmental or quasi-governmental entity, may subject Common Area to a security interest, or may transfer or convey Common Area as follows:

(a) Except as may otherwise be specifically provided in this Declaration, the Common Area shall not be judicially partitioned or subdivided into Units, nor shall the ownership of the Common Area be otherwise divided or made subject to a security interest after conveyance to the Association, except upon the approval of 67% of the votes held by the Owners other than the Declarant, and the consent of Declarant during the Development and Sale Period; except that, in lieu of the 67% approval mentioned above, 75% of Owners of Units to which any Limited Common Area is allocated must agree in order to convey the Limited Common Area or subject it to a security interest. Any such transfer, partition, or encumbrance shall be further subject to §38-33.3-312 of the Act. This section shall not prevent the Association from granting easements with respect to the Common Area as otherwise permitted in this Declaration and the Act.

(b) The Association shall have the authority, subject to approval of 67% of the votes held by the Owners other than the Declarant, and the consent of Declarant, during the Development and Sale Period, to transfer portions of the Common Area and improvements thereon to appropriate governmental entities or tax-exempt organizations for the maintenance, operation and preservation thereof; provided, that any such transfer shall not deprive the Association and the Owners of the rights and benefits of the Association and the Owners as provided in this Declaration, and such Common Area shall otherwise be subject to the provisions of this Declaration.

(c) The proceeds from the sale or mortgaging of Common Area other than Limited Common Area shall be an asset of the Association to be used as the Board determines. The proceeds from the sale or mortgaging of Limited Common Area shall be disbursed in the manner approved by 75% of the Owners of Units to which the Limited Common Area is assigned at the time such sale or mortgage is authorized.

Chapter 17
DISCLOSURES AND WAIVERS

17.1 Facilities and Services Open to the Public

Certain facilities and areas within the Community, including Common Area, may be open for use and enjoyment of the public. Such facilities and areas may include, by way of example: greenbelts, trails and paths, parks, and other neighborhood spots conducive to gathering and interaction; roads; sidewalks; and medians. The Declarant may designate such facilities and areas as open to the public at the time the Declarant makes them a part of the Area of Common Responsibility, or the Board may so designate at any time thereafter.

17.2 Waiver of Certain Liability

Use by Owners and their occupants, tenants, guests and invitees of the Common Area involves certain inherent risks. In particular, but without limitation, use of a club house, cooking facilities (whether indoor or outdoor), ponds and other water features, recreational facilities and trails involves risks. These risks are likely to be higher when children and/or seniors are involved. Owners shall warn their occupants, tenants, guests and invitees of such risks and specifically of the provisions of this Section 17.2. By making use of the Common Area, Owners and their occupants, tenants, guests and invitees;

(a) assume all such risks;

(b) acknowledge that they have read and understand the provisions of this Section 17.2;

(c) agree that the Declarant, all Builders and the Association, and their respective shareholders, partners, officers, directors, members, managers, employees and agents, shall have no obligation whatsoever to provide any warning of such risks, including, without limitation, posting any warning at any Common Area, other than this Section 17.2; provided, however, that the posting of a warning at any Common Area shall in no way limit, modify, restrict or affect the provisions of this Section 17.2;

(d) shall be deemed to have waived all rights any of them may at any time have against the Declarant, all Builders, and the Association, and the shareholders, partners, officers, directors, members, managers, employees and agents of any of them, for any and all claims, damages, losses, demands, liabilities, obligations, actions, or

causes of action, in any way directly or indirectly arising out of or in connection with the use of any Common Area, except only that such waiver shall not apply to claims arising solely from the negligent maintenance or repair of any Common Area by any of the foregoing if such person is obligated to perform such maintenance or repair by the terms of this Declaration or any Supplemental Declaration. Without limiting the foregoing, such waiver shall apply to claims (i) that any or all of the foregoing persons failed to provide an adequate warning of the risks of using the Common Area or any particular portion of the Common Area: (ii) of improper or negligent design or construction of the Common Area or any particular portion of the Common Area.

17.3 Safety and Security

Each Owner and occupant of a Unit, and their respective guests and invitees, shall be responsible for their own personal safety and the security of their property in the Community. The Association may, but shall not be obligated to, maintain or support certain activities within the Community designed to promote or enhance the level of safety or security that each person provides for himself or herself and his or her property. However, neither the Association nor the Declarant shall in any way be considered insurers or guarantors of safety or security within the Community, nor shall either be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

Without limiting the generality of the foregoing, in the event that Declarant or the Association or a Builder causes a security booth, gate or fence to be constructed on or about any portion of the Community or operates a controlled access entrance to any portion of the Community, such actions shall not be deemed under any circumstances as an undertaking by Declarant or the Association or the Builder to guarantee the safety and security of Owners and their occupants, tenants, guests, or invitees to their Units or the security of the property of such persons. Declarant and the Association and the Builder disclaim all responsibility to ensure the security and safety of persons and property within the Community and no person shall be entitled to rely upon such security booth, gate or fence constructed on any portion of the Community as a guarantee of safety and security.

No representation or warranty is made that any systems or measures, including security monitoring systems or any mechanism or system for limiting access to the Community, cannot be compromised or circumvented or that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands, and shall be responsible for informing any tenants and other occupants of such Owner's Unit, that the Association, its Board and committees, and the Declarant are not insurers or guarantors of security or safety and that each Person within the Community assumes all risks of personal injury and loss or damage to property, including Units and the contents of Units, resulting from acts of third parties.

17.4 Changes in the Community

Each Owner acknowledges that the Community is a master planned community, the development of which is likely to extend over many years, and agrees that neither the Association nor any Neighborhood Association shall engage in, or use Association funds to support any protest, challenge, or other form of objection to (a) changes in uses or density of property within the Community, or (b) changes in the Expansion Property as it relates to property outside the Community, without the Declarant's prior written consent.

17.5 Various Housing Types.

Each Owner acknowledges and understands that various types, styles, densities and prices of housing may be within the Community, including, without limitation, paired homes, duplexes, townhomes, patio homes, single family attached homes, single family detached homes, custom homes and apartment complexes, single story structures and multiple story structures.

17.6 View Impairment

Neither the Declarant, the Association, nor any Builder guarantee or represent that any view over and across the Units or any open space within the Community will be preserved without impairment. The Declarant, Declarant Affiliates, Builders and the Association shall have no obligation to relocate, prune, or thin trees or other landscaping except to maintain the Community-Wide Standard or as otherwise required under a separate written covenant or agreement. The Association (with respect to the Common Area) has the right to add trees and other landscaping from time to time, subject to applicable law. There shall be no express or implied easements for view purposes or for the passage of light and air.

17.7 Use and Consumption Fees

Each Special District may charge use, consumption, and activity fees to any Person using Special District services or facilities, or participating in Special District-sponsored activities. Each Special District may determine the amount and method of determining such fees. Different fees may be charged to different classes of users (*e.g.*, Owners and non-Owners).

17.8 Notices and Disclaimers as to Community Systems

Each Owner acknowledges that interruptions in cable television and other Community Systems and services will occur from time to time. The Declarant, Declarant Affiliates, or any of their respective successors or assigns shall not be liable for, and no Community System or service user shall be entitled to refund, rebate, discount, or offset in applicable fees for, any interruption in Community Systems and services, regardless of whether or not such interruption is caused by reasons within the service provider's control.

17.9 Notices and Disclaimers as to Community Center/Recreation Center

The Declarant has expressed its intention to construct a community center or recreation center that would be available for use by Owners and their guests as well as third parties or members of the public. However, there is no guarantee that the Declarant will construct a community center or recreation center. In addition, if the Declarant does proceed with the construction of a community center or recreation center, there is no guarantee of the time when the Declarant may commence such construction or of when such construction may be completed. There is also no guarantee with respect to any aspect or attribute of such community center or recreation center, including, without limitation, its size, location, design, configuration, facilities, features or suitability for any particular purpose. By acceptance of a deed to a Unit, each Owner hereby releases, waives, and discharges the Declarant from any obligation whatsoever with respect to a community center or recreation center, including, without limitation, any obligation to construct a community center or recreation center.

17.10 Landscaping, Soils and Environmental Matters

(a) THE ASSOCIATION SHALL MAINTAIN THE AREA OF COMMON RESPONSIBILITY IN SUCH A FASHION THAT THE SOIL SURROUNDING THE FOUNDATIONS OF THE BUILDINGS AND OTHER IMPROVEMENTS SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OF OR SHIFTING OF THE SOILS SUPPORTING THE IMPROVEMENTS OR OTHER DAMAGE TO THE IMPROVEMENTS AND DO NOT IMPEDE THE PROPER FUNCTIONING DRAINAGE, LANDSCAPING, OR SPRINKLER SYSTEMS AS ORIGINALLY INSTALLED. SUCH MAINTENANCE SHALL INCLUDE, WHERE NECESSARY, THE REMOVAL OR REPLACEMENT OF IMPROPERLY FUNCTIONING DRAINAGE OR IRRIGATION SYSTEM ELEMENTS AND SHALL ALSO INCLUDE PREVENTING PONDING AND REGRADING AND RESURFACING WHERE NECESSARY TO PROVIDE FOR ADEQUATE DRAINAGE AND PREVENTING ANY CHANGES IN DRAINAGE IN SUCH A WAY AS TO ENDANGER THE STRUCTURAL INTEGRITY OR THE STABILITY OF ANY OF THE LANDSCAPING, WALKWAYS, WALKS, DRAINAGE OR IRRIGATION SYSTEMS, OR THE OTHER IMPROVEMENTS UPON THE PROPERTY. THE ASSOCIATION AND THE OWNERS SHALL INDEMNIFY DECLARANT FROM ANY LIABILITY, CLAIMS AND EXPENSES, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES, RESULTING FROM ANY BREACH OF THIS PROVISION.

(b) THE OWNERS ACKNOWLEDGE AND UNDERSTAND THAT SOIL, ECOLOGICAL AND/OR ENVIRONMENTAL CONDITIONS, INCLUDING, WITHOUT LIMITATION, RADON GAS, HAZARDOUS OR TOXIC SUBSTANCES, MAY AFFECT THIS PROPERTY AND THAT DECLARANT DOES NOT WARRANT AND INSTEAD AFFIRMATIVELY DISCLAIMS ANY

LIABILITY FOR ANY EXISTING OR FUTURE SOIL, ECOLOGICAL OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, AND THAT THE SOIL IN THE COLORADO AREA CONTAINS CLAY AND OTHER SUBSTANCES WHICH MAY CAUSE IT TO SWELL OR COLLAPSE WHEN WET AND SO CAN CAUSE EARTH MOVEMENT AROUND A RESIDENCE'S FOUNDATION; THE OWNERS ACCEPT THE SOIL CONDITIONS, THE FOUNDATIONS AND THE RESIDENCES SO INSTALLED WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS.

(c) THE U.S. ENVIRONMENTAL PROTECTION AGENCY ("EPA") STATES THAT EXPOSURE TO ELEVATED LEVELS OF RADON GAS CAN BE INJURIOUS. ANY TEST TO MEASURE THE LEVEL OF RADON GAS CAN ONLY SHOW THE LEVEL AT A PARTICULAR TIME UNDER THE CIRCUMSTANCES OCCURRING AT THE TIME OF TESTING. DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS ARE NOT QUALIFIED TO MEASURE RADON GAS OR TO EVALUATE ALL ASPECTS OF THIS COMPLEX AREA OF CONCERN. PRIOR OR SUBSEQUENT TO CLOSING OF THE OWNER'S PURCHASE OF A LOT AND/OR RESIDENCE, THE OWNER MAY WISH TO TEST FOR THE PRESENCE OF RADON GAS AND TO PURCHASE OR INSTALL DEVICES THAT MAY BE RECOMMENDED BY QUALIFIED RADON SPECIALISTS. DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, EXPRESSLY DISCLAIM AND THE OWNER AND THE ASSOCIATION AGREE TO WAIVE AND RELEASE DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, FROM ANY CLAIM OF LIABILITY OR RESPONSIBILITY WITH RESPECT TO RADON GAS AND RELATED MATTERS AND TO HOLD HARMLESS FROM ANY CLAIMS OR LIABILITY AGAINST DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS OR ASSIGNS WITH RESPECT TO RADON GAS AND RELATED MATTERS.

(d) FIBERGLASS INSULATION (ALSO KNOWN AS GLASS WOOL) IS COMMONLY USED FOR INSULATION OF HOMES, FIBERGLASS IN VARIOUS THICKNESSES AND VALUES IS USED IN THE AREAS OF WALLS, FLOOR TO CEILING, ASSEMBLIES AND CEILING TO ROOF ASSEMBLIES OF HOMES TO PREVENT MOVEMENT OF HEAT AND TO REDUCE NOISE. THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES PRODUCED A REPORT THAT LISTS GLASS WOOL AS A SUBSTANCE "WHICH MAY BE REASONABLY ANTICIPATED TO BE A CARCINOGEN," BUT THAT REPORT MERELY IDENTIFIES SUBSTANCES SELECTED FOR FURTHER STUDY BECAUSE OF POTENTIAL RISK. THE LISTING OF A SUBSTANCE IN THE REPORT IS NOT AN ASSESSMENT THAT THERE IS A CASUAL CONNECTION BETWEEN GLASS WOOL AND ILLNESS. THE OWNERS AND THE ASSOCIATION ACKNOWLEDGE THAT FIBERGLASS IS USED IN THE

RESIDENCES, AND WAIVE ANY CLAIMS AGAINST DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, ARISING AS A RESULT OF THE USE OF FIBERGLASS INSULATION, AND AGREE TO HOLD DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS HARMLESS FROM ANY CLAIM OR LIABILITY RESULTING FROM THE EXISTENCE OF FIBERGLASS INSULATION IN THE RESIDENCES.

(e) THE ASSOCIATION AND THE OWNERS AGREE TO DO NOTHING WHICH WOULD CHANGE THE GRADING OR LANDSCAPING SO AS TO CAUSE OR PERMIT POOR DRAINAGE OR OTHER DAMAGE TO THE RESIDENCES, TO ACCEPT THE SOIL CONDITIONS, LANDSCAPING, INSULATION, RADON, ECOLOGICAL AND ENVIRONMENTAL CONDITIONS, WHICH NOW OR HEREAFTER EXIST ON THE PROPERTY, AND TO RELEASE AND INDEMNIFY DECLARANT FROM ANY LOSS, DAMAGE AND EXPENSE RESULTING FROM ANY OF THE FOREGOING.

17.11 Disclosures, Disclaimers and Releases

NO REPRESENTATION, PROMISE OR WARRANTY, HAS BEEN MADE BY DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, REGARDING THE INVESTMENT POTENTIAL OF THE UNITS, ANY ECONOMIC BENEFIT TO THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO BE DERIVED FROM THE MANAGERIAL OR OTHER EFFORTS OF DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, OR ANY OTHER THIRD PARTY DESIGNATED OR ARRANGED BY DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, RELATED TO THE OWNERSHIP OR RENTAL OF THE UNITS, OR REGARDING THE CONTINUED EXISTENCE OF ANY VIEW FROM THE UNITS. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, UNDERSTAND THAT DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, ARE UNDER NO OBLIGATION WITH RESPECT TO FUTURE PLANS, ZONING OR DEVELOPMENT OF ADDITIONAL PROPERTY IN THE AREA. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, UNDERSTAND THAT THE SIZES AND TYPE OF RESIDENCES MAY CHANGE AT THE SOLE DISCRETION OF DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS, AND THAT THE SALES PRICES MAY DECREASE OR INCREASE AT THE SOLE DISCRETION OF DECLARANT.

BY ACQUIRING TITLE TO A LOT, THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS COVENANT AND AGREE THAT EXCEPT FOR ANY WRITTEN LIMITED WARRANTY, DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY NATURE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY AS TO THE FITNESS, WORKMANLIKE

CONSTRUCTION, MERCHANTABILITY, DESIGN, CONDITION, QUALITY, OR HABITABILITY OF THE RESIDENCES, THE PROPERTY, OR ANY IMPROVEMENTS RELATED THERETO OR ANY ELECTRICAL, PLUMBING, HEATING, GAS, WATER, SEWER, STRUCTURAL COMPONENTS, OR OTHER MECHANICAL OR UTILITY SYSTEMS OR COMPONENTS OR APPLIANCES OR FIXTURES RELATED THERETO. THE OWNERS AND THE ASSOCIATION ACCEPT THE FOREGOING DISCLAIMER OF WARRANTIES AND WAIVE, RELEASE AND INDEMNIFY DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS RELATED THERETO, TOGETHER WITH ANY CLAIMS FOR BODILY INJURY, PROPERTY DAMAGE AND INCIDENTAL OR CONSEQUENTIAL DAMAGES MADE BY ANY PERSON OR PARTY.

THE OWNERS, THEIRS HEIRS, SUCCESSORS AND ASSIGNS AND THE ASSOCIATION COVENANT AND AGREE THAT DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE FOR CLAIMS RELATING TO THE RESIDENCES, UNITS OR TO THE PROPERTY AS TO ANY DEFECT IN WORKMANSHIP OR IN ANY MATERIAL USED IN CONSTRUCTION UNLESS OTHERWISE PROVIDED IN A SPECIFIC WRITTEN LIMITED WARRANTY SIGNED BY DECLARANT, THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND THE ASSOCIATION, EXPRESSLY WAIVE AND RELEASE ALL RIGHTS TO SUE FOR A DEFECT IN CONSTRUCTION OF THE RESIDENCES, UNITS OR THE PROPERTY AND SHALL RELY SOLELY ON THE OWNER'S OWN INSPECTION AND EXAMINATION OF THE RESIDENCES, UNITS AND PROPERTY AND NOT ON ANY REPRESENTATIONS OR WARRANTIES OF DECLARANT, ITS AGENTS, CONTRACTORS, SUCCESSORS AND ASSIGNS. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS COVENANT AND AGREE THAT THE SALES PRICES OF THE RESIDENCES AND/OR UNITS ARE BASED IN PART UPON THE RELEASES, WAIVERS AND INDEMNITY CONTAINED IN THIS SECTION AND THE OTHER PROVISIONS OF THE DECLARATION.

17.12 Waiver

By acceptance of a deed to a Unit, each Owner hereby releases, waives, and discharges the Declarant, each Builder, the Special Districts, and the DRC, and their respective officers, directors, members, partners, agents and employees, heirs, personal representatives, successors and assigns, from all losses, claims, liabilities, costs, expenses, and damages, arising directly or indirectly from any hazards, disclosures or risks set forth in this Declaration, including those contained in Sections 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 17.10, and 17.11.

17.13 Limitation on Liability

The Declarant, any Builder, the Association, the Board, and the DRC, and their respective directors, officers, shareholders, members, managers, partners, agents or

employees, shall not be liable to any Person for any action or for any failure to act arising out of this Declaration and the Guidelines, if any, unless the action or failure to act was not in good faith and was done or withheld with malice. References in this Declaration to the Special Districts do not constitute any waiver of the immunities and limitations to which each Special District is entitled as a matter of law, including the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S., as amended. The release and waiver set forth in Section 17.12 (Waiver) shall apply to this Section. This limitation is addition to, and not in place of, the non-liability for design review in Chapter 6.

Chapter 18
RIGHTS OF LENDERS

The following provisions are for the benefit of holders, insurers, and guarantors of first Mortgages on Units in the Community. The provisions of this chapter apply to both this Declaration and to the By-Laws, notwithstanding any other provisions contained therein.

18.1 Notices of Action

An institutional holder, insurer, or guarantor of a first Mortgage that provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the street address of the Unit to which its Mortgage relates), thereby becoming an "**Eligible Holder**", will be entitled to timely written notice of:

(a) Any condemnation loss or any casualty loss that affects a material portion of the Community or that affects any Unit on which there is a first Mortgage held, insured, or guaranteed by such Eligible Holder;

(b) Any delinquency in the payment of assessments or charges owed by the Owner of a Unit subject to the Mortgage of such Eligible Holder, where such delinquency has continued for a period of 60 days, or any other violation of the Governing Documents relating to such Unit or the Owner or occupant that is not cured within 60 days;

(c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or

(d) Any proposed action that would require the consent of a specified percentage of Eligible Holders.

18.2 Other Provisions for First Lien Holders

To the extent not inconsistent with Colorado law, if a condominium has been established in the Community, then:

(a) Any restoration or repair of the Community after a partial condemnation or damage due to an insurable hazard shall be performed substantially in accordance with this Declaration and the original plans and specifications unless approval is obtained of the Eligible Holders of first Mortgages on Units to which more than 50% of the votes of Units subject to Mortgages held by such Eligible Holders are allocated, in addition to the approval required by Sections 21.1 and 10.4, respectively.

(b) Any election to terminate the Association after substantial destruction or a substantial taking in condemnation shall require the approval of the Eligible Holders of first Mortgages on Units to which more than 50% of the votes of Units subject to Mortgages held by such Eligible Holders are allocated.

(c) Any election to terminate the Association under other circumstances shall require (i) the consent of 67% of the votes held by the Owners and of the Declarant, so long as it owns any land subject to this Declaration, and (ii) the approval of the Eligible Holders of first Mortgages on Units to which at least 67% of the votes of Units subject to a Mortgage are allocated.

18.3 No Priority

No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

18.4 Failure of Mortgagee to Respond

Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within 30 days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested.

18.5 Construction of Chapter 18

Nothing contained in this chapter shall be construed to reduce the percentage vote that must otherwise be obtained under this Declaration, the By-Laws, or Colorado law for any of the acts set out in this chapter.

Chapter 19
DISPUTE RESOLUTION AND LIMITATION ON LITIGATION

19.1 Resolution of Disputes Without Litigation

(a) ***Bound Parties.*** The Declarant, all Builders, the Association and members of its committees, and their respective officers, directors, members, managers, partners, employees and agents, all Persons subject to this Declaration, and any Person not otherwise subject to this Declaration who agrees to submit to this chapter (collectively, "**Bound Parties**" and individually, a "**Bound Party**"), agree that it is in the best interest of all concerned to encourage the amicable resolution of disputes involving them without the emotional and financial costs of litigation. Accordingly, each Bound Party agrees to resolve all Claims by using the procedures in this Chapter 19 and not by litigation, and each Bound Party agrees not to file suit in any court with respect to a Claim. If a Bound Party commences any action in a court of law or equity against any person or organization that is not a Bound Party, such Bound Party shall nevertheless be required to comply with the provisions of this Chapter 19 with respect to any Claim it wishes to assert against a Bound Party, even if such Claim is the same or substantially the same, or arises from the same or similar facts, as the claim against the non-Bound Party. Each Bound Party agrees that the procedures in this Chapter 19 are and shall be the sole and exclusive remedy that each Bound Party shall have for any Claim. The provisions of this Chapter 19 shall be deemed a contract between and among all Bound Parties, as well as covenants and equitable servitudes that run with all land located within the Community. **DECLARANT, ALL BUILDERS, THE ASSOCIATION, THE DRC AND, BY ACCEPTANCE OF A DEED OR OTHER INSTRUMENT OF CONVEYANCE FOR A UNIT, EACH OWNER AGREE TO HAVE ANY AND ALL CLAIMS RESOLVED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER 19, WAIVE THEIR RESPECTIVE RIGHTS TO PURSUE ANY CLAIM IN ANY MANNER OTHER THAN AS PROVIDED IN THIS CHAPTER 19, AND ACKNOWLEDGE THAT, BY AGREEING TO RESOLVE CLAIMS AS PROVIDED IN THIS CHAPTER 19, THEY ARE GIVING UP THEIR RESPECTIVE RIGHTS TO HAVE SUCH CLAIMS TRIED BEFORE A COURT OR JURY.**

(b) ***Claims.*** As used in this chapter, the term "**Claim**" shall refer to any claim, grievance, or dispute arising out of or relating to:

(i) the interpretation, application, or enforcement of the Governing Documents;

(ii) the rights, obligations, and duties of any Bound Party under the Governing Documents;

(iii) the physical condition and/or the design and/or construction of Improvements within the Community, including, without limitation, any and all dwellings and other Improvements on Units, and any and all Common Areas; except that disputes concerning the procedures for approval of Improvements under Chapter 6 shall not be subject to review by a court or arbitrator and shall not be subject to this chapter. Any Claim described in this Section 19.1(b)(iii) is referred to below as a "**Defect Claim**;" or

(iv) any warranties, promises, representations, statements, or other communications made by or on behalf of any Bound Party.

(c) ***Exempt Claims.*** The following suits ("**Exempt Claims**") shall not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 19.2:

(i) any suit by the Association to collect assessments or other amounts due from any Owner or to foreclose any lien to collect such assessments or other amounts;

(ii) any suit or action by the Association that involves the protest of real property taxes;

(iii) any suit by the Association to challenge condemnation proceedings;

(iv) any suit by the Association, the Declarant, the Reviewer or an affected Owner that involves a dispute concerning the procedures for approval of Improvements under Chapter 6, including, without limitation, any suit arising from the Reviewer's failure to approve a proposed Improvement;

(v) any suit between or among Owners, which does not include the Association, Declarant and/or any Builder as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(vi) any suit or dispute between an Owner and a Builder arising out of or relating to an agreement of purchase and sale of a Unit or the design and/or construction of a dwelling on a Unit where the Owner and Builder have agreed to submit the suit or dispute to other dispute resolution procedures;

(vii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 6, including, without limitation, any suit with respect to a violation of the Guidelines;

(viii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 7;

(ix) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of this Declaration (relating to creation and maintenance of community standards);

(x) any suit to compel mediation or arbitration of a Claim or to enforce any award or decision of an arbitration conducted in accordance with this Chapter 19;

(xi) any suit to enforce a settlement agreement reached through negotiation or mediation pursuant to this Chapter 19; and

(xii) any dispute in which a necessary party to the dispute is not a Bound Party and has not agreed to submit to the procedures set forth in Section 19.2.

(d) ***Amendment.*** This Section 19.1 shall not be amended unless such amendment is approved by a vote of Owners entitled to cast 75% of the total votes in the Association (or such lesser percentage as may be the maximum permitted by the Act) and by 75% of all first Mortgagees (or such lesser percentage as may be permitted by the Act) and by the Declarant; provided that, approval by first Mortgagees shall not be required if such requirement is contrary to mandatory provisions, if any, of applicable law. Any amendment to this Section 19.1 shall not apply to Claims based on alleged acts or omissions or circumstances that predate the recording of the amendment.

(e) ***Reformation.*** All Bound Parties agree that reliance upon courts of law and equity can add significant costs and delays to the process of resolving Claims. Accordingly, they recognize that one of the essential purposes of this Declaration is to provide for the submission of all Claims to mediation and final and binding arbitration. Therefore, if any court concludes that any provision of this Chapter 19 is void, voidable or otherwise unenforceable, all Bound Parties understand and agree that the court shall reform each such provision to render it enforceable, but only to the extent absolutely necessary to render the provision enforceable and only in view of the express desire of the Bound Parties that the merits of all Claims be resolved only by mediation and final and binding arbitration and, to the greatest extent possible and permitted by law, in accordance with the principles, limitations, procedures and provisions set forth in this Chapter 19.

19.2 Dispute Resolution Procedures

(a) ***Notice.*** The Bound Party asserting a Claim ("**Claimant**") against another Bound Party ("**Respondent**") shall give written notice ("**Notice**") by mail or personal delivery to each Respondent and to the Board, and if the Claim is a Defect Claim involving a Unit, then to the First Mortgagee, if any, with a lien against such Unit, and if the Claim is a Defect Claim involving any Common Area, then to all first Mortgagees, stating plainly and concisely:

(i) the nature of the Claim, including the Persons involved and the Respondent's role in the Claim;

(ii) if the Claim is a Defect Claim, (A) a list of all alleged design and/or construction defects or other physical conditions that are the subject of the Defect claim and a detailed description thereof specifying the type and location of such defects or conditions (identified by the specific room or room where the alleged defects or conditions exist if contained within a structure or identified on a plat plan or map where the defects or conditions exist outside a structure, in either case with a legend that identifies the type of defect), (B) a description of the damages claimed to have been caused by the alleged defects or conditions, and (C) a list of the Persons involved and a description of the Respondent's role in the Defect Claim;

(iii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iv) the Claimant's proposed resolution or remedy; and

(v) the Claimant's desire to meet with the Respondent to discuss, in good faith, ways to resolve the Claim.

(b) ***Negotiation.*** The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. The Board may appoint a representative to assist the parties in negotiating a resolution of the Claim if a written request, accompanied with a copy of the Notice, is submitted to the Board by either Claimant or Respondent.

(c) ***Right to Inspect.*** If the Claim is a Defect Claim, the Claimant shall permit each Respondent, its employees, agents, contractors and consultants to enter the Claimant's Unit (including the Claimant's dwelling), or, if the Association is the Claimant, the Association shall allow each Respondent, its employees, agents, contractors and consultants to enter each Common Area that is the subject of the Claim, in either case at reasonable times, to permit each Respondent to inspect the matters identified in the Defect Claim. Declarant hereby reserves for itself, and grants to the

Association and each Respondent, an easement to enter upon Claimant's Unit (including the dwelling thereon) and any Common Area for the purposes of making inspections pursuant to this Section 19.2(c). Each Respondent shall make reasonable efforts to schedule convenient times with the Claimant for such inspections, but the Claimant's refusal to schedule such times shall not relieve the Claimant of its obligations set forth in this Section 19.2(c). If the Claimant refuses to allow each Respondent, its employees, agents, contractors and consultants to enter the Claimant's dwelling and lot (or the applicable Common Area if the Association is the Claimant) in order to make such inspections, the Claimant shall be deemed to be in breach of its obligations set forth in this Section 19.2(c) and shall be liable to each Respondent that has been denied access, and each such Respondent shall be entitled to recover from the Claimant, liquidated damages in the amount of $100.00 per day for each day after the Claimant's receipt of the Respondent's written request for access to the Unit or Common Area, as may be applicable, until the Claimant provides such access; provided that the amount of liquidated damages shall increase by five percent (5%) on each anniversary of the date upon which this Declaration is recorded (for example, but without limitation, on the first anniversary of the date upon which this Declaration is recorded, the amount of liquidated damages required by this Section 19.2(c) shall be $105.00 per day). Liquidated damages provided in this Section 19.2(c) are separate from and independent of liquidated damages provided in Section 19.2(d) and a Respondent that is in breach of its obligations under each Section will be liable for liquidated damages under each Section. By acquiring ownership of any real property located within the Community, each Owner and the Association acknowledge and agree that the actual damages to a Respondent arising from a Claimant's breach of its obligations set forth in this Section 19.2(c) would be extremely difficult and impractical to ascertain, including, without limitation, loss of reputation and goodwill, and that the liquidated damage amount referenced in the preceding sentence is a fair and reasonable estimate thereof. If the Association makes a Defect Claim on behalf of one or more Owners with respect to the Units of those Owners (and nothing in this Declaration creates an authority for the Association to do so), or if any Owner or other Person makes a Defect Claim in the nature of a derivative action on behalf of the Association, then the Person making such Defect Claim shall be required to provide access to each Unit that is the subject of the Defect Claim and all of the provisions of this Section 19.2(c) shall apply to such Person and such Defect Claim.

(d) ***Right to Remedy.*** If the Claim is a Defect Claim, if a Respondent informs the Claimant in writing that the Respondent intends to repair, redesign, remedy or otherwise cure one or more matters described in the Claim, the Claimant shall provide access to its Unit including the dwelling on the Unit, or the applicable Common Area if the Association is the Claimant, to such Respondent, its employees, agents, contractors and consultants for the purpose of making such repair, redesign, remedy or cure. Declarant hereby reserves for itself, and grants to the Association and each Respondent, an easement to enter upon Claimant's Unit (including the dwelling

thereon) for the purposes of making any repair, redesign, remedy or cure pursuant to this Section 19.2(d). The Respondent shall make reasonable efforts to schedule convenient times with the Claimant for the performance of such work, but the Claimant's refusal to schedule such times shall not relieve the Claimant of its obligations set forth in this Section 19.2(d). The Claimant agrees that each Respondent has an absolute right to attempt to repair, remedy or otherwise cure one or more matters described in the Claim. The Claimant further agrees that nothing contained in this Section 19.2(d) creates any obligation upon any Respondent to attempt to repair, remedy or otherwise cure any matters described in the Claim and each Respondent's obligations in that respect are limited to those obligations, if any, imposed by any written express warranty separately provided to the Claimant (and which, by its terms, may not run to the benefit of succeeding owners of the property) and by applicable law. If the Claimant refuses to allow each Respondent, its employees, agents, contractors and consultants to enter the Claimant's Unit, including the dwelling on the Unit, or applicable Common Area if the Association is the Claimant, in order to perform such work, the Claimant shall be deemed to be in breach of its obligations set forth in this Section 19.2(d) and shall be liable to such Respondent, and such Respondent shall be entitled to recover from the Claimant, liquidated damages in the amount of $100.00 per day for each day after the Claimant's receipt of the Respondent's written notice that it intends to repair, remedy or otherwise cure one or more matters described in the Claim until the Claimant provides such access; provided that the amount of liquidated damages shall increase by five percent (5%) on each anniversary of the date upon which this Declaration is recorded (for example, but without limitation, on the first anniversary of the date upon which this Declaration is recorded, the amount of liquidated damages required by this Section 19.2(d) shall be $105.00 per day). Liquidated damages provided in this Section 19.2(d) are separate from and independent of liquidated damages provided in Section 19.2(c) and a Respondent that is in breach of its obligations under each Section will be liable for liquidated damages under each Section. By acquiring ownership of any real property located within the Community, each Owner and the Association acknowledges and agrees that the actual damages to a Respondent arising from a Claimant's breach of its obligations set forth in this Section 19.2(d) would be extremely difficult and impractical to ascertain, including, without limitation, loss of reputation and goodwill, and that the liquidated damage amount referenced in the preceding sentence is a fair and reasonable estimate thereof. If the Association makes a Defect Claim on behalf of one or more Owners with respect to the Units of those Owners (and nothing in this Declaration creates an authority for the Association to do so), or if any Owner or other Person makes a Defect Claim in the nature of a derivative action on behalf of the Association, then the Person making such Defect Claim shall be required to provide access to each Unit that is the subject of the Defect Claim and all of the provisions of this Section 19.2(d) shall apply to such Person and such Defect Claim.

(e) ***Mediation.*** If the parties have not resolved the Claim through negotiation within 30 days of the date of the Notice (or within any other agreed upon period), the Claimant shall have 30 additional days to submit the Claim to mediation with a Dispute Resolution Service in the Grand Junction area, which shall be designated by the Association if the Association is not a party to the Claim. Each Bound Party shall present the mediator with a written summary of the Claim.

RECEPTION#: 3002815, at 10/7/2021 9:03:22 AM, 79 of 112
Recording: $568.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

DISPUTE RESOLUTION TIMELINE

Claim Between Bound Parties

Day 1 — Written Notice of Claim

- Factual Basis
- Legal Basis
- Propose a resolution
- Propose a meeting
- Send copy to Board
- Defect Claim:
  - List and Location Damages
  - List of Persons
  - Right to Inspect
  - Right to Remedy

Day 2-30 — Negotiations

- Good faith effort
- Parties meet in person
- May request Board assistance

Day 31-60 — Request Mediation

- Claimant must submit claim
- Mediator assigned by Association or independent agency
- If Claim is not submitted, it is waived

Day 61-90+ — Mediation

- Agency supplies rules
- Fee split between parties
- Written summary from each side
- Supervised negotiation
- Contractual settlement
- Termination of mediation

Day 90+ — Arbitration

- Notice to Arbitrate – within 20 days after Termination of Mediation
- Single arbitrator
- Fees split between parties
- Hearing
- Decision (within 14 days after hearing)
- If arbitration is not commenced within 20 days after Termination of Mediation, Claim is waived

If the Claimant does not submit the Claim to mediation within such time, or does not appear for and participate in good faith in the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant on account of such Claim.

If the parties do not settle the Claim within 30 days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings (a "**Termination of Mediation**") indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to commence binding arbitration on the Claim, pursuant to and as provided in Section 19.2(g).

Each Bound Party shall bear its own costs of the mediation, including attorneys' fees, and each Party shall pay an equal share of the mediator's fees.

(f) ***Settlement.*** Any settlement of the Claim through negotiation or mediation shall be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to comply again with the procedures set forth in this section. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorneys' fees and court costs.

(g) ***Arbitration.*** After receiving a Termination of Mediation, if the Claimant wants to pursue the Claim and the Claim is not otherwise barred as provided elsewhere in this Chapter 19, the Claimant shall initiate final, binding arbitration of the Claim under the auspices of a Dispute Resolution Service (which does not necessarily have to be the same Dispute Resolution Service that provided mediation with respect to the Claim), and the Claimant shall provide to the Respondent a "Notice of Intent to Arbitrate," all within twenty (20) days after the Termination of Mediation. If the Claimant does not initiate final, binding arbitration of the Claim and provide a Notice of Intent to Arbitrate to the Respondent within twenty (20) days after the Termination of Mediation, then the Claimant shall be deemed to have waived the Claim, and that Respondent shall be relieved of any and all liability to the Claimant on account of such Claim. The term "Party" when used in this Section 19.2(g) shall mean a party to an arbitration proceeding to resolve a Claim and the term "Parties" shall mean all the parties to such arbitration proceeding. The following arbitration procedures shall govern each Claim submitted to arbitration:

(i) The arbitration shall be presided over by a single arbitrator.

(ii) The arbitrator must be a person qualified to consider and resolve the Claim with the appropriate industry and/or legal experience.

(iii) No Person shall serve as the arbitrator where that Person has any financial or personal interest in the arbitration or any family, social or significant professional acquaintance with any Party to the arbitration. Any Person designated as an arbitrator shall immediately disclose in writing to all Parties any circumstance likely to affect the appearance of impartiality, including any bias or financial or personal interest in the arbitration ("Arbitrator Disclosure"). If any Party objects to the service of any arbitrator with fourteen (14) days after receipt of the Arbitrator's Disclosure, such arbitrator shall be replaced in the same manner as the initial arbitrator was selected.

(iv) The arbitrator shall have the exclusive authority to, and shall, determine all issues about whether a Claim is covered by this Chapter 19. Notwithstanding anything herein to the contrary (including, but not limited to, Section 19.2(g)(viii) below), if a Party contests the validity or scope of arbitration in court, the arbitrator or the court shall award reasonable attorneys' fees and expenses incurred in defending such contests, including those incurred in trial or on appeal, to the non-contesting Party.

(v) The arbitrator shall hold at least one (1) hearing in which the Parties, their attorneys and expert consultants may participate. The arbitrator shall fix the date, time and place for the hearing. The arbitrator is not required to hold more than one (1) hearing. The arbitration proceedings shall be conducted in Mesa County, Colorado unless the Parties otherwise agree.

(vi) No formal discovery shall be conducted without an order of the arbitrator or express written agreement of all Parties.

(vii) Unless directed by the arbitrator, there shall be no post hearing briefs.

(viii) The arbitration award shall address each specific Claim to be resolved in the arbitration, provide a summary of the reasons therefore and the relief granted, and be rendered no later than fourteen (14) days after the close of the hearing, unless otherwise agreed by the Parties. The arbitration award shall be in writing and shall be signed by the arbitrator.

(ix) The arbitrator shall apply the substantive law of Colorado and may award injunctive relief or any other remedy available in Colorado but shall not have the power to award punitive damages, consequential damages, exemplary damages, treble damages, indirect or incidental damages, attorneys' fees, expert's fees and/or costs to the prevailing Party. Each Party is responsible

for any fees and costs incurred by that Party, including, without limitation, the fees and costs of its attorneys, consultants and experts. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court of competent jurisdiction.

(x) The Parties shall pay their pro rata share of all arbitration fees and costs, including, without limitation, the costs for the arbitrator.

(xi) With respect to a Defect Claim, the arbitrator shall have authority to establish reasonable terms regarding inspections, destructive testing and retention of independent consultants and may require that the results of any such inspections and testing and the reports of independent consultants be submitted to the arbitrator and to the other Parties, whether or not the Party that ordered such inspections or testing or engaged the consultant intends to present such results or reports to the arbitrator as evidence.

(xii) Except as may be required by law or for confirmation of an arbitration award, neither a Party nor an arbitrator may disclose the existence or contents of any arbitration without the prior written consent of all Parties to the arbitration.

(h) ***Amendment.*** This Section 19.2 shall not be amended unless such amendment is approved by a vote of Owners entitled to cast 75% of the total votes in the Association (or such lesser percentage as may be the maximum permitted by the Act) and by 75% of all first Mortgagees (or such lesser percentage as may be permitted by the Act) and by the Declarant; provided that, approval by first Mortgagees shall not be required if such requirement is contrary to mandatory provisions, if any, of applicable law. Any amendment to this Section 19.2 shall not apply to Claims based on alleged acts or omissions or circumstances that predate the recording of the amendment.

19.3 Initiation of Litigation or Arbitration by Association

In addition to compliance with the foregoing alternative dispute resolution procedures, if applicable, the Association shall not initiate any litigation (if the foregoing alternative dispute resolution procedures are not applicable) or arbitration proceeding, or engage any attorney to initiate any litigation or arbitration or to advise the Board and/or the Association, with respect to doing so unless first approved by: (a) the Board; and (b) the affirmative vote of Owners entitled to cast 75% of the total votes in the Association (or such lower percentage, if any, that may be expressly specified in the Act as the maximum that may be required as condition to initiation by the Association of litigation or arbitration proceedings), except that only the approval of the Board and not the approval of Owners shall be required for actions or proceedings:

(a) That are initiated by the Board and assert only Exempt Claims and not any Claims that are subject to the procedures set forth in this Chapter 19; or

(b) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

If a Claim alleges that any Improvements, including dwelling(s), located within the Community, suffer from construction and/or design defects, the following additional requirements must be satisfied before such a Claim may be submitted to arbitration: (a) if the Claim relates to Improvements, including dwellings, on one or more Units, the prior written approval of the Owner of each such Unit and the first Mortgagee, if any, on each such Unit must be obtained; (b) if the Claim relates generally to Improvements on the Common Area, the prior written approval of at least 75% of all first Mortgagees must be obtained. In addition, if the Claim is a Defect Claim, the Association shall not initiate any litigation (if the foregoing alternative dispute resolution procedures are not applicable) or arbitration proceeding unless and until it has obtained the written consent of all first Mortgagees holding liens against each Unit that is the subject of the Defect Claim, and if the Defect Claim involves any Common Areas, the written consent of 75% of all first Mortgagees. The Board and the Association have no authority or jurisdiction whatsoever to initiate any litigation or arbitration without first obtaining all of the requisite approvals and consents required by this Section 19.3 and any litigation or arbitration initiated without such approvals and consents shall be dismissed by the court or arbitrator, as applicable, who shall award the defendant(s) in such action reasonable attorneys' fees and expenses incurred in defending such contests, including those incurred in trial or on appeal. Notwithstanding the requirements in this paragraph to obtain the consent of first Mortgagees under certain circumstances, if any, with respect to a particular circumstance, such requirement is contrary to mandatory provisions, if any, of applicable law, then such consent shall not be required in such circumstance.

Prior to commencing any action or proceeding that requires approval of Owners and first Mortgagees as provided in this section, the Board shall mail or deliver written notice that such action or proceeding is being considered to each Owner at the last known address described in the Association's records and to each First Mortgagee referred to in the immediately preceding paragraph. The notice shall state a general description of (i) the nature of the action and the relief sought, including a statement of the Claim and the Respondent's response to the Claim, including any settlement offer; (ii) the expenses and fees that the Board anticipates will be incurred in prosecuting the action, including, without limitation, any amounts that may be payable to the Association's attorneys if the Board or the Association decides to settle or withdraw the Claim without the consent, or against the advice of, the Association's attorneys; (iii) the name of the attorney(s) that the Board proposes to engage, the terms of the proposed engagement and a copy of any proposed engagement letter; (iv) an estimate of the time that will be necessary to pursue the Claim to resolution; (v) the potential impact of the Claim and the litigation or arbitration of the Claim on the ability of the Owners to sell their Units; (vi) the potential impact of the Claim and the litigation or arbitration of the

Claim on the ability of the Owners to obtain a new loan or refinance an existing loan secured by their Units; and (vii) a statement advising the Owners of their duty to disclose the Claim to prospective purchasers and current and prospective mortgagees of their Units. Such written statement shall also be sent to the Respondent at least ten (10) days before the meeting of Owners at which the possible initiation of litigation or arbitration will be considered and the Respondent shall have the right to attend and make a presentation at such meeting. The Association shall hold a meeting of the Owners to consider such litigation or arbitration no sooner than ten (10) days following the Association providing the written statement described in this paragraph.

In addition, if a Claim alleges that any dwelling or other Improvements on a Unit suffer from construction and/or design defects, the Claimant shall promptly disclose the Claim and its details to his/her prospective purchasers and current and prospective Mortgagees.

Notwithstanding any other provision of this Chapter 19 or this Declaration, arbitration with respect to a Claim must be initiated within a reasonable time after the Claim has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings in a court based on such Claim would be barred by the applicable statute of limitations or statute of repose, except that any claim based on breach of a written express warranty must be made within the time specified in the express warranty document. If any Claim is not timely submitted to arbitration, or if the Claimant fails to appear and participate in good faith for the arbitration proceeding when scheduled, then the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant on account of any such Claim.

This Section 19.3 shall not be amended unless such amendment is approved by a vote of Owners entitled to cast 75% of the total votes in the Association (or such lesser percentage as may be the maximum permitted by the Act) and by 75% of all first Mortgagees (or such lesser percentage as may be permitted by the Act) and by the Declarant; provided that, approval by first Mortgagees shall not be required if such requirement is contrary to mandatory provisions, if any, of applicable law. Any amendment to this Section 19.3 shall not apply to Claims based on alleged acts or omissions or circumstances that predate the recording of the amendment.

Chapter 20
ASSOCIATION INSURANCE

20.1 Required Coverages

The Association shall obtain and maintain in effect the following insurance coverage, if reasonably available, or if not reasonably available, the most nearly equivalent coverage as is reasonably available:

(a) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis (or comparable coverage by whatever name denominated) for all insurable improvements on

(i) the Common Area;

(ii) other portions of the Area of Common Responsibility, to the extent that the Association has responsibility for repair or replacement in the event of a casualty; and

(iii) any Service Area, to the extent specified or authorized by any applicable Supplemental Declaration.

If such coverage is not generally available at reasonable cost, then "broad form" coverage may be substituted. The limits of Association property insurance policies shall be sufficient to cover the full replacement cost of the insured improvements under current building ordinances and codes.

In addition, if a Supplemental Declaration so specifies, the Association shall obtain and maintain property insurance on the insurable improvements within a Service Area, which insurance shall comply with the above requirements;

(b) Commercial general liability insurance on the Area of Common Responsibility, insuring the Association and its members for damage or injury caused by the negligence or other tortious conduct of the Association or any of its members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, such coverage shall have a limit of at least $2,000,000.00 per occurrence with respect to bodily injury, personal injury, and property damage. Such coverage may be provided through a combination of primary and umbrella policies. However, if additional coverage and higher limits are available at reasonable cost that a reasonably prudent person would obtain, the Association shall obtain such additional coverages or limits;

(c) Workers compensation insurance and employer's liability insurance, if and to the extent required by law;

(d) Directors and officers liability coverage; and

(e) Commercial crime insurance, including fidelity insurance covering all Persons responsible for handling Association funds in an amount determined in the Board's business judgment but not less than an amount equal to one-fourth of the annual Base Assessments on all Units plus reserves on hand. Fidelity insurance policies shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation.

The Association shall arrange for an annual review of the sufficiency of its insurance coverage by one or more qualified Persons, at least one of whom must be familiar with insurable replacement costs in the Grand Junction area. In the exercise of its business judgment, the Board may obtain additional insurance coverage and higher limits than this section requires.

20.2 Deductibles

The Association's policies may contain a reasonable deductible, which shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements of Section 19.1. In the event of an insured loss, the deductible shall be treated as a Common Expense or a Service Area Expense in the same manner as the premiums for the applicable insurance coverage. However, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with the By-Laws, that the loss is the result of the negligence or willful misconduct of one or more Owners, their guests, invitees, or lessees, then the Board may assess the full amount of such deductible against such Owner(s) and their Units as a Specific Assessment.

20.3 Policy Requirements

All Association policies shall provide for a certificate of insurance to be furnished to the Association and, upon request, to each Owner.

To the extent available at reasonable cost and terms, all Association insurance shall:

(a) be written with a company authorized to do business in Colorado that satisfies the requirements of Fannie Mae, or such other secondary mortgage market agencies or federal agencies as the Board deems appropriate;

(b) be written in the name of the Association as trustee for the benefited parties. All policies shall be for the benefit of the Association and its members, except that policies on Limited Common Area shall be for the benefit of the Owners of Units within the Service Area to which the Limited Common Area is assigned and their Mortgagees, as their interests may appear;

(c) not be brought into contribution with insurance purchased by Owners, occupants, or their Mortgagees individually;

(d) contain an inflation guard endorsement;

(e) include an agreed amount endorsement, if the policy contains a co-insurance clause;

(f) provide that each Owner is an insured person with respect to liability arising out of such Owner's status as a member of the Association;

(g) provide a waiver of subrogation against any Owner or household member of an Owner; and

(h) include an endorsement precluding cancellation, invalidation, suspension, or non-renewal by the insurer on account of any act or omission of one or more Owners, unless acting on the Association's behalf within the scope of their authority, or on account of any curable defect or violation, without prior written demand to the Association and allowance of a reasonable time to cure the defect or violation.

In addition, the Board shall use reasonable efforts to secure insurance policies that list the Owners as additional insureds and provide:

(i) a waiver of subrogation as to any claims against the Association's directors, officers, employees, and manager;

(j) a waiver of the insurer's right to repair and reconstruct instead of paying cash;

(k) an endorsement excluding Owners' individual policies from consideration under any "other insurance" clause;

(l) an endorsement requiring at least 30 days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal;

(m) a cross liability provision; and

(n) a provision vesting in the Board exclusive authority to adjust losses, except to the extent applicable law permits an Owner to file a claim to the same extent, and with the same effect, as if the Owner were an additional named insured. However, Mortgagees having an interest in such losses may not be precluded from participating in the settlement negotiations, if any, related to the loss.

20.4 Insurance Premiums

Premiums for all Association insurance shall be a Common Expense, except that premiums for property insurance on particular Units, or Limited Common Area assigned to particular Units, may be assessed against such Units as a Specific Assessment or a Service Area Assessment (as those terms are defined in Chapter 5), unless the Board reasonably determines that other treatment of the premiums is more appropriate.

Chapter 21
TERMINATION AND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

21.1 Term and Termination

This Declaration shall have perpetual duration, unless terminated in the manner provided in the Act by agreement of Owners representing at least 80% of the total votes in the Association and the written consent of the Declarant during the Development and Sale Period. If Colorado law hereafter limits the period during which covenants may run with the land, then to the extent consistent with such law, this Declaration automatically shall be extended at the expiration of such period for successive periods of 20 years each, unless terminated by agreement of the Owners representing at least 80% of the total votes in the Association in the manner provided in the Act.

This section shall not permit termination of any easement created in this Declaration without the written consent of the holder of such easement.

21.2 Amendment

(a) ***Corrections.*** Notwithstanding anything to the contrary contained in this Declaration, this Declaration may be amended in whole or in part, at any time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to correct clerical, typographical, or technical errors, or to clarify this Declaration or any provision hereof. The Declarant's right of amendment set forth in the preceding sentence shall terminate upon termination of the Development and Sale Period.

(b) ***Satisfaction of Mortgage Market.*** Notwithstanding anything to the contrary contained in this Declaration, this Declaration may be amended in whole or in part, at any time, by the Declarant without the consent or approval of any other Owner or any other Person, in order to comply with the requirements, standards, or guidelines of the Government National Mortgage Association, Fannie Mae (formerly the Federal National Mortgage Association), the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, including the Federal Housing Administration, the Veterans Administration, or any other governmental or quasi-governmental agency, or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by any of such entities. The Declarant's right of amendment set forth in the preceding sentence shall terminate upon termination of the Development and Sale Period.

(c) ***Other Amendments.*** Except in cases of amendments that may be executed unilaterally by Declarant during the Development and Sale Period in the exercise of its development rights under this Declaration, or amendments executed by Declarant or the Association as authorized in the Act, this Declaration may be amended

only by the affirmative vote or written consent, or any combination thereof, of at least 67% of the votes held by the Owners, and the consent of Declarant during the Development and Sale Period and, with respect to an amendment that would, pursuant to this Declaration, require the consent of a specified percentage of Eligible Holders, the written consent of the specified percentage of Eligible Holders.

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Amendments to this Declaration shall be executed by the President or the Vice President of the Association and shall contain a recitation and certification that the requisite number of votes were obtained. Any amendment shall be effective upon recordation unless a later effective date is specified in the amendment.

No amendment may remove, revoke, limit, condition, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege. Without limiting the foregoing, the rights and privileges referred to in the immediately preceding sentence include, without limitation, any provision of this Declaration that states that Declarant has or has reserved or is granted or given a right, any provision of this Declaration that states that a particular action requires the approval or consent of the Declarant, and any provision of this Declaration that states that the Declarant may veto a particular action and, in all events, including, without limitation, Sections 18.1, 18.2, 18.3, 20.1, and 20.2. In addition, the approval requirements set forth in Chapter 17 shall be met if applicable.

If an Owner consents to any amendment to this Declaration or the By-Laws, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

Any procedural challenge to an amendment must be made within six months of its recordation, or such amendment shall be presumed to have been validly adopted, except only with respect to an amendment as to which the Act provides that a procedural challenge to such amendment must be made within one year of its recordation, as to which the one year deadline shall be applicable. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

21.3 Exhibits

Exhibits "A", "B", "C" and "D" are incorporated by this reference, and this chapter shall govern amendment of those exhibits.

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by Redlands Three Sixty, LLC, a Colorado limited liability company, as Declarant, and in witness thereof, it has executed this Declaration this 24 day of Sept, 2021.

DECLARANT:

Redlands Three Sixty, LLC,
a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado Corporation, its Manager

By: B. Douglas Quimby
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 24 day of Sept, 2021, by B. Douglas Quimby as President of La Plata Communities, Inc., a Colorado corporation and the Manager of Redlands Three Sixty, LLC, a Colorado limited liability company, on behalf of such company.

Witness my hand and official seal.
My Commission expires: 03/06/2023

CANDICE ELAINE WAUNEKA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194008489
MY COMMISSION EXPIRES MARCH 6, 2023

Notary Public

(Seal)

EXHIBIT "A"

Land Initially Submitted

1. Lots 1 through 22, inclusive, Canyon Rim 360 Subdivision Filing Number One, in the City of Grand Junction, Mesa County, Colorado.

2. Tracts A, B, C, D, E and F, Canyon Rim 360 Subdivision Filing Number One, in the City of Grand Junction, Mesa County, Colorado.

Neighborhood Designation: The property described above is located within the Neighborhood known as "Neighborhood #1."

Each of Lots 1 through 22, inclusive, and each of Tracts A, B, C, D, E and F are a separate portion of the Community and Declarant may exercise its development rights, including the right to withdraw property from the Community, independently and separately with respect to each such separate portion of the Community.

EXHIBIT "B"

Plat

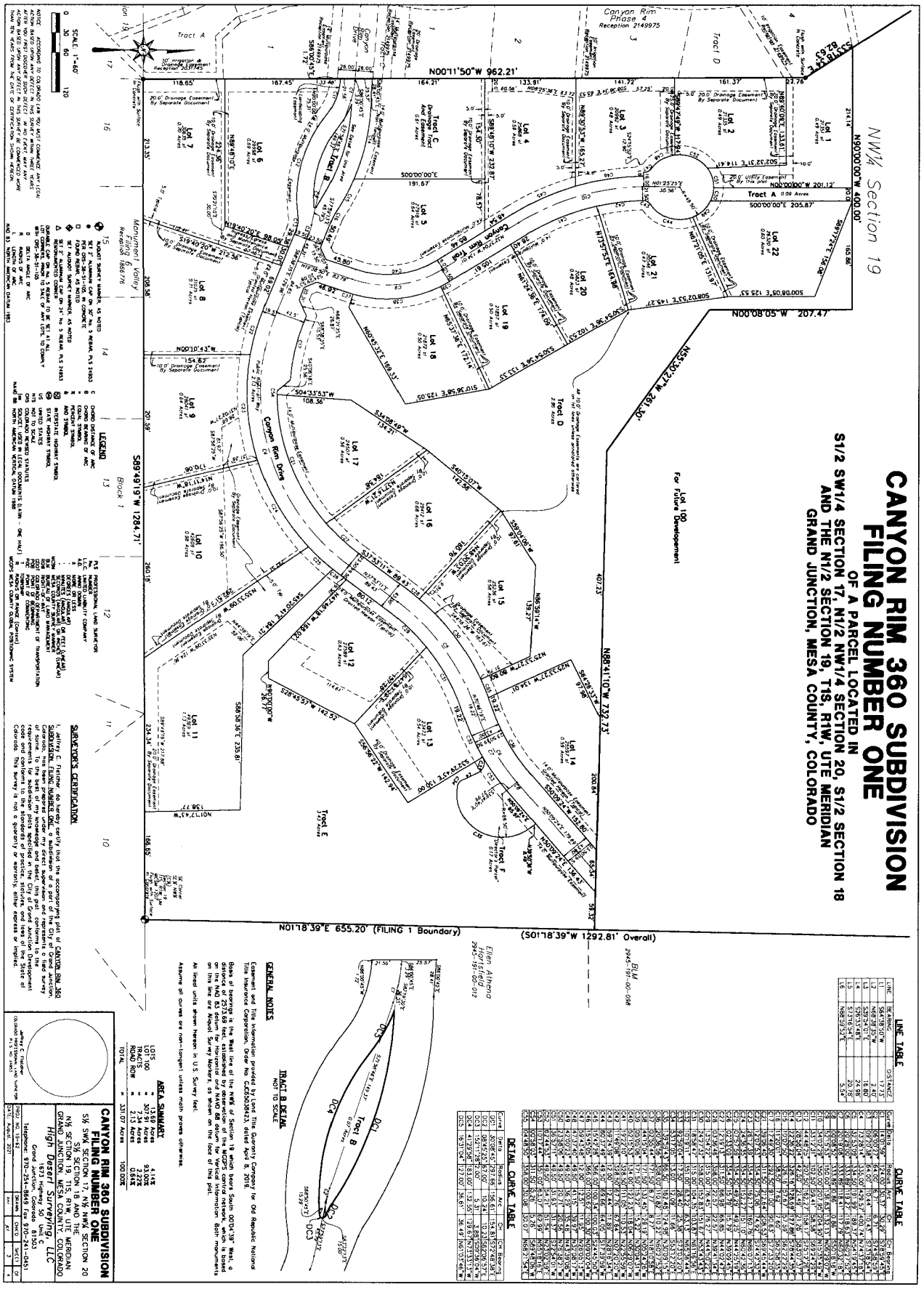

CANYON RIM 360 SUBDIVISION
FILING NUMBER ONE
OF A PARCEL LOCATED IN
S1/2 SW1/4 SECTION 17, N1/2 NW1/4 SECTION 20, S1/2 SECTION 18
AND THE N1/2 SECTION 19, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO
NW¼ Section 19
N90°00'00"W 400.00'
N00°11'50"W 962.21'
N00°08'05"W 207.47'
N55°30'27"W 261.30'
N88°41'10"W 732.73'
S89°49'19"W 1284.71'
N01°18'39"E 655.20' (FILING 1 Boundary)
(S01°18'39"W 1292.81' Overall)
Tract A
Tract B
Tract C
Tract D
Tract E
Tract F
Canyon Rim Drive
Canyon Rim Court
Monument Valley Road
Lot 100
For Future Development
Ellen Athena Horstfield
2945-191-00-012
BLM
2945-191-00-068
SURVEYOR'S CERTIFICATION
GENERAL NOTES
TRACT B DETAIL
NOT TO SCALE
AREA SUMMARY
LOTS = 13.59 Acres 93.00%
TRACTS = 3.07 Acres 6.00%
ROAD ROW = 2.13 Acres 0.84%
TOTAL = 331.07 Acres 100.00%
CANYON RIM 360 SUBDIVISION
FILING NUMBER ONE
S½ SW¼ SECTION 17, N½ NW¼ SECTION 20
N½ SECTION 19, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8845 Fax: 970-241-0451
Project No. 21-07-01
Date: August 2021
Jeffrey C. Thacker
COLORADO P.L.S. No. 38477

EXHIBIT "C"

Title Exceptions

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. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENTS RECORDED NOVEMBER 8, 1912 IN BOOK 163 AT PAGE **266** UNDER RECEPTION NO. **109800** (AFFECTS LOTS 2, 3 AND 4 OF SAID SECTION 18), AND AUGUST 14, 1916 IN BOOK 163 AT PAGE **588** UNDER RECEPTION NO. **132795** (AFFECTS NW¼ NE¼, S½ NE¼, AND SE¼ NW¼ OF SAID SECTION 18).

9. RIGHT OF WAY FOR THE REDLANDS WATER AND POWER COMPANY PIPELINE AND SECOND LIFT CANAL AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 18, 1940 IN BOOK 274 AT PAGE **541** UNDER RECEPTION NO. **376242**.

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO UTE WATER CONSERVANCY DISTRICT FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND RIGHTS INCIDENTAL THERETO, RECORDED NOVEMBER 12, 1981 IN BOOK 1342 AT PAGE **381** UNDER RECEPTION NO. **1274246**.

11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PUMPHOUSE SUBDIVSION RECORDED DECEMBER 19, 1996 UNDER RECEPTION NO. **1782382**.

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO LIBERTY BAPTIST CHURCH OF GRAND JUNCTION, LTD., A COLORADO NONPROFIT CORPORATION, FOR IRRIGATION PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 2, 1997 IN BOOK 2381 AT PAGE **684** UNDER RECEPTION NO. **1822809**.

13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF NOTICE OF RIGHTS-OFWAY OF THE REDLANDS WATER AND POWER COMPANY, OR ITS PREDECESSORS, RECORDED MARCH 4, 1999 IN BOOK 2558 AT PAGE **544** UNDER RECEPTION NO. **1891356**.

14. (THIS ITEM WAS INTENTIONALLY DELETED)

15. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF PUBLIC TRAILS EASEMENT, IN FAVOR OF THE CITY OF GRAND JUNCTION, RECORDED NOVEMBER 25, 2003 IN BOOK 3536 AT PAGE **259** UNDER RECEPTION NO. **2161618**.

16. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR THE OPERATION, MAINTENANCE, CONSTRUCTION AND RE-CONSTRUCTION OF THE REDLANDS WATER AND POWER COMPANY SECOND LIFT CANAL, AS RESERVED IN INSTRUMENT RECORDED JANUARY 12, 2006 IN BOOK 4075 AT PAGE **92** UNDER RECEPTION NO. **2296333**.

17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THE FOLLOWING CONTRACTS TO PURCHASE PROPERTY, EACH SPECIFYING AN UNDIVIDED ONE PERCENT (1%) INTEREST IN LOT 2 OF PUMPHOUSE SUBDIVISION:

A) BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MICHAEL MAPLE, RECORDED JULY 23, 2020 UNDER RECEPTION NO. **2934401**;

B) BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND JANE A. QUIMBY, RECORDED JULY 23, 2020 UNDER RECEPTION NO. **2934402**;

C) BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MICHAEL G. RUEBENSON, RECORDED JULY 23, 2020 UNDER RECEPTION NO. **2934403**;

D) BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND DONALD B. GRAVETTE, RECORDED JULY 23, 2020 UNDER RECEPTION NO. **2934404**;

E) BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND BROR D. QUIMBY, RECORDED JULY 23, 2020 UNDER RECEPTION NO. **2934405**.

18. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER AND DECREE TO CREATE DISTRICT, THE ORGANIZATION OF: REDLANDS 360 METROPOLITAN DISTRICT NO. 1, RECORDED DECEMBER 21, 2020, UNDER RECEPTION NO. **2958240**.

19. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDER AND DECREE TO CREATE DISTRICT, THE ORGANIZATION OF: REDLANDS 360 METROPOLITAN DISTRICT NO. 9, RECORDED DECEMBER 21, 2020, UNDER RECEPTION NO. **2958242**.

20. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 29, 1910 IN BOOK 163 AT PAGE **32** UNDER RECEPTION NO. **94240** (AFFECTS E½ SW¼ AND SW¼ SW¼ OF SAID SECTION 17; SE¼ SE¼ OF SAID SECTION 18).

21. RIGHT 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 AND SW¼ SW¼ OF SAID SECTION 17; SE¼ SE¼ OF SAID SECTION 18), MAY 22, 1911 IN BOOK 163 AT PAGE **70** UNDER RECEPTION NO. **99261** (AFFECTS SE¼ SW¼ AND SW¼ SE¼ OF SAID SECTION 18; AND N½ NE¼ OF SAID SECTION 19), NOVEMBER 6, 1911 IN BOOK 163 AT PAGE **134** UNDER RECEPTION NO. **102321** (AFFECTS NE¼NE¼ SAID SEC. 18), JANUARY 24, 1913 IN BOOK 163 AT PAGE **298** UNDER RECEPTION NO. **111473** (AFFECTS N½ NW¼ OF SAID SECTION 20), AUGUST 21, 1913 IN BOOK 163 AT PAGE **356** UNDER RECEPTION NO. **115359** (AFFECTS NE¼ NW¼ OF SAID SECTION 18), MAY 2, 1914 IN BOOK 163 AT PAGE **424** UNDER RECEPTION NO. **119988** (AFFECTS NW¼ SW¼ OF SAID SECTION 17; NE¼ SW¼ AND N½ SE¼ OF SAID SECTION 18),]3 22, 1915 IN BOOK 163 AT PAGE **494** UNDER RECEPTION NO. **124903** (AFFECTS LOTS 1, 2 AND 3 AND E½ NW¼ OF SAID SECTION 19), AND AUGUST 14, 1916 IN BOOK 163 AT PAGE **588** UNDER RECEPTION NO. **132795** (AFFECTS NW¼ NE¼, S½ NE¼ AND SE¼ NW¼ SAID SECTION 18).

22. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR PURPOSES PERTINENT TO THE OPERATIONS OF REDLANDS WATER & POWER COMPANY, AS SET FORTH IN INSTRUMENT RECORDED MAY 21, 1956 IN BOOK 685 AT PAGE **301** UNDER RECEPTION NO. **668855**.

23. ONE-HALF OF ALL ROYALTY PAYMENTS RECEIVED FROM THE SALE OF ALL OIL AND GAS PRODUCED AND SAVED FROM THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN S½SW¼ OF SAID SECTION 17 AND THE SE¼SE¼ OF SAID SECTION 18, AS RESERVED BY CARL S. SIGMON AND CORA ELIZABETH SIGMON IN DEED RECORDED JANUARY 29, 1960 UNDER RECEPTION NO. **761001**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

24. RIGHTS OF SURFACE ENTRY AND ANY OTHER INCIDENTAL RIGHTS USED, CLAIMED OR ASSERTED UNDER ANY MINERAL RESERVATION, LEASE OR CONVEYANCE AFFECTING THE LANDS HEREIN.

25. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON 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 CONTAINED IN INSTRUMENT RECORDED OCTOBER 05, 1961 IN BOOK 811 AT PAGE **585** UNDER RECEPTION NO. **801203**. AMENDMENT WAS RECORDED DECEMBER 11, 1961 IN BOOK 816 AT PAGE **18** UNDER RECEPTION NO. **805475**. (AFFECTS SE¼ SW¼ OF SAID SECTION 17)

26. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM, GRANTED TO UTE WATER CONSERVANCY DISTRICT, RECORDED JULY 19, 1963 IN BOOK 851 AT PAGE **241** UNDER RECEPTION NO. **844646**.

27. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND RIGHTS INCIDENTAL THERETO, GRANTED TO UTE WATER CONSERVANCY DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED JULY 19, 1963 IN BOOK 851 AT PAGE **243** UNDER RECEPTION NO. **844647**.

28. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND RIGHTS INCIDENTAL THERETO, GRANTED TO UTE WATER CONSERVANCY DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED JULY 19, 1963 IN BOOK 851 AT PAGE **279** UNDER RECEPTION NO. **844665**.

29. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND RIGHTS INCIDENTAL THERETO, GRANTED TO UTE WATER CONSERVANCY DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED JULY 19, 1963 IN BOOK 851 AT PAGE **295** UNDER RECEPTION NO. **844673**.

30. RIGHT OF WAY FOR SOUTH BROADWAY, AS DISCLOSED IN THE RECORDS OF THE MESA COUNTY ASSESSOR'S OFFICE.

31. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF A RIGHT OF WAY FOR FLUME AND RIGHTS INCIDENTAL THERETO, AND ALSO WEST ½ OF A CIRCLE WITH A RADIUS OF 50 FEET, AS RESERVED TO THE REDLANDS WATER & POWER COMPANY IN INSTRUMENT RECORDED OCTOBER 21, 1969 IN BOOK 940 AT PAGE **197** UNDER RECEPTION NO. **978834**.

32. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENTS 20 FEET IN WIDTH LYING ADJACENT TO CENTERLINES OF FIRST AND SECOND LIFT CANALS, AS SET FORTH IN INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **192** UNDER RECEPTION NO. **1177137** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

33. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHTS OF WAY FOR COUNTY ROAD ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND THROUGH THE NORTHEAST PART OF SAID S½NE¼ OF SAID SECTION 18, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **192** UNDER RECEPTION NO. **1177137** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

34. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHTS OF WAY FOR THE FIRST AND SECOND LIFT CANALS OF THE REDLANDS WATER AND POWER COMPANY, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **192** UNDER RECEPTION NO. **1177137**.

35. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF A PERPETUAL EASEMENT 15 FEET ON EACH SIDE OF THE CENTERLINE ACROSS THE SUBJECT PROPERTY, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **192** UNDER RECEPTION NO. **1177137**.

36. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR UTILITIES AND RIGHT OF WAY ACROSS A PORTION OF THE SUBJECT PROPERTY, AS SET FORTH IN INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **205** UNDER RECEPTION NO. **1177140** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

37. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR ACCESS AND RIGHTS INCIDENTAL THERETO, 20 FEET IN WIDTH EXTENDING FROM WATER STORAGE TANK TO THE SOUTH LINE OF EASTER HILL DRIVE, AS SET FORTH IN INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **205** UNDER RECEPTION NO. **1177140** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

38. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR POWER LINE AND POWER POLES 15 FEET ON EACH SIDE OF THE PUBLIC SERVICE COMPANY OF COLORADO POWER LINE PRESENTLY INSTALLED FOR DELIVERING POWER TO PUMP HOUSE, AND RIGHTS INCIDENTAL THERETO, AS EVIDENCED BY INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **205** UNDER RECEPTION NO. **1177140** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

39. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR PIPELINE, PUMP, PUMP HOUSE AND WATER STORAGE TANK, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **205** UNDER RECEPTION NO. **1177140** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

40. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR PUBLIC SERVICE COMPANY OF COLORADO POWER LINE PRESENTLY INSTALLED FOR DELIVERING POWER TO PUMP HOUSE, AND RIGHTS INCIDENTAL THERETO, AS EVIDENCED BY INSTRUMENTS RECORDED NOVEMBER 21, 1978 IN BOOK 1175 AT PAGE **205** UNDER RECEPTION NO. **1177140** AND FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

41. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF A 45 FOOT EASEMENT FOR THE CONSTRUCTION AND INSTALLATION OF A SANITARY SEWER LINE AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 13, 1981 IN BOOK 1297 AT PAGE **938** UNDER RECEPTION NO. **1248158**.

42. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR A WATER TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM AND RIGHTS INCIDENTAL THERETO, GRANTED TO UTE WATER CONSERVANCY DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 4, 1982 IN BOOK 1350 AT PAGE **599** UNDER RECEPTION NO. **1279079**.

43. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF NOTICE OF RIGHTS-OFWAY OF THE REDLANDS WATER AND POWER COMPANY, OR ITS PREDECESSORS, RECORDED MARCH 4, 1999 IN BOOK 2558 AT PAGE **544** UNDER RECEPTION NO. **1891356**.

44. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF OF DEED OF EASEMENT DATED DECEMBER 22, 2000, BY AND BETWEEN DYNAMIC INVESTMENTS, INC., A COLORADO LIMITED LIABILITY COMPANY AND NTCH-COLORADO, INC., A COLORADO CORPORATION, RECORDED MAY 7, 2001 IN BOOK 2846 AT PAGE **353** UNDER RECEPTION NO. **1995008**.

45. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AN EASEMENT FOR UTILITY LINES, AND RIGHTS INCIDENTAL THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED MAY 8, 2001 IN BOOK 2846 AT PAGE **938** UNDER RECEPTION NO. **1995204**.

46. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THE FOLLOWING ITEMS, AS SET FORTH IN WARRANTY DEED RECORDED MAY 8, 2001 IN BOOK 2846 AT PAGE **939** UNDER RECEPTION NO. **1995205**: SURVEY OF THE PROPERTY BY THOMPSON-LANGFORD CORPORATION DATED MAY 4, 2001; RIGHT OF WAY FOR COLUMBUS WASH; AGREEMENT TO GRANT EASEMENT BETWEEN GRANTOR AND NTCH DATED DECEMBER 22, 2000; AND AGREEMENT BETWEEN GRANTOR AND THE CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION,STATE OF COLORADO, DATED FEBRUARY 5, 1992.

47. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF LAND USE AGREEMENT BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC, AND WESTSTAR BANK, RECORDED MAY 8, 2001 IN BOOK 2846 AT PAGE **953** UNDER RECEPTION NO. **1995208**.

48. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ACCESS AND UTILITY EASEMENT AGREEMENT, IN FAVOR OF NTCH-COLORADO, INC., RECORDED JUNE 12, 2001 IN BOOK 2867 AT PAGE **108** UNDER RECEPTION NO. **2000517**.

49. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF PUBLIC SERVICE COMPANY OF COLORADO EASEMENT GRANTING AN EASEMENT FOR UTILITY LINES AND RIGHTS INCIDENTAL THERETO TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 8, 2002 IN BOOK 2999 AT PAGE **108** UNDER RECEPTION NO. **2034821**.

50. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THOSE FACILITIES AND EASEMENTS, AND RIGHTS INCIDENTAL THERETO, RESERVED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 25, 2003 IN BOOK 3536 AT PAGE **270** UNDER RECEPTION NO. **2161619**.

51. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF MESA COUNTY, COLORADO GRANT OF SANITARY SEWER EASEMENT AND AGREEMENT, RECORDED APRIL 10, 2008 IN BOOK 4642 AT PAGE **439** UNDER RECEPTION NO. **2433584**.

52. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RECORDED SEPTEMBER 20, 2012 IN BOOK 5361 AT PAGE **365** UNDER RECEPTION NO. **2626184**.

53. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RECORDED SEPTEMBER 20, 2012 IN BOOK 5361 AT PAGE **371** UNDER RECEPTION NO. **2626186**.

54. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UNRECORDED TOWER SUBLEASE AGREEMENT, BY AND BETWEEN SBT TOWERS, LLC AND COLORADO RSA NO. 3 LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, AS DISCLOSED IN MEMORANDUM OF TOWER SUBLEASE AGREEMENT RECORDED JULY 29, 2014 IN BOOK 5625 AT PAGE **913** UNDER RECEPTION NO. **2697273**.

55. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF EASEMENT BY AND BETWEEN GRAND JUNCTION LAND COMPANY, LLC AND UTE WATER CONSERVANCY DISTRICT, RECORDED JUNE 16, 2015 IN BOOK 5737 AT PAGE **626** UNDER RECEPTION NO. **2727493**.

56. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

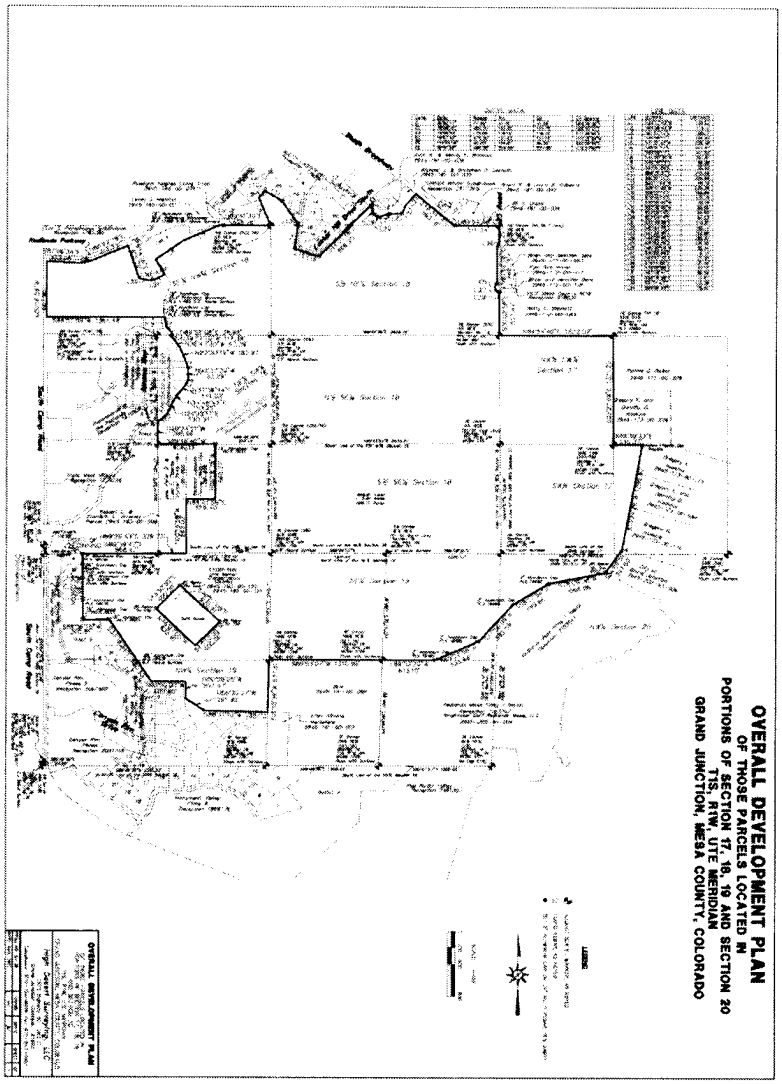
57. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CANYON RIM 360 SUBDIVISION, FILING NUMBER ONE TO BE RECORDED.

58. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON 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 CONTAINED IN THIS DECLARATION.

59. ANY OTHER RIGHTS, BURDENS, ENCUMBRANCES, EASEMENTS OR OTHER INTERESTS, APPURTENANT OR PERSONAL, ARISING IN LAW, OR IN EQUITY, WHETHER OR NOT FULLY DEFINED, ADJUDICATED OR RESOLVED THAT MAY BE ATTACHED TO THE PROPERTY, INCLUDING THE LOTS OR PARTS OF THE LOTS WHICH APPEAR OF RECORD OR MAY BE DISCOVERED BY DILIGENT INVESTIGATION IN LIGHT OF OBSERVABLE CONDITIONS AT THE PROPERTY OR OF WHICH ANY PERSON MAY HAVE LEGAL NOTICE OR KNOWLEDGE, INCLUDING, WITHOUT LIMITATION ACTUAL, CONSTRUCTIVE, RECORD, OR INQUIRY NOTICE OR KNOWLEDGE. OWNERS AND POTENTIAL OWNERS OF LOTS ARE CAUTIONED TO DILIGENTLY REVIEW AVAILABLE DOCUMENTS AND ENGAGE APPROPRIATE LEGAL OR OTHER COUNSEL OF THEIR CHOOSING TO FULLY INVESTIGATE, EVALUATE, AND UNDERSTAND THE RIGHTS, BURDENS, ENCUMBRANCES, EASEMENTS AND OTHER INTERESTS AS MAY AFFECT THEIR LOT EITHER BEFORE PURCHASING OR AFTERWARDS.

EXHIBIT "D"

Land Subject to Annexation



OVERALL DEVELOPMENT PLAN DESCRIPTION

That property located in the South Half of the Southwest Quarter (S½ SW¼), Section 17, the South Half of the Southeast Quarter (S½ SE¼) and the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) Section 18, the North Half (N½) Section 19, and the North Half of the Northwest Quarter (N½ NW¼) Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW¼) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18; thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.27 feet,to a point on the North line of the SE¼ SW¼ Section 18, being the South line of Lot 100, Renaissance360 Subdivision as shown on plat recorded at Reception 2946938, Mesa County records; thence South89°46'40" West, a distance of 658.33 feet, along said North line of the SE¼ SW¼ Section 18 and the South line of said Lot 100, to a point on the West line of said Lot 100; thence along said West line of said Lot 100 the following twelve (12) courses: (1)North 00°24'51" West, a distance of 285.96 feet; (2)with a non-tangent curve turning to the left, having a delta angle of 30°52'17", a radius of 77.50 feet, an arc length of 41.76 feet, and a chord length of 41.25 feet, with a chord bearing of North 69°39'40" East; (3)with a compound curve turning to the left, having a delta angle of 30°08'20", a radius of 290.00 feet, an arc length of 152.55 feet, and a chord length of 150.79 feet, with a chord bearing of North 39°09'21" East; (4)North 24°05'11" East, a distance of 130.34 feet; (5)North 34°48'45" East, a distance of 110.25 feet; (6) North 37°36'44" East, a distance of 114.02 feet; (7)with a curve turning to the left, having a delta angle of 40°09'23", a radius of 170.00 feet, an arc length of 119.15 feet, and a chord length of 116.72 feet, with a chord bearing of North 17°32'03" East; (8)North 02°32'39" West, a distance of 52.29 feet; (9)with a curve turning to the left, having a delta angle of 19°47'40", a radius of 370.00 feet, an arc length of 127.83 feet, and a chord length of 127.19 feet, with a chord bearing of North 12°26'29" West; (10)North 22°20'19" West, a distance of 187.87 feet; (11)North 36°43'30" West, a distance of 67.29 feet; (12)North 39°27'10" West, a distance of 114.39 feet, to a point on the North line of said Lot 100; thence North89°52'08" East, a distance of 38.92feet, along the North line of said Lot 100, the North line of the NE¼ SW¼ Section 18 to a point on the East line of Renaissance in the Redlands Filing Two, per plat recorded at Reception 2039893; thence along said boundary the following two (2) courses: (1) North 39°27'43" West, a distance of 133.53 feet; (2) North 09°06'43" West, a distance of 113.12 feet, to the Southeast corner of Lot 2, Pumphouse Subdivision, per plat recorded at Reception 1782382; thence around the boundary of said Lot 2 the following ten (10) courses: (1) South 89°52'09" West, a distance of 1361.48 feet; (2) North 00°16'59" West, a distance of 667.90 feet; (3) South 87°06'34" East, a distance of 333.05 feet; (4) with a curve turning to the left having a delta angle of 26°51'09", a radius of 490.00 feet, an arc length of 229.65 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; (5) North 66°02'18" East, a distance of 414.13 feet; (6) South 18°14'16" East, a distance of 415.79 feet; (7) South 79°14'55" East, a distance of 131.06 feet; (8) North 79°00'50" East, a distance of 57.12 feet; (9) North 62°45'41" East, a distance of 89.59 feet; (10)North 56°56'28" East, a distance of 42.67 feet; thence North 31°31'43" West, a distance of 209.49 feet; thence North 55°01'17" East, a distance of 403.97 feet; thence North 65°29'17" East, a distance of 441.63 feet; thence North 89°41'30" East, a distance of 598.76 feet; thence North 22°25'30" West, a distance of 361.81 feet, to a point on the Southeasterly line of Ed Case Subdivision per plat recorded at Reception 2388150; thence around the boundary of said subdivision the

following two (2) courses: (1) North 48°35'22" East, a distance of 56.08 feet; (2) North 24°41'25" East, a distance of 55.53 feet, to the Southwesterly corner of South Easter Hill Subdivision per plat recorded at Reception 739054; thence around the boundary of said subdivision the following eight (8) courses: (1) South 58°30'37" East, a distance of 245.49 feet; (2) South 32°21'14" East, a distance of 329.00 feet; (3) South 05°17'46" West, a distance of 68.10 feet; (4) South 06°47'46" West, a distance of 230.30 feet; (5) South 68°22'14" East, a distance of 165.00 feet; (6) South 74°40'14" East, a distance of 130.10 feet; (7) North 44°01'46" East, a distance of 866.20 feet; (8) North 40°25'46" East, a distance of 38.18 feet; thence South 07°38'46" West, a distance of 85.86 feet; thence South 23°05'14" East, a distance of 64.50 feet; thence South 67°04'14" East, a distance of 64.03 feet; thence North 72°42'46" East, a distance of 112.51 feet; thence North 85°44'46" East, a distance of 152.14 feet; thence North 21°20'46" East, a distance of 102.82 feet; thence North 40°25'46" East, a distance of 185.00 feet, to the Southerly right-of-way line for South Broadway; thence South 49°34'14" East, a distance of 593.16 feet, along said Southerly right-of-way line to a point of intersection with the North line of the South Half of the Northeast Quarter (S½ NE¼) said Section 18; thence North 89°54'46" East, a distance of 511.24 feet, along said North line of said S½ NE¼ said Section 18; thence South 00°02'28" East, a distance of 236.55 feet, along the East line of said S½ NE¼ said Section 18; thence North 80°35'59" West, a distance of 25.34 feet, to the Westerly right-of-way line of 23 Road per Reception 978831; thence along said Westerly right-of-way line of 23 Road the following four (4) courses: (1) South 00°02'28" East, a distance of 466.74 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 119°52'19", a radius of 50.00 feet, an arc length of 104.61 feet, and a chord length of 86.55 feet, with a chord bearing of South 00°02'28" East; (3) South 00°02'28" East, a distance of 6.73 feet; (4) North 89°57'32" East, a distance of 25.00 feet and returning to said East line of said S½ NE¼ Section 18; thence South 00°02'28" East, a distance of 527.44 feet, along said East line of said S½ NE¼ Section 18; thence North 89°54'40" East, a distance of 1322.02 feet, along the North line of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 17; thence South 00°22'09" East, a distance of 1321.29 feet, along the East line of said NW¼ SW¼ of Section 17; thence South 89°39'32" East, a distance of 335.37 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (7) courses: (1) South 10°24'29" West, a distance of 1286.90 feet; (2) South 34°09'59" West, a distance of 342.69 feet; (3) South 78°09'38" West, a distance of 666.98 feet; (4) South 58°17'54" West, a distance of 495.65 feet;(5) South 41°56'09" West, a distance of 592.59 feet; (6) South 65°22'56" West, a distance of 535.66 feet; (7) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 1310.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 637.61feet, along the West line of the SW¼ NE¼ said Section 19to the Northeast Corner of proposed Canyon rim 360 Subdivision; thence along the North line of said proposed Canyon Rim 360 Subdivision the following four (4) courses:(1)North 88°41'10"West, a distance of 732.73feet; (2) North 55°30'27"West a distance of 261.30 feet; (3) North 00°08'05"West a distance of 207.47 feet; (4) North 90°00'00West a distance of 400.00 feet to a point on the East line of Canyon Rim Phase 4, as per recorded plat at Reception 2149975;thence North 33°18'34" West, a distance of 890.33 feet along the Easterly boundary of said Canyon Tim Phase 4feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said parcel containing an area of 605.97acres, as herein described SUBJECT to that parcel as described in Reception 1228040, Mesa County records containing 5.84 acres, leaving an overall parcel area of 600.13acres.

This land is not presently subject to the terms of the Declaration and is not a part of the Community and there is no assurance that any or all of this land will be made subject to the terms of the Declaration and therefore become a part of the Community.

NOTE TO CLERK AND TITLE EXAMINERS:

This Declaration is not intended to create an encumbrance on title to the property described in this Exhibit "D." Such title may be encumbered only with the consent of the owner by filing a Supplemental Declaration.

EXHIBIT E

Glossary — Defined Terms

Act	Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, *et seq.*
Approval	Approval shall refer to permission or approval, which unless otherwise expressly qualified in the specific provision, may be granted or withheld in the discretion of the Person whose consent or approval is required
Area of Common Responsibility	All of the properties and facilities for which the Association has responsibility under the Governing Documents, or for which the Association otherwise agrees to assume responsibility, are collectively referred to in the Governing Documents as the "Area of Common Responsibility," regardless of who owns them. The Area of Common Responsibility includes all of the Common Area and may also include Units or portions of Units and property dedicated to the public, such as public rights-of-way. The initial Area of Common Responsibility is described in Chapter 10
Articles of Incorporation	The Articles of Incorporation of Redlands 360 Homeowners Association, Inc., as they may be amended, which establish the Association as a nonprofit corporation under Colorado law
Association	Redlands 360 Homeowners Association, Inc., a Colorado nonprofit corporation
Base Assessment	The total budgeted Common Expenses, less any surplus in the Common Expense budget from prior years and any income anticipated from sources other than assessments against the Units, which, except as provided in Section 5.5, shall be allocated equally among all Units subject to assessment under Section 5.5 and levied as a "Base Assessment"
Board	The Association's board of directors
Board Resolutions	The resolutions the Board adopts to establish rules, policies, and procedures for internal governance and Association activities and to regulate the operation and use of property which the Association owns or controls

Bound Parties	The Declarant, all Builders, the Association and members of its committees, and their respective officers, directors, members, managers, partners, employees and agents, all Persons subject to this Declaration, and any Person not otherwise subject to this Declaration who agrees to submit to Chapter 19
Builders	Those Persons who purchase one or more unimproved lots or parcels of land within the Community for construction of homes for sale in the ordinary course of their business
By-Laws	The By-Laws of Redlands 360 Homeowners Association, Inc. adopted by its Board, as they may be amended, which govern the Association's internal affairs, such as voting, elections, meetings, etc.
Claim	Claim shall refer to any claim, grievance, or dispute arising out of or relating to: (i) the interpretation, application, or enforcement of the Governing Documents; (ii) the rights, obligations, and duties of any Bound Party under the Governing Documents; (iii) the physical condition and/or the design and/or construction of Improvements within the Community, including, without limitation, any and all dwellings and other Improvements on Units, and any and all Common Areas; except that disputes concerning the procedures for approval of Improvements under Chapter 6 shall not be subject to review by a court or arbitrator and shall not be subject to Chapter 19. Any Claim described in this clause (iii) is referred to as a "**Defect Claim**;" (iv) any warranties, promises, representations, statements, or other communications made by or on behalf of any Bound Party. The following shall not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 19.2: (i) any suit by the Association to collect assessments or other amounts due from any Owner or to foreclose any lien to collect such assessments or other amounts; (ii) any suit or action by the Association that involves the protest of real property taxes; (iii) any suit by the Association to challenge condemnation proceedings;

(iv) any suit by the Association, the Declarant, the Reviewer or an affected Owner that involves a dispute concerning the procedures for approval of Improvements under Chapter 6, including, without limitation, any suit arising from the Reviewer's failure to approve a proposed Improvement;

(v) any suit between or among Owners, which does not include Declarant and/or any Builder as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(vi) any suit or dispute between an Owner and a Builder arising out of or relating to an agreement of purchase and sale of a Unit or the design and/or construction of a dwelling on a Unit where the Owner and Builder have agreed to submit the suit or dispute to other dispute resolution procedures;

(vii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 6, including, without limitation, any suit with respect to a violation of the Guidelines;

(viii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 7;

(ix) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of this Declaration (relating to creation and maintenance of community standards);

(x) any suit to compel mediation or arbitration of a Claim or to enforce any award or decision of an arbitration conducted in accordance with Chapter 19;

(xi) any suit to enforce a settlement agreement reached through negotiation or mediation pursuant to Chapter 19; and

(xii) any dispute in which a party to the dispute is not a Bound Party and has not agreed to submit to the procedures set forth in Section 19.2.

Claimant — The Bound Party asserting a Claim against Respondent

Common Area — Any real or personal property and facilities that the Association owns or in which it otherwise holds possessory or use rights for the common use or benefit of more than one Unit is referred to as "Common Area." The Common Area also includes any property that the Association holds under a lease and any easements in favor of the Association

Common Expenses	Except as the Governing Documents otherwise specifically provide, all of the expenses that the Association incurs, or expects to incur, in connection with the ownership, maintenance, and operation of the Area of Common Responsibility, and otherwise for the general benefit of the Owners, are considered "Common Expenses." Common Expenses include such operating reserves and reserves for repair and replacement of capital items within the Area of Common Responsibility as the Board finds necessary or appropriate
Community	The property described in Exhibit "A" and any additional property made subject to this Declaration in the future by amendment or Supplemental Declaration, shall constitute the "Community" as referred to in this Declaration
Community Systems	Central telecommunication receiving and distribution systems (*e.g.*, cable television, high speed data/Internet/intranet services, and security monitoring) and related components, including associated infrastructure, equipment, hardware, and software, to serve the Community
Community-Wide Standard	The standard to be applied is the highest of: (a) the standard of use, conduct, architecture, landscaping, or aesthetic matters generally prevailing in the Community, or (b) the minimum standards described in the Governing Documents. The Community-Wide Standard may contain objective elements, such as specific maintenance requirements, and subjective elements, such as matters subject to the discretion of the Board or the Reviewer (as defined in Chapter 6)
Consent	Consent shall refer to permission or approval, which unless otherwise expressly qualified in the specific provision, may be granted or withheld in the discretion of the Person whose consent or approval is required
Declarant	Redlands Three Sixty, LLC., a Colorado limited liability company, its successors and assigns
Declarant Affiliate	Any Person that controls, is controlled by, or is under common control with the Declarant, and any Person who is an owner, a member, a manager, a partner, or a shareholder of the Declarant
Declarant Control Period	The period of time that the Declarant is entitled to appoint a majority of the members of the Association's board of directors

Declaration	This Declaration of Covenants, Conditions and Restrictions for Redlands 360, which creates obligations that are binding upon the Association and all present and future owners of property in the Community
Defect Claim	Any claim, grievance, or dispute arising out of or relating to the physical condition and/or the design and/or construction of Improvements within the Community, including, without limitation, any and all dwellings and other Improvements on Units, and any and all Common Areas; except that disputes concerning the procedures for approval of Improvements under Chapter 6 shall not be subject to review by a court or arbitrator and shall not be subject to Chapter 19
Design Review Committee or DRC	Board appointed committee to assume jurisdiction over matters within the scope of the delegated authority or those matters for which the DRC is responsible in accordance with Chapter 6. The DRC shall consist of at least three, but not more than seven, persons who shall serve and may be removed and replaced in the Board's discretion
Development and Sale Period	The period of time during which the Declarant or any "Declarant Affiliate" owns real property in the Community or has an unexpired option to expand the Community pursuant to Chapter 13
Dispute Resolution Service	An organization that is not controlled by or affiliated with Declarant, the Association or any or all Owners (except that an Owner or a family member of an Owner may be employed by an Dispute Resolution Service) and which provides, and has experience in providing, Dispute Resolution Services in Mesa County, Colorado. Without intending to be an exhaustive list of Dispute Resolution Services, the following organizations are considered to be Dispute Resolution Services: the American Arbitration Association, the Judicial Arbiter Group and JAMS, Inc.
Special Districts	Any metropolitan or special district having jurisdiction in any portion of the Community.
Eligible Holder	An institutional holder, insurer, or guarantor of a first Mortgage that provides the Association with a written request in satisfaction of Section 18.1

Exempt Claims

(i) any suit by the Association to collect assessments or other amounts due from any Owner or to foreclose any lien to collect such assessments or other amounts;

(ii) any suit or action by the Association that involves the protest of real property taxes;

(iii) any suit by the Association to challenge condemnation proceedings;

(iv) any suit by the Association, the Declarant, the Reviewer or an affected Owner that involves a dispute concerning the procedures for approval of Improvements under Chapter 6, including, without limitation, any suit arising from the Reviewer's failure to approve a proposed Improvement;

(v) any suit between or among Owners, which does not include Declarant and/or any Builder as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(vi) any suit or dispute between an Owner and a Builder arising out of or relating to an agreement of purchase and sale of a Unit or the design and/or construction of a dwelling on a Unit where the Owner and Builder have agreed to submit the suit or dispute to other dispute resolution procedures;

(vii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 6, including, without limitation, any suit with respect to a violation of the Guidelines;

(viii) any suit by the Association, the Declarant or an affected Owner to enforce the provisions of Chapter 7;

(ix) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of this Declaration (relating to creation and maintenance of community standards);

(x) any suit to compel mediation or arbitration of a Claim or to enforce any award or decision of an arbitration conducted in accordance with Chapter 19;

(xi) any suit to enforce a settlement agreement reached through negotiation or mediation pursuant to Chapter 19; and

(xii) any dispute in which a party to the dispute is not a Bound Party and has not agreed to submit to the procedures set forth in Section 19.2.

Expansion Property	The property described on Exhibit "D." The Expansion Property may be added to the Community pursuant to Section 13.1. At the time of the recordation of this Declaration, none of the Expansion Property is part of the Community and there is no assurance given that the Expansion Property or any part of the Expansion Property will in the future become a part of the Community.
Governing Documents	The documents, referred to in this Declaration as the "Governing Documents," including this Declaration and the other documents described in Table 1.1, as they may be amended
Guidelines	The design standards and architectural and aesthetic guidelines adopted pursuant to Chapter 6, as they may be amended, which regulate new construction, including structures and other items that are part of Units, and which also regulate modifications to Units, including improvements and landscaping, after initial construction or installation.
Improvements	All site work, landscaping, structures, and other items placed on a Unit in a manner or location visible from outside of any structures on the Unit
Lease and Leasing	Lease and Leasing shall refer to the regular, exclusive occupancy of a Unit by any Person other than the Owner, for which the Owner receives any consideration or benefit
Limited Common Area	Certain portions of the Common Area may be designated as "Limited Common Area" and assigned for the exclusive use or primary benefit of less than all Units. Limited Common Area might include such things as entry features, recreational facilities, lakes, and landscaped medians and cul-de-sacs, among other things
Maintenance	Maintenance shall refer to maintenance, repair, or replacement, as determined appropriate by the Board
Maximum Units	The creation and development of up to, and including, one thousand eight hundred and fifty (1,850) Units within the Community
Mortgage	A mortgage or other form of security instrument affecting title to a Unit
Mortgagee	The holder or beneficiary of a mortgage or other form of security instrument affecting title to a Unit
Notice	Written notice by mail or personal delivery to each Respondent and to the Board

Owner	Each Person who holds record title to a Unit
Person	An individual, a corporation, a partnership, a limited liability company, or any other legal entity
Plat	The plat of the Community which, in conjunction with the Title Exceptions, satisfies the requirements set forth in C.R.S. § 38-33-209.
Private Streets	Those portions of the Community that, as of a particular time, are intended for use as streets and are not maintained by any governmental or quasi-governmental entity, including a Special District, which shall include all paving, curbs, gutters, and sidewalks. Such portions of the Community may be described or designated as Private Streets in a Supplemental Declaration, or on a Plat or a supplement to the Plat, or in another Recorded instrument executed or consented to by the Declarant; provided, however, that in any case where the Declarant is, at the time a particular Private Street is designated, not the owner of such Private Street, the Recorded instrument in which such Private Street is designated, in order to be effective, shall also be required to be executed or consented to by the owner(s) of such Private Street. Private Streets constitute Common Areas.
Recorded	An instrument filed or the filing of a legal instrument in the official records of Mesa County, or such other place designated as the official location for filing documents affecting title to real estate in Mesa County in order to make them a matter of public record
Respondent	A Bound Party against whom Claimant is asserting a Claim
Reviewer	The Person having jurisdiction in a particular case
Service Area Assessment	The total Service Area Expenses budgeted for each Service Area, less any surplus in such Service Area budget from prior years, shall be allocated among all Units in the Service Area that are subject to assessment under Section 5.4 and levied as a "Service Area Assessment"
Service Area Committee	A committee elected by the Owners of Units within each Service Area in accordance with the By-Laws to represent and act on behalf of the Owners with respect to the services and benefits that the Association provides to the Service Area

Service Area Expenses	All expenses that the Association incurs or expects to incur in connection with the ownership, maintenance, and operation of Limited Common Area, or in providing other benefits and services to a Service Area, including any operating reserve or reserve for repair and replacement of capital items maintained for the benefit of the Service Area
Service Areas	One or more "Service Areas" in which the Units share Limited Common Area or receive special benefits or services from the Association that it does not provide to all Units within the Community. A Service Area may be comprised of Units of more than one housing type and may include Units that are not contiguous
Special Assessments	Assessments to cover Common Expenses or Service Area Expenses that are non-routine, unanticipated, or in excess of those anticipated in the applicable budget
Specific Assessments	Assessments against a particular Unit as follows: (a) to cover the costs, including overhead and administrative costs, of providing services to the Unit upon request of the Owner pursuant to any menu of optional services the Association may offer (which might include the items identified in Section 11.1). Specific Assessments for optional services may be levied in advance of the provision of the requested service; (b) to cover costs incurred in bringing the Unit into compliance with the Governing Documents or costs incurred as a consequence of the conduct of the Owner or occupants of the Unit, their agents, contractors, employees, licensees, invitees, or guests; however, the Board shall give the Unit Owner prior written notice and an opportunity for a hearing, in accordance with the By-Laws, before levying any Specific Assessment; and (c) to cover the Unit's pro rata share of any costs that the Association incurs in bringing the Service Area of which the Unit is a part into compliance with the provisions of the Governing Documents; however, the Board must give prior written notice to the Owners of Units in the Service Area and an opportunity for such Owners to be heard, in accordance with the By-Laws, before levying any such assessment
Subdivision Plat	A drawing, plat, survey, map or condominium map or other instrument required and approved by the City of Grand Junction as a condition to the City's approval of a subdivision of land.

Supplemental Declaration	A recorded Supplemental Declaration to this Declaration, which may submit additional property to this Declaration, create easements over the property described in the Supplemental Declaration, impose additional obligations or restrictions on such property, designate special areas as described in Chapter 3, assign use of specified Limited Common Area to additional Units, or any of the foregoing
Supplemental Plat	A supplemental Plat which may be recorded from time to time to reflect changes in the boundaries of the Community as reflected in the Plat or a prior Supplemental Plat
Termination of Mediation	A written notice issued by a mediator pursuant to Chapter 19 that the parties to a Claim are at an impasse and unable to resolve their dispute through mediation.
Title Exceptions	A list of encumbrances affecting the property described in the Plat.
Unfinished Units	A Unit that consists of unimproved land or land upon which a dwelling is being constructed or land upon which a dwelling has been completed but is not permanently occupied or land upon which a model home that is being used for sales and marketing purposes is being operated.
Units	Homes and home sites in the Community. A Unit is a portion of the Community depicted as a separately identified lot on a recorded Plat or a separately identified condominium unit on a recorded condominium map, which may be independently owned and conveyed and is zoned or otherwise intended for development, use, and occupancy as a residence for a single family. The term "Unit" refers to the land, if any, which is part of the Unit, as well as to any structures or other improvements on the Unit. In the case of a building within a condominium or other structure containing multiple dwellings, each dwelling shall be deemed to be a separate Unit. A parcel of land is considered a single Unit until a Plat or condominium map, or amendment to either, is recorded subdividing it into more than one Unit. Such Plat or condominium map, or amendment, is not intended to, and may not, satisfy requirements of the City of Grand Junction with respect to such subdivision.

TRAILS LEGEND

- 8 FT DETACHED, PAVED LOOP MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE; SOFT SURFACE, 2 FT MIN WIDTH
- SPECIAL - INCLINE OR OTHERWISE DIFFERENT FROM OTHERS
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

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

BLM

Redlands 360 Outline Development Plan

Exhibit 1: Trail Types

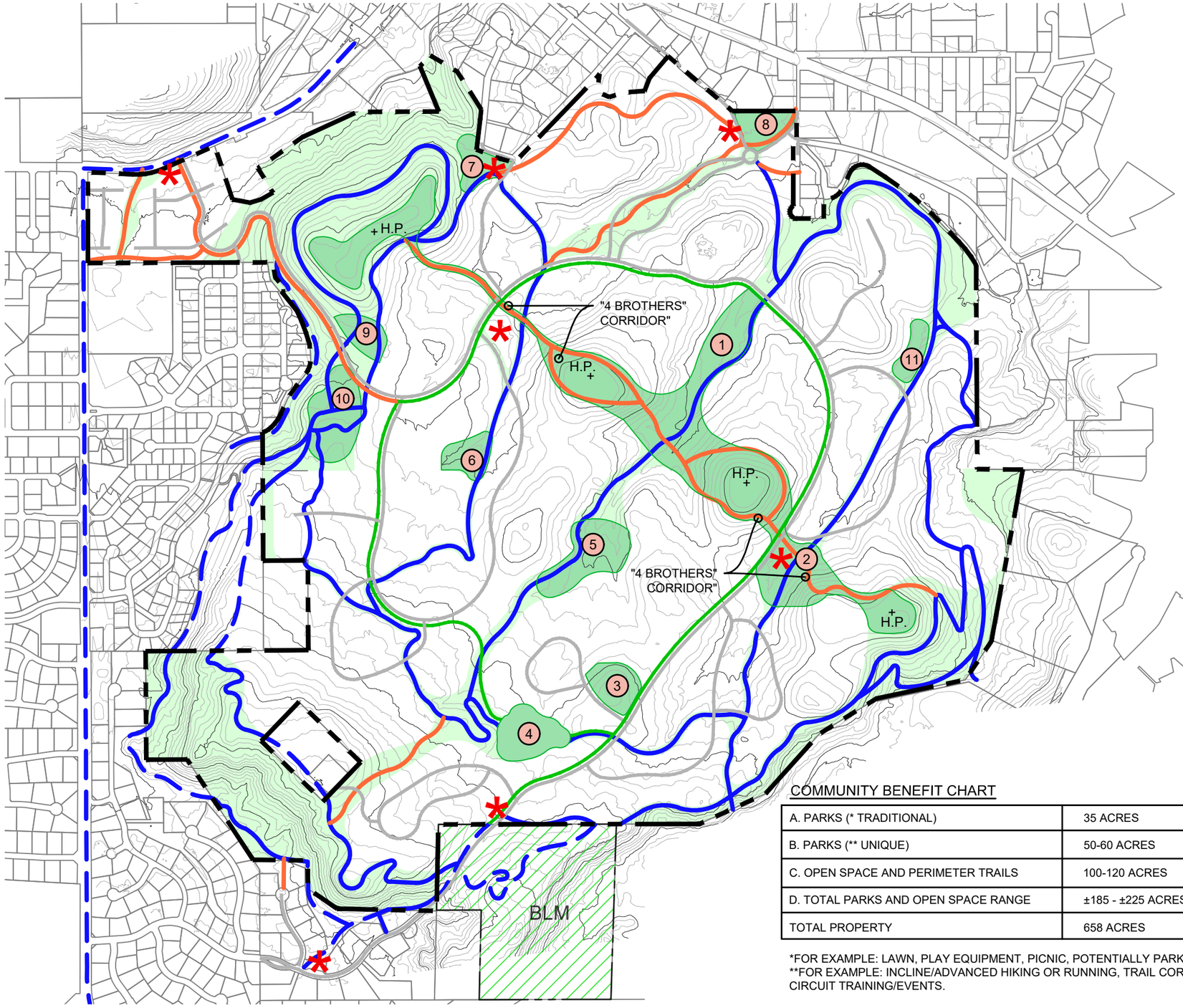
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SCALE:1"=800 FT

ONE LAPLATA

GreenBox STUDIO

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LEGEND

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

A. PARKS (TRADITIONAL)

1	7.4 ACRES
2	1.6 ACRES
3	2.4 ACRES
4	3.7 ACRES
5	5.0 ACRES
6	2.0 ACRES
7	1.6 ACRES
8	2.5 ACRES
9	4.9 ACRES
10	1.9 ACRES
TOTAL	35 ACRES

B. PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR	25-30 ACRES
* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PEREMETER OR PARKS)	25-30 ACRES
TOTAL FOR UNIQUE PARKS	50-60 ACRES
C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS	100-120 ACRES
D. TOTAL OPEN SPACE/PARKS RANGE	100-120 ACRES

(THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES).

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

COMMUNITY BENEFIT CHART

A. PARKS (* TRADITIONAL)	35 ACRES	5%
B. PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	15-18%
D. TOTAL PARKS AND OPEN SPACE RANGE	±185 - ±225 ACRES	±28 %- ± 34%
TOTAL PROPERTY	658 ACRES	100%

EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

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

0 800 1600 2400 feet

SCALE:1"=800 FT

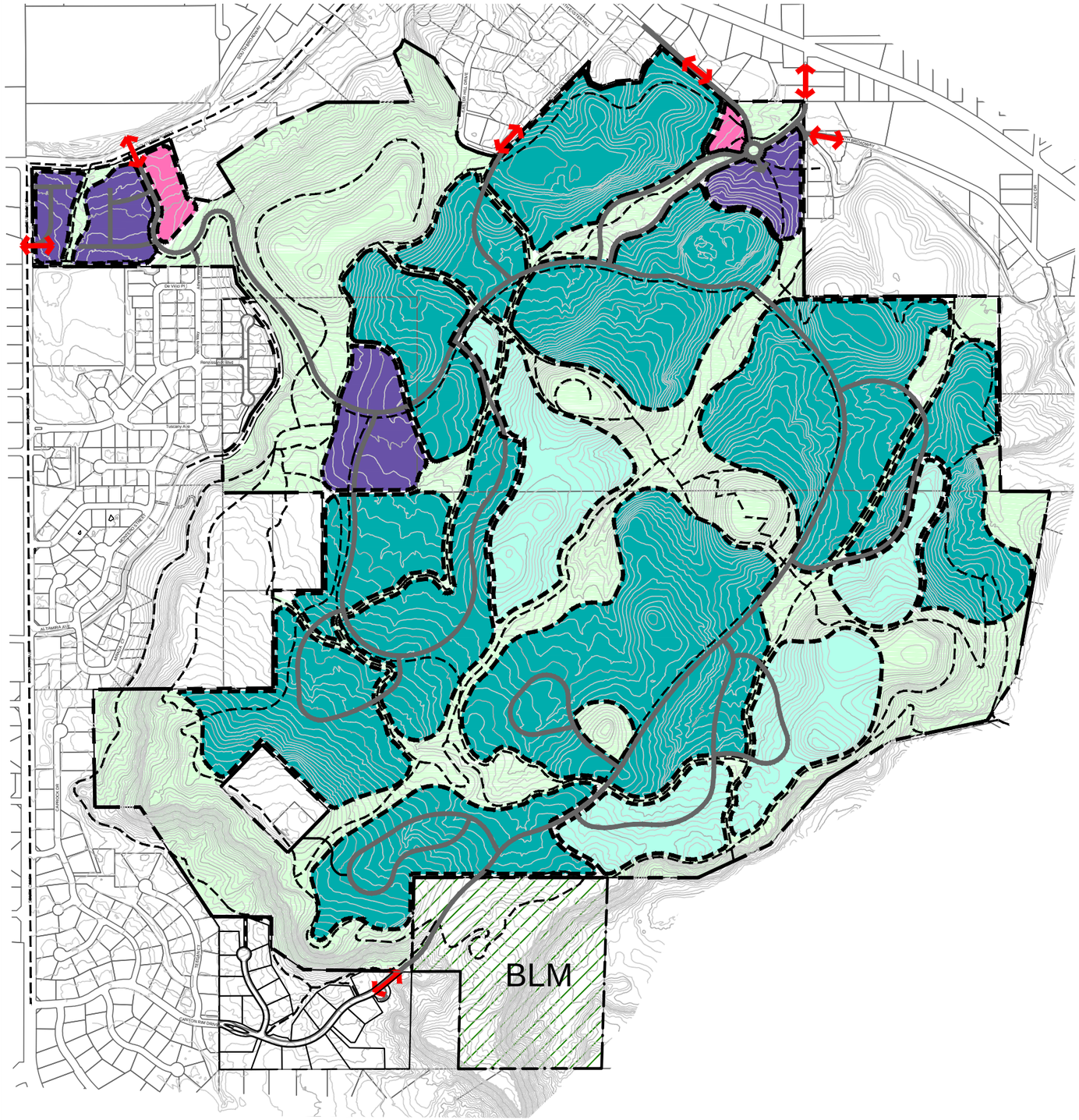
Redlands 360 Outline Development Plan

Exhibit 2: Public Park Areas

ONE LAPLATA

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LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	~~R-4~~ RL-4	~~R-12~~ RM-12	~~R-16~~ RH-16	~~B-1~~ MU-1	~~CSR~~ P-1
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

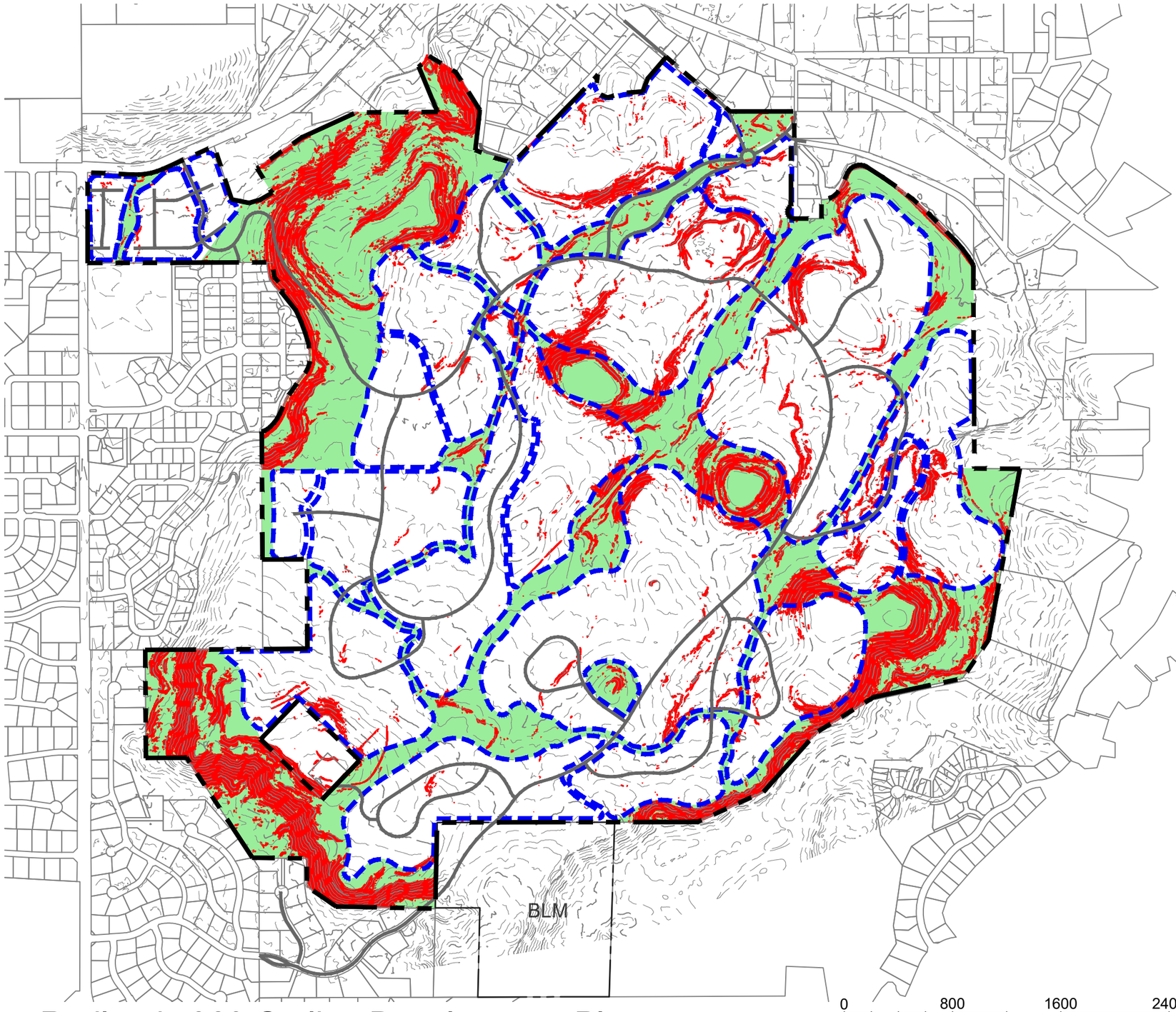
TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN ~~298~~ ACRES 327	~~596 UNITS~~ 654	~~3576 UNITS~~ 3924
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



SLOPE MAP LEGEND

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

Redlands 360 Outline Development Plan

Exhibit 4: Slope Analysis

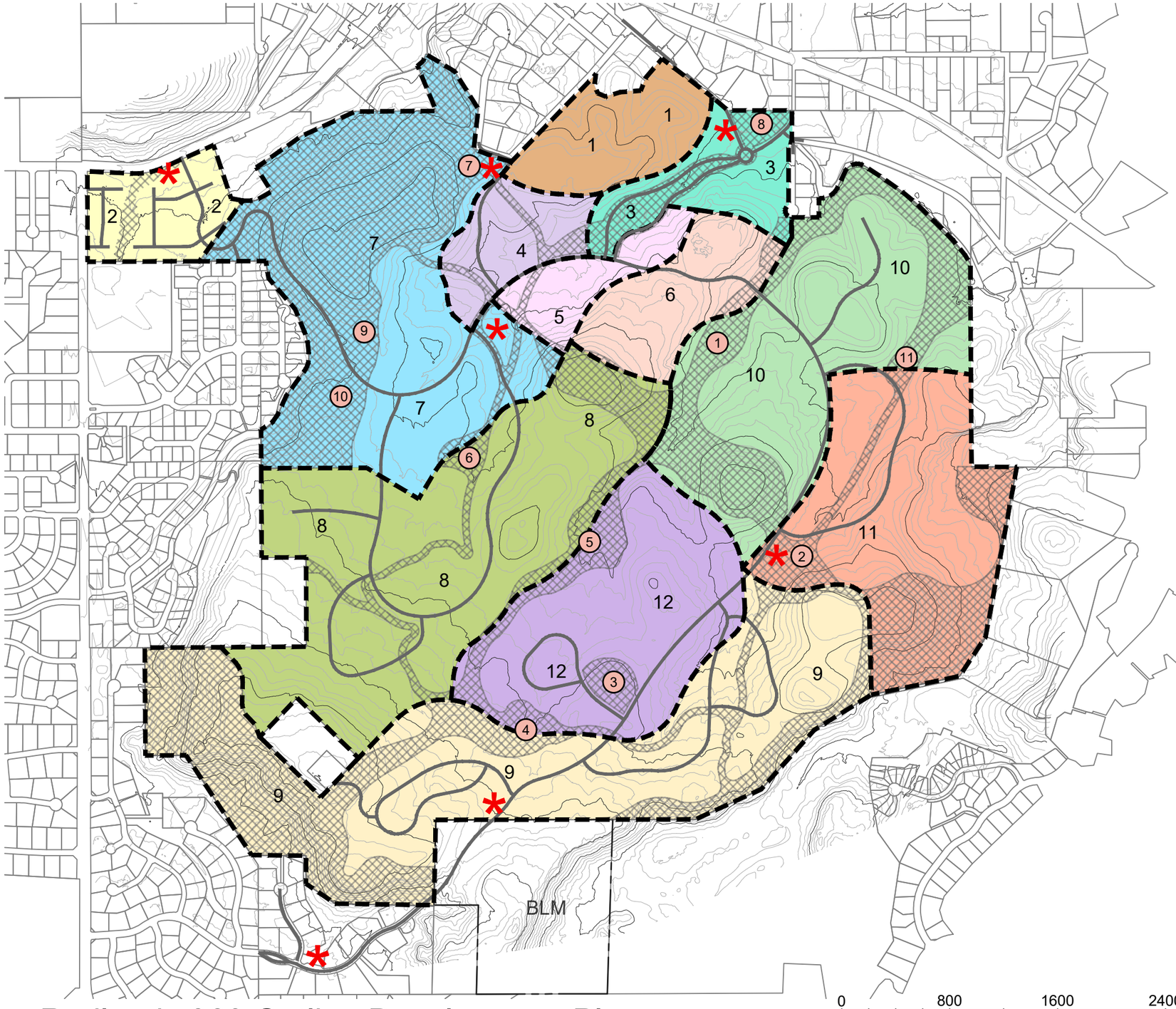
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DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2026
- 3 - TARGETED START 2026
- 4 - TARGETED START 2026
- 5 - TARGETED START 2027
- 6 - TARGETED START 2029
- 7 - TARGETED START 2030
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- 12 - TARGETED START 2042
- OPEN SPACE; SEE EXHIBIT 2
- (1) TRADITIONAL PARK; SEE EXHIBIT 2
- * TRAILHEAD; SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	UPDATED MEETINGS WITH CITY COUNCIL
PHASES 2-7	2027
	2032
PHASES 8-12	2037
	2042

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

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SCALE:1"=800 FT

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USE CATEGORY	PRINCIPAL USE					
RESIDENTIAL						
Household Living - residential occupancy of a dwelling unit by a "household"	Business Residence				**A**	
	Two Family Dwelling	A	A		A	A
	Single-Family Detached	A	A		A	
	Multifamily Accessory Dwelling Unit	A	A A	A	A	
	Agricultural Labor Housing					A
	Manufactured Housing Park					
	All Other Household Living		A			
Home Occupation	Home Occupation	A	A	A	A	
Group Living - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	A	A	A	A	
	Large Group Living Facility					
	Unlimited Group Living Facility					
	Fraternities/Sororities					
	Rooming/Boarding House					
	Other Group Living (e.g., dormitory style living)					
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools - colleges and institutions of higher learning	Colleges and Univiersities					
	Vocational, Technical and Trade Schools					A
Community Service - uses providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	
Cultural - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	
Day Care - care, protection and supervision for childern or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 -12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatoreis					
	Community Corrections Facility					
	Law Enforcement Rehabilitation Centers					

USE CATEGORY	PRINCIPAL USE					
treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	
	All Other					
Parks and Open Space - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery					
	Golf Course					
	Golf Driving Ranges					
	Parks, Lakes, Reservoirs, Other Open Spaces	C	C	C	A	A
Religious Assembly meeting area for religious activities	All	A	A	A	A	
Funeral Home/Mortuary	All				A	
Crematory	All				A	
Safety Services - public safety and emergency response services	All	A	A	A	A	
Schools - schools at the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	
	~~Elementary Schools~~ Secondary Schools	A	A	A	A	
		A	A	A	A	
Utility, Basic - infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility Corridors - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	
	Utility Treatment Production or Service Facility					
	All Other	C	C	C	C	
COMMERCIAL						
Entertainment Event, Major - activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					
	Outdoor Facilities					C
Lodging - hotels, motels, short-term rentals and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	
	Office with Drive-Through				A	
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged	All				A	

Recreation and Entertainment, Outdoor - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					
	Resort Cabins and Lodges					
	Swimming Pools, Community	A	A	A	A	
	Shooting Ranges, Outdoor					
	Amusement park, Miniature Golf					
	Riding Academy, Roping or Equestrian Area					
	Zoo					
	All Other Outdoor Recreation					C
Recreation and Entertainment, Indoor - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
	Movie Theater, Skating Rink, Arcade				A	
	Shooting Ranges, Indoor					
	All Other Indoor Recreation				C	
Retail Sales and Service - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for comsumer and business goods.	Adult Entertainment					
	Alcohol Beverage Production				C	
	Animal Care/Boading/Sales, Indoor				A	
	Animal Care/Boarding/Sales, Outdoor					
	Delivery and Dispatch Services (Vehicles On-Site					
	Drinking Establishment				C	
	Drive-Through Uses (Restaurants)					
	Food Service, Catering				A	
	Food Service, Restaurant (Including Alcohol Sales)				A	
	Farm Implement/Equipment Sales/Service					
	Farmers Market					
	Flea Market					
	Feed Store					
	Fuel Sales, Automotive/Appliance					
	Fuel Sales, Heavy Vehicle					
	General Retail Series, Indoor Operations, Display and Storage				A	
	General Retail Sales, Outdoor Operations, Display or Storage					
	Landscaping Materials Sale/Greenhouse/Nursery					
	Manufactured Buliding Salves and Service					
	Marijuana Related Business					

LEGEND
A ALLOWED USE
C CONDITIONAL USE

Redlands 360 Outline Development Plan
Exhibit 6a: ODP Use Table

ONE LAPLATA

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USE CATEGORY	PRINCIPAL USE					
	Mobile Food Ventor				A	
	Mobile Food Vendor Court				A	
	Produce Stands	A	A	A	A	
	Rental Service, Indoor Display/Storage					
	Rental Service, Outdoor Display/Storage					
	Repair, Small Appliance				A	
	Repair, Large Appliance					
	Personal Services				A	
	All Other Retail Sales and Services				A	
Self-Service Storage	Mini-Warehouse			C	C	
Vehicle Repair - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair					
	Body Shop					
	Truck Stop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube				A	
	All Other Vehicle Service, Limited					
INDUSTRIAL						
Manufacturing and Production - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	*Indoor Operations and Storage*					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Indoor Operations with Outdoor Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Outdoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code					

Self-Service Storage	Indoor Operations and Storage					
Industrial Services - Contractors and Trade Shops, Oil, and Gas Support Operations without hazardous materials	Indoor Operations and Outdoor Storage (including Heavy Vehicles)					
	Outdoor Storage and Operations					
	Research, Testing and Laboratory Facilities - Indoors (includes Marijuana Testing Facilities)					
Junk Yard	Junk Yard					
Impound Lot	Impound Lot					
Heavy Equipment Storage/Pipe Storage	All					
Warehouse and Freight Movement - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
	Indoor Storage with Outdoor Loading Docks					
	Outdoor Storage or Loading					
	Gas or Petroleum Storage					
	Sand or Gravel Storage					
	All Other					
Waste-Related Use - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station					
	Medical/Hazardous Waste Transfer Station					
	Solid Waste Disposal Sites					
	Recycling Collection Point				C	
	All Other Waste-Related					
Wholesale Sales - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)					
Agricultural	Agricultural Products					
	All Other Wholesale Uses					
	Animal Confinement					
	Dairy					
	Confined Animal Feeding Operation, Feedlot					
	Forestry, Commercial					
	Marijuana Related Business					
	Pasture, Commercial					
	Winery					
	All Other Agriculture					
Aviation or Surface Passenger Terminal - facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles and unloading areas	Airports/Heliports					
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot					
	Helipads					
	All Other Aviation or Surface Passenger Terminal					

Mining - mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
	All Other Mining					
Telecommunications Facilities - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site WHen Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAS and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C*	C**	C**	
	Tower, Concealed	C***	C	C	C	
	Tower, Non-Concealed					
	Broadcast Tower					

NOTES:

* Refer to Chapter 5.15 GJMC

** Except NOT allowd on structures the principal use of which is single - or two-family residential, group living or day care, or on multifamily structures of fewer than three stories.

*** Except NOT allowed on any site or lot where the principal use is single - or two-family residential.

LEGEND

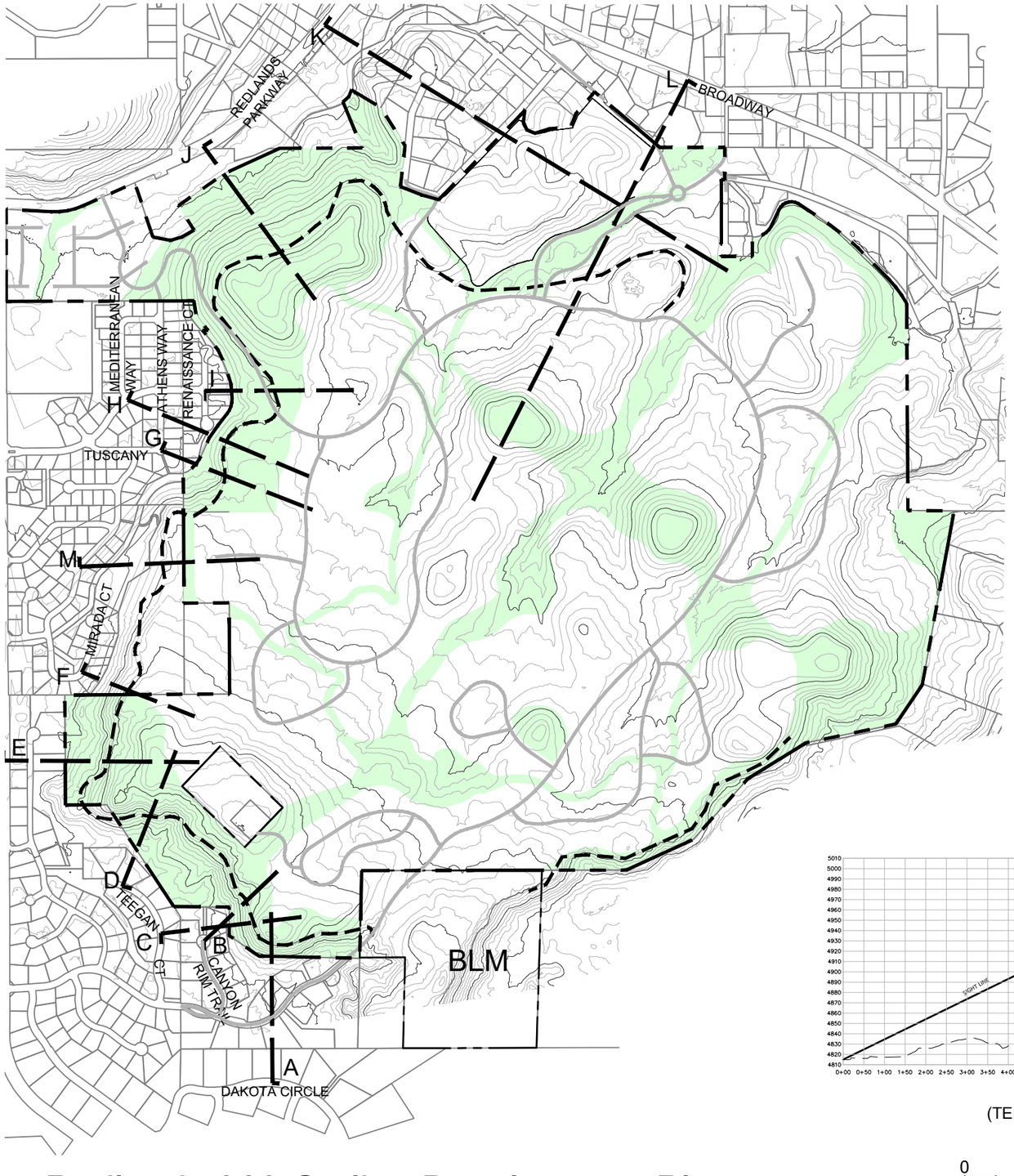
A ALLOWED USE

C CONDITIONAL USE

Redlands 360 Outline Development Plan

Exhibit 6b: ODP Use Table

S:\PROJECTS\GBS 0130 One LaPlata\001 Redlands 360 PD Amend\Design\DWG\GBS-0130 pd amendment 2-17-26.dwg [6b ODP USE TABLE] 2/17/2026 10:14 AM



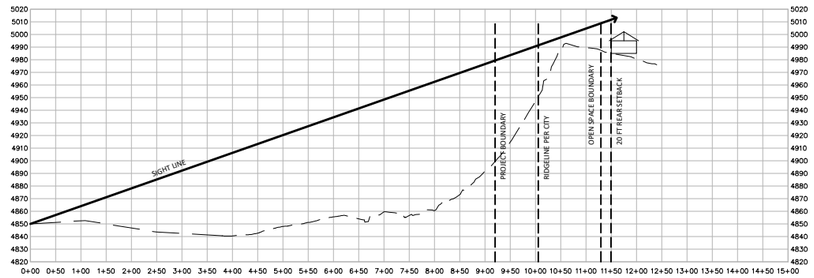
RIDGELINE MAP LEGEND

OPEN SPACE

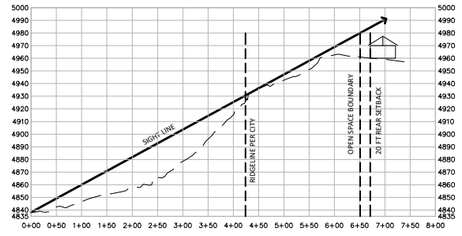
RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE; SEE SECTIONS BELOW

RIDGELINE PER CITY OF GRAND JUNCTION; 21.07.020 (g)(6) Exhibit 7.2 C2

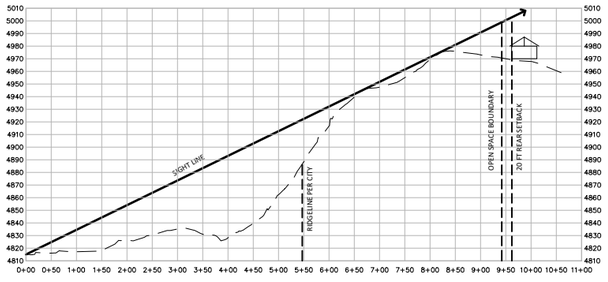
NOTE: CROSS SECTIONS DRAWN WITH 2.5X VERTICAL EXAGGERATION



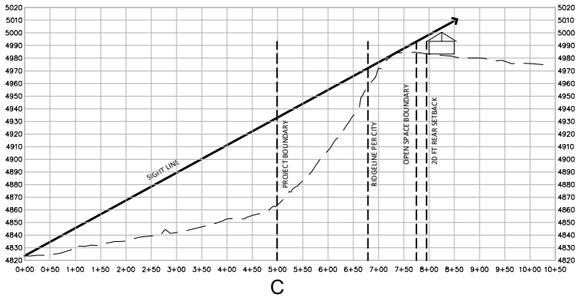
A
(DAKOTA CIRCLE)



B
(CANYON RIM TRAIL)



D
(TEEGAN COURT)



C
(TEEGAN COURT)

Redlands 360 Outline Development Plan

Exhibit 7a Ridgelines and Sections

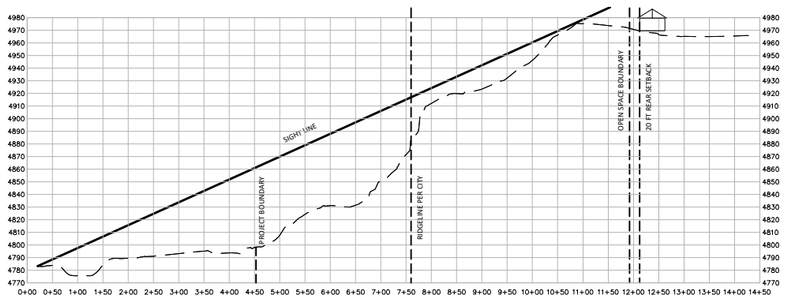
0 800 1600 2400 feet

SCALE:1"=800 FT

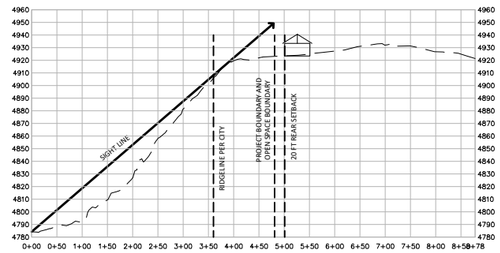
ONE LAPLATA

GreenBox STUDIO

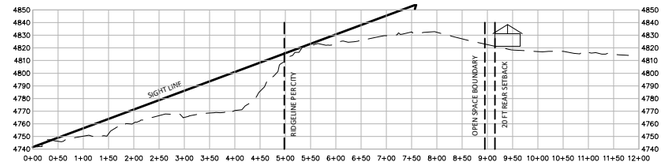
S:\PROJECTS\GBS 0130 One LaPlata\001 Redlands 360 PD Amend\Design\DWG\GBS-0130 pd amendment 12-23-25.dwg [7a Ridgelines and Sections] 12/11/2025 10:07 AM



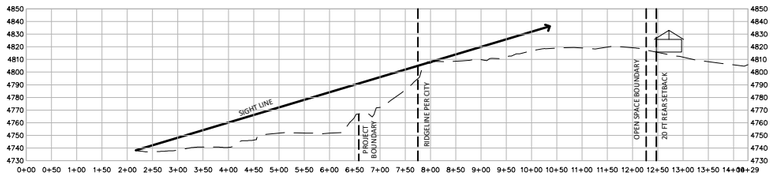
E
(SOUTH CAMP)



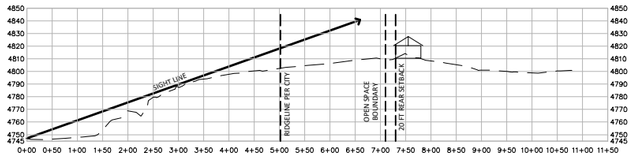
F
(MIRADA CT)



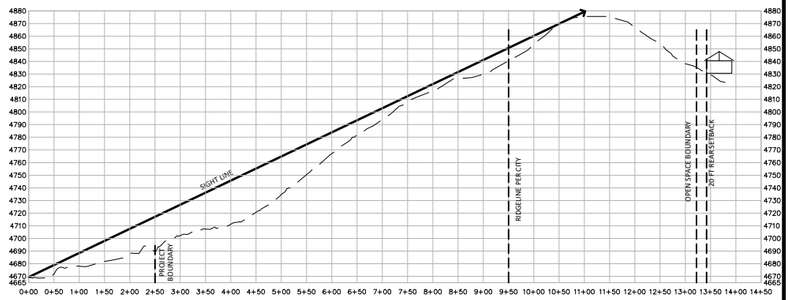
G
(TUSCANY & ATHENS WAY)



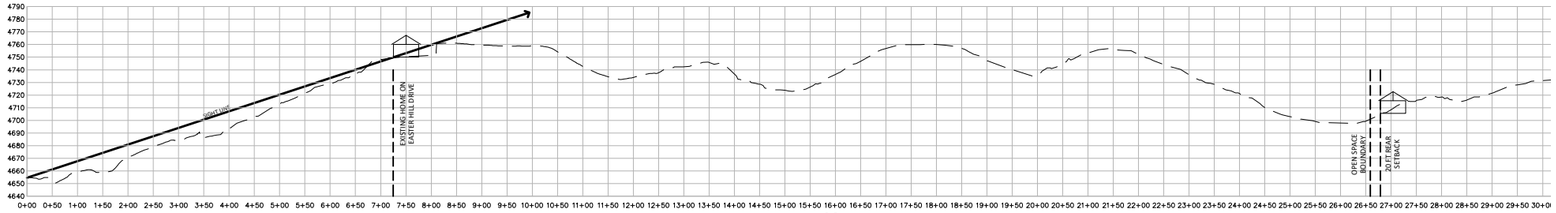
H
(MEDITERRANEAN WAY)



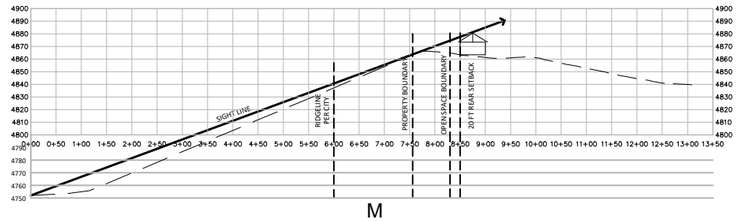
I
(RENAISSANCE COURT)



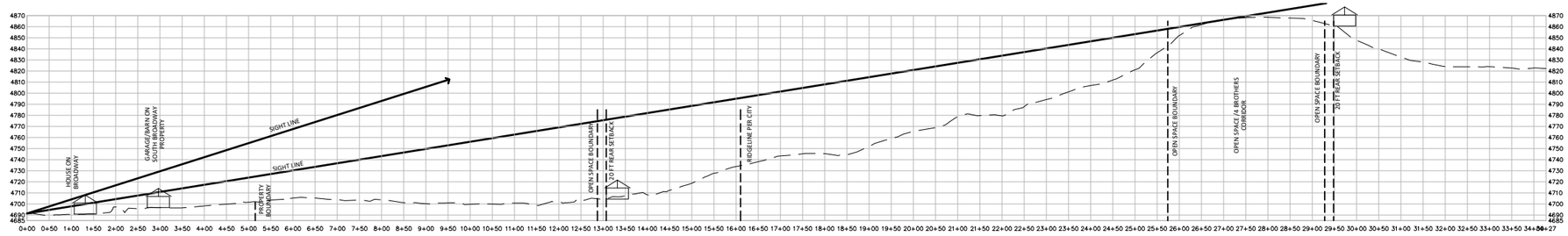
J
(REDLANDS PARKWAY-SOUTHWEST)



K
(REDLANDS PARKWAY-NORTHEAST)



M
(MONTERO STREET)



L
(SOUTH BROADWAY/HWY 340)

Redlands 360 Outline Development Plan

Exhibit 7b Ridgelines and Sections

S:\PROJECTS\GBS 0130 One LaPlata\001 Redlands 360 PD Amend\Design\DWG\GBS-0130 pd amendment 12-3-25.dwg [7b Ridgelines and Sections] 12/11/2025 10:01 AM

The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11. Outlines the following purposes of lighting regulations:

1) Minimize light pollution, light trespass, and glare
2) Conserve energy and resources
3) Provide safe roadways for motorists, bicyclists, and pedestrians
4) Promote wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas
5) Ensure sufficient lighting can be provided where needed to promote safety and security
6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to profived the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

** Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

Policies

** Minimize the number and intensity of street lighting and public space lighting.*
** Encourage homeowners to minimize outdoor lighting.*

In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing the following lighting policy for the amended Redlands 360 Outline Development Plan (ODP):

Public Streets

Residential Collector Streets are to be provided with standard Cobra Head fixtures (See Figure 1). This lighting standard will be placed at high intensity intersections with other major roadways. Less intensity intersections along Residential Collector Streets such as with Residential Local Streets, trail or mid-block sidewalk crossings may be illuminated with the Lantern Head fixtures.

Residential Local Streets are to be provided with standard Lantern fixtures (See Figure 2). The lighting standard at the less intensity intersections shall be determined at the time of each filing submittal for Redlands 360. This lighting standard will not be required at the end of cul-de-sacs on Residential Local Streets. Any location where a trail or mid-block sidewalk crossing occurs may be illuminated with a Pedestrian Light (See Figure 3).

Streetlights other than at locations listed above are to be limited and primarily only used to illuminate roadway areas such as curves and crests in the grade.

Bicycle & Pedestrian Trails and Outdoor Public Gathering Spaces

In keeping with the prevailing outdoor lighting character in the Redlands, lighting of public pedestrian gathering spaces and formal bicycle and pedestrian trails shall be minimized. However, these circulation elements shall be highlighted by visible light sources that clearly indicate an entrance to a primary trailhead/ path or its intersection with a street, sidewalk or other pedestrian area or path (if there is no other lighting in the vicinity). Pedestrian level lighting will be used to highlight circulation systems as needed by visible light sources that clearly indicate the path of travel ahead or highlight points of deviation or conflict but do not necessarily illuminate all portions of the path.

Pedestrian area and pathway lighting shall be mounted close to the ground and use a low level of illumination, such as a Pedestrian Light, a Pedestrian Bollard Light (See Figure 4) or similar low mount fixture. Pedestrian Lights will be a maximum of 14 feet in height. Pedestrian Bollard Lights will be a maximum of 4 feet in height. Solar fixtures are allowed and preferred for this type of lighting. Fixtures are to be provided at entrances to primary walkways, at trail intersections, stairways, and similar conflict points. Pedestrian lighting in other locations than listed above are to be limited but not required. Minimum intensity for such lighting shall be 0.5 footcandles; maximum 10 footcandles. All lighting shall be shielded and downcast as needed to minimize the impact of illumination on adjacent areas.

All single-track hiking and biking trails, whether existing or proposed, located throughout the designated community open space are exempt from the requirements of pedestrian lighting listed above.

Commercial/Multifamily Parking lots.

Provide parking lot lighting to meet the IES Parking Facilities Standard for Low Levels of Activity in General Parking and Pedestrian Areas of 0.2 footcandle minimum and 6 footcandles maximum on the pavement with a uniformity of 4 footcandles or less. Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Playgrounds

As consistent with other public parks/playgrounds, lighting is not required, and the use of playgrounds shall be restricted/posted for use in daytime (dawn until dusk) hours only. Lighting within any park to be dedicated to the City shall be approved by the City. Developer will determine lighting needs within Metropolitan District parks depending on the proposed program and use of the park.

Under-Canopy Areas

Stand-alone canopy lighting is not required, however where employed such as at a canopy over a mail kiosk, lighting may be controlled by motion-detection for automatic on and off control. Where the canopy does not exist near a site power distribution supply, exterior rated solar/battery power supply for lighting to provide a minimum 2 footcandles, maximum 5 footcandles will be provided. Lighting source(s) will be shielded by inherent design of the luminaire or construction of the canopy, to minimize fixture visibility and lighting spillover along the roadway or adjacent lots and restrict most of the luminance of the fixture to a footprint within 10 feet from the edge of canopy.

Signage and Accent Landscape Lighting

Signage and accent landscape lighting is not required. However, where provided for entry/development identification and aesthetics, the lighting may be shielded to minimize fixture visibility and lighting spillover along the roadway or adjacent lots; illumination shall be limited to 15 footcandles and it shall be limited to illumination from sunset to midnight and from an hour before dawn to dawn.

Signage and Accent Landscape Lighting shall all be accomplished utilizing in-ground fixtures that do not extend above ground more than one (1) foot.

Lighting for other signage, such as on non-residential buildings or sites is not allowed one hour after closing, and before one hour of opening.

Building Entries

Lighting at non-residential or multi-unit buildings shall be located on the building with 5 footcandles minimum, and 10 footcandles maximum. Lighting at other than main entrances is to be directed so as not to spill more than 15 feet from entrance.

General Lighting Standards

All light fixtures may be aimed at and shielded so that the direct illumination shall be confined to the property boundaries of the light source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

For lighting fixtures that exceed 3 feet in height, light shall be directed away from drivers' direct line of sight and away from residential uses but shall not interfere with the safe operation of vehicles moving on or near the site.

USE/AREA*	MINIMUM INTENSITY (footcandles)*	MAXIMUM INTENSITY (footcandles)*
Bicycle and Pedestrian Trails and Outdoor Public Gathering Spaces	0.5	10.0
Commercial/Multifamily Parking Lots**	0.2	6.0
Under-Canopy Areas	2.0	5.0
Signage and Accent Landscape Lighting	0.0	15.0
Building Entries	5.0	10.0

*Refer to details above for further requirements including standard style, height, location and spacing of lighting.

** Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Disclaimer: Light fixture images shown on this graphic are for representational purposes only. Final light fixtures to be installed will be submitted and approved by the City of Grand Junction.



Figure 1: Cobra Head Light



Figure 2: Lantern Light



Figure 3: Pedestrian Light



Figure 4: Pedestrian Bollard Light

Redlands 360 Outline Development Plan

Exhibit 8: Outdoor and Site Lighting

ONE LAPLATA

GreenBox STUDIO

S:\PROJECTS\GBS 0130 One LaPlata\001 Redlands 360 PD Amend\Design\DWG\GBS-0130 pd amendment 2-17-26.dwg [8 Outdoor and Site Lighting] 2/17/2026 10:59 AM

Redlands 360 Development – ODP Amendment/Annexation of 19 Acre Parcel

SUMMARY OF NEIGHBORHOOD INFORMATION MEETING
TUESDAY, OCTOBER 21, 2025, FROM 5:30 PM TO XXXPM
MONUMENT BAPTIST CHURCH, 486 23 ROAD, GRAND JUNCTION, CO

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist, from 5:30 pm to 7:00 pm. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from LaPlata Communities/Redlands 360; Jane Quimby, Project Manager, Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

Jane Quimby made introductions and explained the purpose of the meeting was to identify new areas being brought into the ODP/PD (Outline Development Plan/Planned Development zoning) and changes to the 2022 approved ODP. She then introduced Cody who gave a power point presentation.

Cody Humphrey began his presentation, a copy of which is included as an attachment to this summary. Cody showed the original ODP and the areas to be brought into the ODP. He stated the total area was approximately 628 acres, including Renaissance and Canyon Rim. Cody talked about the density, 1,300 – 1,750 units, with 6 acres of commercial and approximately 35 acres of parks.

Cody gave a summary of the submittal and made the following points:

- Will be amending the approved ODP to incorporate the additional 29 acres (two 5 acre parcels already in the city limits and one 19 acre parcel in the county, to be annexed into city limits).
- The ODP provides zoning and anticipates land use.
- The phasing and graphics will be updated.
- Implementation of outdoor lighting policy/dark sky lighting, limiting streetlights, etc.
- Would like to mimic what exists in Redlands Mesa.

Cody then showed the current approved plan and the new parcels in relation to the approved ODP. He explained that the density of the development is medium density, up to 12 units per acre. He explained that the "bubbles" shown on the approved ODP don't necessarily equate to development. The topography is very challenging and 12 units or higher density would work better on flatter ground, like the attached dwelling units in Filing 2. He said that the 29 acres would lean more toward single family detached product because of the topography. Questions/comments ensued.

The conversation had very little to do with the ODP Amendment/Annexation.

- Complaint about S. Broadway one-way street.
- How does traffic flow work?
    - Cody and Jane explained that there will be two roundabouts and turn lanes to calm traffic flow.
- Is 19 acre parcel next to S. Broadway?
    - No – separated by the ditch and a piece of land.
- Will there be access to the slide show?
    - Part of neighborhood meeting summary/public record.
- Project is too dense. Where are the buyers coming from?
    - Some out of state, some from other parts of Colorado. The original ODP was approved four years ago and was a very long process with many opportunities for public comment.
    - Jane noted that the project is an infill project and the City wanted higher density. This is a 25-year project to build out. The project may struggle to get to the minimum required density of 1,300 dwelling units.
- How much of the wetlands on the corner parcel are retained?
    - All.

Cody began to wrap up his presentation and the conversation shifted to traffic mitigation with the three added parcels. Cody explained that the added parcels don't generate enough traffic to change the existing traffic impact studies. Jane talked about current traffic mitigation including the roundabout at 23 Road and Broadway, planned left turn lanes and the planned internal round about, all of which will mitigate traffic and create a safer environment.

Questions about the annexation of roadways and what is the eventual plan for Hwy 340. Cody and Jane explained that the 340 roundabout will start as one lane but can accommodate two lanes based on the design. The City's ultimate plan is for 340 to become four lanes from Ridges Blvd. to Redlands Parkway. When the roadway is widened to four lanes, the roundabout will also be modified to accommodate two lanes of traffic.

Question about how irrigation will be handled. It was explained that the overall project has 75+ irrigation shares and only the common areas will be irrigated. It was also explained that the project will keep most of the trails and maintain current hillsides. The recent 500-year storm event and drainage issues were discussed. Drainage for county residents is an issue and they were advised to talk to the county about the existing issues.

The attendees brought up the power outages that are still regularly occurring. Jane explained that they had notifications of regular outages with regards to the irrigation pumps. She noted that the development is required to install infrastructure as they go, including transformers, lines, etc. The outages tend to occur when it is very windy or hot.

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The conversation shifted back to the ODP Amendment and dark sky policy. Cody reiterated that the phasing plan will likely change. He and Jane advised they are working with the city on the dark sky definition. Jane added that most existing residences are in the county and that the Redlands 360 development has to try and find a compromise that meets city code while providing a safe environment without overexposing. Redlands Mesa is a good example. The attendees wanted to know if there will be lighting limits on retail areas and the response was yes.

Final questions:

- Recap common areas/open space?
    - There are 11 parks, 7 trailheads or about 1/3 of the total acreage.
- When will construction of Filing 2 begin.
    - February 2026
- Filings 3 and 4?
    - About the same time.

The meeting adjourned at 7 PM.

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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Lynn & Tyler	399 MIRADA CT	LYNN_MANAHAN@hotmail.com
2. Jack Rogan	434 Athens Way	johnfrogan@yahoo.com
3. Kristl Holtz	2285 S. Arriba Cr. GJ	Kristlhtz16@yahoo.com
4. Kathy Weida	392 Caprock Ct	lasvegaskat36@hotmail.com
5. Denise & Sarah	204 Easter Hill Dr	denthom1958@msn.com
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. RondaBoenda Wuthers	2305 S BROADWAY	970-210-9900
2. Sarah + Mark Caldwell	2281 Holy Cross Ct	972-998-5716
3. Wendy Beckius	203 Easter Hill Dr.	970-379-2155
4. Douglas Scott	2219 RENAISSANCE BLVD	402-479-3268
5. Pam & Craig Tate	2225 Redlands PKWY	970-618-5445
6. Tom & Diana Baergsten	2307 S. Broadway	970-241-1798
7. Carol Coburn	108 Columbine Ct	970-778-1209
8. Steve & Natalie Husch	2284 Holy Cross Ct.	
9. Betty Balko	1210 Mesa Grande Dr.	970-260-8032
10. Jimmy Cripple	442 Montero	970-471-3343
11. Doug Quimby	422 E Vermijo, Colorado Springs	
12. Sue Smith	2217 Renaissance Blvd	
13. Tracy Stukes - RCC		
14. Jarl Quimby		
15. Jessica Johnsen City Cg		
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Cheryl Cable	403 Mirada Ct.	
2. Dan O'Neil	214 Eastern Hill Dr.	
3. Steve Cable	403 Mirada Ct.	
4. Brittney Archie	2220 Da Vinci	
5. Kip Archie	2220 Da Vinci	
6. Jan Di Girolamo	2282 Holy Cross CT	
7. Dan & LaDonna Salamon	2290 S Broadway	
8. Don Gravette	422 E Wenmijo CO	don.gravette@one la Plata.us
9. Melissa Connor	2219 Rewhissang Blvd	
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2 EMBS TRUST
120 MESA GRANDE
GRAND JUNCTION CO 81507

2241 S BROADWAY LLC
1985 1/2 S BROADWAY
GRAND JUNCTION CO 81507

ABBOTT WILLIAM ALLEN
ABBOTT ROBERTA JEAN
435 RENAISSANCE CT
GRAND JUNCTION CO 81507

ALDOUS ZOE
449 S CAMP RD
GRAND JUNCTION CO 81507

ALLEN TODD
ALLEN KARI J
2140 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

ANDERSON THOMAS MICHAEL
ANDERSON LINDSAY NICOLE
3393 FLORENCE WAY
DENVER CO 80238

ANDREWS WILLIAM M
ANDREWS ELENA J, HART LEANNE G &
CALABRESE KERRYN J GRANTEE
BENEFICIARIES
375 CAPROCK DR
GRAND JUNCTION CO 81507

ANN W LEWIS UTA DATED APR 30 2015
SARGENT DALE
370 TEEGAN CT
GRAND JUNCTION CO 81507

APP TRUST
2216 DA VINCI PL
GRAND JUNCTION CO 81507

ARCHIE KIP DAVID
ARCHIE BRITTNEY NICOLE
2220 DA VINCI PL
GRAND JUNCTION CO 81507

ATCHLEY WILLIAM W
402 ALTAMIRA CT
GRAND JUNCTION CO 81507

ATKINS MITCHELL TALMADGE
ATKINS TRACY TWINN
221 ALCOVE DR
GRAND JUNCTION CO 81507

BAKER MICHAEL L
354 TEEGAN CT
GRAND JUNCTION CO 81507

BARGSTEN TOM S
BARGSTEN DIANA L
2307 S BROADWAY
GRAND JUNCTION CO 81507

BEAN JARED LEE
BEAN JAMI F
113 E ALCOVE DR
GRAND JUNCTION CO 81507

BECKIUS JOHN M
BECKIUS WENDY K
203 EASTER HILL DR
GRAND JUNCTION CO 81507

BELATTI DANIEL A
BELATTI HEIDI L
447 RENAISSANCE CT
GRAND JUNCTION CO 81507

BENNETT BETTY C
2324 S BROADWAY
GRAND JUNCTION CO 81507

BENNETT MICHAEL P
BENNETT TARA G
2270 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

BERGUER ALEXANDRA
COYLE BENJAMIN T
2199 S BROADWAY
GRAND JUNCTION CO 81507

BIGUM ALFRED BUSBY
BIGUM EDITH MARIE
432 ATHENS WAY
GRAND JUNCTION CO 81507

BIRD WILLIAM
BIRD MEREDITH K
200 EASTER HILL DR
GRAND JUNCTION CO 81507

BLAYLOCK CLINT
BLAYLOCK DANYIELLE
404 MIRADA CT
GRAND JUNCTION CO 81507

BLM
2815 H RD
GRAND JUNCTION CO 81506

BOARDWINE GWEN A
2287 HOLY CROSS CT
GRAND JUNCTION CO 81507

BOGART JASON
BOGART SARAH
212 EASTER HILL DR
GRAND JUNCTION CO 81507

BONAN-HAMADA CATHERINE M
BONAN-HAMADA EDWARD K
432 MONTERO ST
GRAND JUNCTION CO 81507

BOOTH ROBERT L
BOOTH ANDREA A
394 MIRADA CT
GRAND JUNCTION CO 81507

BRIGHTSTAR GOLF REDLANDS MESA
LLC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

BROOM JEFFREY
2308 S BROADWAY
GRAND JUNCTION CO 81507

BUBAR RONNIE D
2333 S BROADWAY
GRAND JUNCTION CO 81507

BUTLER BRADLEY E
BUTLER BARBARA R, KMAIGIATTD TRST
DTD NOV 22 2019 GRANTEE BENEFICIARY
429 RIO VISTA RD
GRAND JUNCTION CO 81507

BUTSON JOSHUA LINCOLN
BUTSON TARA MAE
358 CAPROCK DR
GRAND JUNCTION CO 81507

CABLE STEVEN W
CABLE CHERYL A
403 MIRADA CT
GRAND JUNCTION CO 81507

CALDWELL SARAH DEW
CALDWELL JOHN MARK
2281 HOLY CROSS CT
GRAND JUNCTION CO 81507

CAMELOT INVESTMENTS LLC
809 LAKESIDE DR
CARBONDALE CO 81623

CHMURA BRUCE T
CHMURA SHARON F
437 MEADOWS WAY
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

CLUB VILLAS HOMEOWNERS
ASSOCIATION INC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

COFFELT CHRIS
COFFELT MELANIE
2283 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

COHAN WILLIAM T
COHAN A R
2293 BROADWAY
GRAND JUNCTION CO 81507

COHEE JONATHAN LEE
COHEE STEFANIE ANN
2318 LONETREE
GRAND JUNCTION CO 81507

COHEN SETH HOWARD
COHEN JEANNE LYNETTE
2266 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

COLE MATTHEW W
477 23 RD
GRAND JUNCTION CO 81507

COLEMAN TYLER L
MILLOY HANNAH E
2286 HOLY CROSS CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
356 CAPROCK DR
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
440 RUST CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
445 ATHENS WAY
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
446 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

CONNOR & SCOTT LIVING TRUST
DATED AUG 8 2019
2219 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

COPELAND JEFFREY T
COPELAND KATHLEEN M
448 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

COPPLE JAMES
9299 GYPSUM CREEK RD
GYPSUM CO 81637

CRUM STEVEN C
CRUM SANDRA K
383 CAPROCK DR
GRAND JUNCTION CO 81507

CULLINANE FAMILY LIV TRST U/A DTD
JAN 6 2022
2216 TUSCANY AVE
GRAND JUNCTION CO 81507

CUMMINGS RONALD R
CUMMINGS NANCY ELLEN
449 RENAISSANCE CT
GRAND JUNCTION CO 81507

CUNNINGHAM BARRY K
HURST KAREN J
2221 TUSCANY AVE
GRAND JUNCTION CO 81507

DATRI EDWARD JR
DATRI CECILIA
2289 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

DEMUTH MICHAEL J
DEMUTH GRETCHEN D
2281 S BROADWAY
GRAND JUNCTION CO 81507

DERE BRIAN
DERE JENNIFER
1173 23 1/2 RD
GRAND JUNCTION CO 81505

DESROSIERS DON C
455 WILDWOOD DR
GRAND JUNCTION CO 81507

DISTINCTIVE DESIGN BUILD LLC
566 W CRETE CIR UNIT 4
GRAND JUNCTION CO 81505

DIX LAUREN
THOMPSON STEPHEN L
366 CAPROCK DR
GRAND JUNCTION CO 81507

DONALDSON KURTZ LIVING TRUST
DATED JUN 2 2017
2214 CANYON RIM DR
GRAND JUNCTION CO 81507

DUNCAN DARRELL LANE
DUNCAN MICHELE MARIE
449 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

DURHAM CHRISTOPHER SCOTT
DURHAM JEANETTE MARIE
396 MIRADA CT
GRAND JUNCTION CO 81507

ERB ROCKY
ANN ERB LORI
444 MONTERO ST
GRAND JUNCTION CO 81507

FITZGERALD STEPHEN J
FITZGERALD SHERYL S
441 ATHENS WAY
GRAND JUNCTION CO 81507

FIXTURE STUDIO CONSTRUCTION &
DEVELOPMENT LLC
600 ROOD AVE STE 301
GRAND JUNCTION CO 81501

FORD SCOTT
FORD SHANNA
386 TEEGAN CT
GRAND JUNCTION CO 81507

FOWLER MICHAEL H
440 MONTERO ST
GRAND JUNCTION CO 81507

FREEMAN DANIEL ADAM
FREEMAN KATHERINE
2879 MESA AVE
GRAND JUNCTION CO 81501

FREEMAN DOUGLAS
FREEMAN ANUPAMA
438 RENAISSANCE CT
GRAND JUNCTION CO 81507

GAASCHE GLENN
GAASCHE BARBARA
2286 S BROADWAY
GRAND JUNCTION CO 81507

GALLEGOS-MARTINEZ ALLISON
AMBRIZ AMBRIZ DANIEL
424 LOIS ST
CLIFTON CO 81520

GARRISON DANIEL ALAN
BELL SARAH ANNE
2217 TUSCANY AVE
GRAND JUNCTION CO 81507

GAURMER ZACKARY D
GAURMER JAIME A
103 ALCOVE DR
GRAND JUNCTION CO 81507

GECHTER CHARLIE
ECHTER WENDI
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GEE VICTORIA L
BOERNER SEAN
2289 HOLY CROSS CT
GRAND JUNCTION CO 81507

GIALLANZA CHARLES A
GIALLANZA TRISHA A
2223 TUSCANY AVE
GRAND JUNCTION CO 81507

GNEISS HOME LLC
611 24 RD UNIT 1
GRAND JUNCTION CO 81505

GODS COUNTRY HOMES LLC
1173 23 1/2 RD
GRAND JUNCTION CO 81505

GOETZMANN CUSTOM HOMES INC
PO BOX 331
MONUMENT CO 80132

GOETZMANN PHILIP A
7595 WINDING OAKS DR
COLORADO SPRINGS CO 80919

GONYEAU JAY E
GONYEAU LEAH L, GONYEAU BRADFORD
JAY GRANTEE BENEFICIARY
381 CAPROCK DR
GRAND JUNCTION CO 81507

GONZALES JEROME
364 TEEGAN CT
GRAND JUNCTION CO 81507

GONZALEZ ERIC A
GONZALEZ ERICA
985 MARTINGROVE CT
WESTERVILLE OH 43081

GOODWILL MICHAEL E
GOODWILL CLIFFORD L
437 RUST CT
GRAND JUNCTION CO 81507

GRAND JUNCTION LAND COMPANY
LLC
600 HOPKINS AVE STE 303
ASPEN CO 81611

GRAND VALLEY INVESTMENT GROUP
LLC
1755 TELSTAR DR STE 109
COLORADO SPRINGS CO 80920

GRAND VALLEY INVESTMENT GROUP LLC
REDLANDS THREE SIXTY LLC, JANE
QUIMBY
422 E VERMIJO AVE STE 100
COLORADO SPRINGS CO 80903

GUNTER THOMAS A
GUNTER JUANITA
451 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

GUSTAFSON BRYCE
106 1/2 EASTER HILL DR
GRAND JUNCTION CO 81507

GUTHRO JAMES P
GUTHRO NICOLEENA M
380 CAPROCK DR
GRAND JUNCTION CO 81507

HALL SCOTT T
HALL LAUREN E
2215 TUSCANY AVE
GRAND JUNCTION CO 81507

HALLIDAY STEVAN W
DALLAGO REGINA A
395 MIRADA CT
GRAND JUNCTION CO 81507

HAMON STANLEY A
HAMON PAMELA H
434 RUST CT
GRAND JUNCTION CO 81507

HARAWAY JAMES A
MARTHA C HARAWAY
377 CAPROCK DR
GRAND JUNCTION CO 81507

HARMELING MICHAEL B
HARMELING CASSIE C
103 N EASTER HILL DR
GRAND JUNCTION CO 81507

HARRIS DANIEL L
HARRIS JENNIFER C
396 CAPROCK CT
GRAND JUNCTION CO 81507

HARRIS JUSTIN D
2225 TUSCANY AVE
GRAND JUNCTION CO 81507

HARSHA MARK
HARSHA DANEEN M
376 CAPROCK DR
GRAND JUNCTION CO 81507

HARTSFIELD ELLEN ATHENA
211 OAK DR
DURANGO CO 81301

HASTY TINA
HASTY SHAWN
2287 BROADWAY
GRAND JUNCTION CO 81507

HAUER KYLA ANN
470 23 RD
GRAND JUNCTION CO 81507

HECKEL TIMOTHY L
HECKEL CLAUDIA L
445 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

HEMSTAD ERIK A
393 MIRADA CT
GRAND JUNCTION CO 81507

HERBERT & LAURIE AM HOLZBAUER
LIV TRST DTD AUG 29 2017
506 BLEVINS RD
GRAND JUNCTION CO 81507

HERRERA JUAN ESPINOZA
ESPINOZA LILY
2299 BROADWAY
GRAND JUNCTION CO 81507

HILL KIM
2276 HOLY CROSS CT
GRAND JUNCTION CO 81507

HOAGLUND ROGER M
HOAGLUND DELORES J
2239 S BROADWAY
GRAND JUNCTION CO 81507

HOFFMAN MICHAEL R
GOAD DOLORES S
401 MIRADA CT
GRAND JUNCTION CO 81507

HOLTZ PETER G
3204 RAYBURN ST
LAS VEGAS NM 87701

HOOPER DANIEL JR
HOOPER CARRIE
2269 HOLY CROSS WAY
GRAND JUNCTION CO 81507

HOSKIN GREGORY K
HOSKIN DOROTHY D
411 RIO VISTA RD
GRAND JUNCTION CO 81507

HOUK RICHARD D
HOUK THERESE L
398 CAPROCK CT
GRAND JUNCTION CO 81507

HOWARD CRAIG A
HOWARD LAURA A
2292 S ARRIBA CIR
GRAND JUNCTION CO 81507

HOWARD JOHN V JR
HOWARD VALERIE MARIE
360 CAPROCK DR
GRAND JUNCTION CO 81507

HUSCH STEVEN C
HUSCH NATALIE A
2284 HOLY CROSS CT
GRAND JUNCTION CO 81507

HYATT FAMILY TRUST DATED
09/21/2004
2262 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

HYDE DUSTIN
2296 BROADWAY
GRAND JUNCTION CO 81507

JANE CLEVINGER FAMILY TRUST
2536 RIMROCK DR #319
GRAND JUNCTION CO 81505

JEFFREY A SMITH & SUE A MITCHELL-SMITH REV TRST APR 19 2017 RESTATEMENT
2217 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

JIMTOWN ENTERPRISES LLC
2500 BROADWAY UNIT B PMB 235
GRAND JUNCTION CO 81507

JLC MAGNUS LLC
2125 BUTTERFIELD DR #225
TROY MI 48084

JOHNSON EMERY C
JOHNSON DARLENE
2325 1/2 S BROADWAY
GRAND JUNCTION CO 81507

JOHNSON FAMILY TRUST DATED OCT 29 2018
4006 CAMINITO TERVISO
SAN DIEGO CA 92122

JOHNSON KYLE R
JOHNSON TRICIA L F
437 RENAISSANCE CT
GRAND JUNCTION CO 81507

JORGENSEN GARY JOHN
JORGENSEN COLLEEN KAY
385 CAPROCK DR
GRAND JUNCTION CO 81507

JOY AMY
434 MEADOWS WAY
GRAND JUNCTION CO 81507

KEMPA RICHARD P
STRINGHAM FERN M
2309 BROADWAY
GRAND JUNCTION CO 81507

KENAGY RICHARD T
KENAGY ALLYSON R
2288 S BROADWAY
GRAND JUNCTION CO 81507

KENDALL DONALD E
KENDALL JULIE D
360 TEEGAN CT
GRAND JUNCTION CO 81507

KERSHAW GARY J
KERSHAW LAURIE K
1205 W 11TH CT
BROOMFIELD CO 80020

KILLE NANCY L
KILLE RANDALL GENE
433 RUST CT
GRAND JUNCTION CO 81507

KINNICK RAYMOND THOMAS JR
206 EASTER HILL DR
GRAND JUNCTION CO 81507

KINSEY FAMILY TRUST DATED APR 6 2016
356 TEEGAN CT
GRAND JUNCTION CO 81507

KINTZ DANIEL C
KINTZ KIMBERLY M
436 MONTERO ST
GRAND JUNCTION CO 81507

KLINETOBE DONALD
KLINETOBE LEANN
447 ATHENS WAY
GRAND JUNCTION CO 81507

KOLLAR STEVEN W
THON-KOLLAR LISA ANN
433 RENAISSANCE CT
GRAND JUNCTION CO 81507

LAIBLE JASON
436 ATHENS WAY
GRAND JUNCTION CO 81507

LAPLANTE JOHN B
LAPLANTE LAURIE L
404 MONTERO ST
GRAND JUNCTION CO 81507

LECRONE SCOTT W
LECRONE CAROL L
2327 S BROADWAY
GRAND JUNCTION CO 81507

LEONARD DARIN J
367 TEEGAN CT
GRAND JUNCTION CO 81507

LESJAK TEGAN J
LESJAK KELLEY M
2297 BROADWAY
GRAND JUNCTION CO 81507

LEWTON JAMES B
LEWTON SHANNON M
106 EASTER HILL CT
GRAND JUNCTION CO 81507

LIBERTY BAPTIST CHURCH
450 S CAMP RD
GRAND JUNCTION CO 81507

LIKOVICH STEVEN
LIKOVICH SUSAN J
445 RENAISSANCE CT
GRAND JUNCTION CO 81507

LITTEN GREGORY
LITTEN BRIDGET
2288 HOLY CROSS CT
GRAND JUNCTION CO 81507

LOPEZ CHRISTINA
LOPEZ RENNATO
2271 HOLY CROSS WAY
GRAND JUNCTION CO 81507

LOWER VALLEY HOSPITAL ASSOCIATION
300 W OTTLEY AVE
FRUITA CO 81521

LUCERO CATHERINE S
SCHULTZ DEZJAX GRANTEE
BENEFICIARY
437 ATHENS WAY
GRAND JUNCTION CO 81507

MAEZ SHIELA
MAEZ THOMAS, SIMPLEMAN JOYCE D,
SIMPLEMAN ROBERT J
2231 MOWRY DR
GRAND JUNCTION CO 81507

MANAHAN LYNN R
399 MIRADA CT
GRAND JUNCTION CO 81507

MANN KRISTIN
2243 S BROADWAY
GRAND JUNCTION CO 81507

MANZANAREZ MONICA J
MANZANAREZ JOSEPH A
2214 TUSCANY AVE
GRAND JUNCTION CO 81507

MARCHAL BERTRAND
MARCHAL LAURA
PO BOX 2347
TELLURIDE CO 81435

MARILYN KAY SCHIVELEY FAMILY TRST
DTD MAR 22 2005
DOWLING-STEINBACH TRUST DATED OCT 6
2006
1067 LEDGESTONE DR
FOLSOM CA 95630

MARK THOMAS STOLTE REV TRST
DTD JUN 7 2022
2297 LONETREE
GRAND JUNCTION CO 81507

MARTINEZ JUAN
2305 BROADWAY
GRAND JUNCTION CO 81507

MATTFAM MARITAL TRUST
MATTFAM FAMILY TRUST
2525 DOTTIE LN UNIT B
GRAND JUNCTION CO 81506

MATTHEW KENT & JOANNA MARIE
DIERS LIVING TRUST
537 36 3/4 RD
PALISADE CO 81526

MATTHEWS LARRY I
COLLIER VANESSA L
8919 RUM RUNNER PL
BRADENTON FL 34212

MAVES CONSTRUCTION INC
2524 W PINYON AVE STE A
GRAND JUNCTION CO 81505

MBJ FAMILY LLC
2347 S RIM DR
GRAND JUNCTION CO 81507

MCILNAY DAVID
MCILNAY LORNA
438 ATHENS WAY
GRAND JUNCTION CO 81507

MCKISSEN JANET L
MCKISSEN JERRY L
217 EASTER HILL DR
GRAND JUNCTION CO 81507

MCLEMORE ERIN E
411 MIRADA CT
GRAND JUNCTION CO 81507

MEADOWLARK ON BROADWAY LLC
424 E MAYFIELD DR
GRAND JUNCTION CO 81507

MESTAS LANCE A
CADAVAL MARGIE B
445 S CAMP RD
GRAND JUNCTION CO 81507

MINNICK TYLER J
MINNICK ANDREA P
359 TEEGAN CT
GRAND JUNCTION CO 81507

MITCHELL ROBIN R
2295 LONETREE
GRAND JUNCTION CO 81507

MJCL3 LLC
451 S CAMP RD
GRAND JUNCTION CO 81507

MONROE STUART R
MONROE LOIS R
1102 GOLDENROD CIR
BROOMFIELD CO 80020

MONTALBANO TONY
MONTALBANO HEATHER MARIE
2536 RIMROCK AVE STE 400-344
GRAND JUNCTION CO 81505

MONUMENT BAPTIST CHURCH
PO BOX 1327
GRAND JUNCTION CO 81502

MORGAN DIANA L
MORGAN RICKY E
198 EASTER HILL DR
GRAND JUNCTION CO 81507

MUSEUM OF WESTERN COLORADO
PO BOX 20000-5020
GRAND JUNCTION CO 81502

NEELY JAMES M
WHITEFIELD-NEELY SUSAN K
435 ATHENS WAY
GRAND JUNCTION CO 81507

NESTE MICHAEL
WOODMORE KIRRILY
726 MALACHI ST
GRAND JUNCTION CO 81507

NEWITT MARK D
NEWITT TAMEE J
2291 BROADWAY
GRAND JUNCTION CO 81507

NEWMAN SHARRON L
ALLEN LOGAN
391 MIRADA CT
GRAND JUNCTION CO 81507

NORRIS PATRICK
MANDERSCHEID ANGELA
444 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

NOVAK MARY S
NOVAK ANGELA M
443 ATHENS WAY
GRAND JUNCTION CO 81507

NUTTALL MICHAEL J
NUTTALL MARY JO
2327 1/2 S BROADWAY
GRAND JUNCTION CO 81507

OCONNOR WILLIAM J
OCONNOR SUSAN A
438 RUST CT
GRAND JUNCTION CO 81507

ODONNELL FAMILY TRUST
379 CAPROCK DR
GRAND JUNCTION CO 81507

ONECOLORADO LTD
300 MAIN ST STE 302
GRAND JUNCTION CO 81501

O'NEIL BEVERLY C
214 EASTER HILL DR
GRAND JUNCTION CO 81507

OTT SARAH L
THOMPSON DENISE M
204 EASTER HILL DR
GRAND JUNCTION CO 81507

PARSONS GREG T
2219 TUSCANY AVE
GRAND JUNCTION CO 81507

PAUL ERIC
PAUL LAURA E
447 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

PEARSON JOSHUA D
2298 BROADWAY
GRAND JUNCTION CO 81507

PETERMAN NOAH J
439 RUST CT
GRAND JUNCTION CO 81507

PETERSON ALICE L
PETERSON BRIAN
1503 W COLLEGE DR
CHEYENNE WY 82007

PIATANESI JOHN W
PIATANESI DAWN M
374 CAPROCK DR
GRAND JUNCTION CO 81507

PLIENESS RYAN CHARLES
PLIENESS STEPHANIE MARIE
210 EASTER HILL DR
GRAND JUNCTION CO 81507

PODOLL JOSHUA S
2228 S BROADWAY
GRAND JUNCTION CO 81507

POLLARD COURTNEY KIERSTEN
SHEMONSKI MICHAEL ANTHONY
2254 N EASTER HILL DR
GRAND JUNCTION CO 81507

POTYONDY ISTVAN
POTYONDY MARTHA M
452 ATHENS WAY
GRAND JUNCTION CO 81507

PRICE JAY A
PRICE BARBARA E; ROSSMAN JENNIFER S,
PRICE JOSEPH A & ELIZABETH G GRANTEE
BENEFICIARIES
436 RUST CT
GRAND JUNCTION CO 81507

PRUETT HOMES LLC
3313 E IMPALA AVE
MESA AZ 85204

PRUITT LORRAINE MARIE
PRUITT RONALD RALPH
2285 HOLY CROSS CT
GRAND JUNCTION CO 81507

RAMSEY GREGORY
RAMSEY DANETTE
208 EASTER HILL DR
GRAND JUNCTION CO 81507

RATTAN LINDA C
2226 S BROADWAY APT #1
GRAND JUNCTION CO 81507

REDLANDS 360 METROPOLITAN
DISTRICT NO 9
REDLANDS THREE SIXTY LLC
9540 FEDERAL DR STE 200
COLORADO SPRINGS CO 80921

REDLANDS 360/GJLC
KRISTEN ASHBECK
380 SORREL ST
GRAND JUNCTION CO 81501

REDLANDS COMMUNITY CHURCH
2327 BROADWAY
GRAND JUNCTION CO 81507

REDLANDS PENTECOSTAL CHURCH OF
GOD
COLORADO DISTRICT PENTECOSTAL
CHURCH OF GOD
100 VISTA GRANDE RD
GRAND JUNCTION CO 81507

REDLANDS WATER & POWER
COMPANY
2216 S BROADWAY
GRAND JUNCTION CO 81507

REID SCOTT E
REID ELLEN A
440 RENAISSANCE CT
GRAND JUNCTION CO 81507

RENAISSANCE 360 HOMEOWNERS ASSOCIATION
1755 TELSTAR DR STE 211
COLORADO SPRINGS CO 80920

RHEIN JASON A
RHEIN KATHY D
202 EASTER HILL DR
GRAND JUNCTION CO 81507

RILEY DAVID K
101 ALCOVE DR
GRAND JUNCTION CO 81507

RISKEY KENNETH W
RISKEY KATHLEEN C
409 MIRADA CT
GRAND JUNCTION CO 81507

RITCHIE ANDREW J
VANDERBUSH DANI J
2307 BROADWAY
GRAND JUNCTION CO 81507

ROBERT M RICKETTS & DONNA A SCHULTZ FAMILY TRUST
446 MONTERO ST
GRAND JUNCTION CO 81507

ROBERT S & KATRINIA D BRISTOL TRSTEES OF ROBERT S & KATRINA D BRISTOL REV LIV TRST DTD 2/16/2019
448 ATHENS WAY
GRAND JUNCTION CO 81507

ROBERTS MICHAEL D
2336 MERIDIAN CT
GRAND JUNCTION CO 81507

ROGAN FAMILY LIVING TRUST
ROGAN JOHN F & JUDITH L TRUSTEES
434 ATHENS WAY
GRAND JUNCTION CO 81507

ROSELYNN HUGHES LIVING TRUST
2229 REDLANDS PKWY
GRAND JUNCTION CO 81507

ROSENBERG FAMILY TRUST
365 TEEGAN CT
GRAND JUNCTION CO 81507

ROSS TERRY
439 MEADOWS WAY
GRAND JUNCTION CO 81507

SALAMUN DANIEL L
SALAMUN LADONNA F
2290 S BROADWAY
GRAND JUNCTION CO 81507

SASSO JOHN A
SASSO BONNIE J
2268 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

SAYLOR CLARENCE MICHAEL
SAYLOR JODI E
2222 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

SCHEDLER SHERRY A KIM
431 RENAISSANCE CT
GRAND JUNCTION CO 81507

SCHNELL RICHARD H
SCHNELL CATHRYN E
2288 1/2 S BROADWAY
GRAND JUNCTION CO 81507

SCHWEIZER RICHARD J
SCHWEIZER VICKI A
397 S CAMP RD
GRAND JUNCTION CO 81507

SCULLY DAVID C
HARKNESS CHRISTINE R
444 RENAISSANCE CT
GRAND JUNCTION CO 81507

SEAGREN THOMAS
SEAGREN SHARI
454 ATHENS WAY
GRAND JUNCTION CO 81507

SHANNON WILLIAM M
CRICKMER ANNA M
110 COLUMBINE CT
GRAND JUNCTION CO 81507

SHAPIRO ESTHER M
CARLIN JOAN DOROTHY
435 RUST CT
GRAND JUNCTION CO 81507

SHEA JAMES K
SHEA THERESA O
438 MEADOWS WAY
GRAND JUNCTION CO 81507

SIKULE DAVID M
SIKULE JESSICA D
453 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

SIMMERMAN OTTO
SIMMERMAN MELANIE
9946 ETLING DR
MARSHALLVILLE OH 44645

SISSON WILLIAM TODD
397 MIRADA CT
GRAND JUNCTION CO 81507

SKY VIEW PROPERTIES
588 GRAND CASCADE WAY
GRAND JUNCTION CO 81501

SMITH PEGGY A
SMITH SILAN D; SMITH SHANNON D & SPALDING HEATHER S GRANTEE BENEFICIARIES
378 CAPROCK DR
GRAND JUNCTION CO 81507

SPANGLER MICHAEL A
SPANGLER NANCY J
450 ATHENS WAY
GRAND JUNCTION CO 81507

STARLIETH LLC
2879 1/2 NAVAJO WAY
GRAND JUNCTION CO 81506

STEELE MATTHEW M
STEELE HEATHER H
413 MIRADA CT
GRAND JUNCTION CO 81507

STELMACH LAWRENCE JOSEPH
STELMACH JOLENE ANN
2221 DA VINCI PL
GRAND JUNCTION CO 81507

SUMNER JOSEPH LORENZO
HAGERMAN NANCY ADAMS
2282 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

SUSCO SHANNAN
SUSCO NICHOLAS S III
354 CANYON RIM TRAIIL
GRAND JUNCTION CO 81507

SWARTZ KYLE
SWARTZ JENELLE
444 ATHENS WAY
GRAND JUNCTION CO 81507

TATE CRAIG L
TATE PAMELA A
2225 REDLANDS PKWY
GRAND JUNCTION CO 81507

TAYLOR DEAN A
2295 BROADWAY
GRAND JUNCTION CO 81507

THOMPSON DAVID A
THOMPSON MEGAN J
423 RIO VISTA RD
GRAND JUNCTION CO 81507

THOMPSON DONALD L
THOMPSON MARILYN A
443 MONTERO ST
GRAND JUNCTION CO 81507

TOMAS CELAYETA TRUST DATED JUN 15 2016
1155 20 RD
FRUITA CO 81521

TRUNZO DONALD
TRUNZO DEBORAH L
388 CAPROCK CT
GRAND JUNCTION CO 81507

TRUST AGREEMENT #1 JAN DI GIROLAMO
2282 HOLLY CROSS CT
GRAND JUNCTION CO 81507

TURNER STEVEN
TURNER KELLEY
2292 S BROADWAY
GRAND JUNCTION CO 81507

UTE WATER CONSERVANCY DISTRICT
PO BOX 460
GRAND JUNCTION CO 81502

VANDERVIEREN DAVID
442 ATHENS WAY
GRAND JUNCTION CO 81507

VANSICKLE RICHARD
PEARSON ANNE
353 CANYON RIM TRAIL
GRAND JUNCTION CO 81507

VAT LAM
2219 DA VINCI PL
GRAND JUNCTION CO 81507

VESELY KENNETH D
VESELY CONNIE J
2294 BROADWAY
GRAND JUNCTION CO 81507

WACKER MARTIN
PRUITT RIE
117 EASTER HILL DR
GRAND JUNCTION CO 81507

WALKER DONALD A
MILLER LORELEI J
408 MIRADA CT
GRAND JUNCTION CO 81507

WARNER MICHAEL S
407 MIRADA CT
GRAND JUNCTION CO 81507

WARR RYAN J
WARR LAVINIA I
2274 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WATERS RONALD G
WATERS BRENDA; WATERS ANGIE R & CLINTON J GRANTEE BENEFICIARIES
2305 S BROADWAY
GRAND JUNCTION CO 81507

WEBB DEE ANN
WEBB MARK H
105 N EASTER HILL DR
GRAND JUNCTION CO 81507

WEBER ERIN KATHERINE
WEBER MARY
2296 S BROADWAY
GRAND JUNCTION CO 81507

WEIDA P MARK
WEIDA KATHLEEN A
392 CAPROCK CT
GRAND JUNCTION CO 81507

WELCH JOHN T
COBURN CAROL A
108 COLUMBINE CT
GRAND JUNCTION CO 81507

WHITCOMB JOHN F
WHITCOMB NUALA P, MAEZ SHIELA & THOMAS, WERTZ SHERRY L
484 22 1/4 RD
GRAND JUNCTION CO 81507

WHITESIDE GRIFFIN
WHITESIDE PATRICIA
2272 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WIBBELSMAN CHRISTOPHER JOSEPH
WIBBELSMAN CHERIE JEAN
370 CAPROCK DR
GRAND JUNCTION CO 81507

WIBBELSMAN RICHARD D
WIBBELSMAN JUDITH ANN
446 ATHENS WAY
GRAND JUNCTION CO 81507

WILBOURN MICHAEL R
WILBOURN DOROTHY W
2294 S BROADWAY
GRAND JUNCTION CO 81507

WILKEY MARTIN F
WILKEY VICKI LOUISE
2273 HOLY CROSS WAY
GRAND JUNCTION CO 81507

WILLIAM G & KAYE F BUXMAN REV
TRST DTD 12/7/96
2269 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CHRISTOPHER S
WILLIAMS ERIN K
104 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CLIFFORD M
WILLIAMS CYNTHIA G
358 TEEGAN CT
GRAND JUNCTION CO 81507

WILLIAMS J BRIAN
WILLIAMS AIMEE A
364 CAPROCK DR
GRAND JUNCTION CO 81507

WILLIS MICHELE MARIE
WILLIS SIMON MATT
361 TEEGAN CT
GRAND JUNCTION CO 81507

WINEGARDNER TIMOTHY O
WINEGARDNER KAREN E
504 CODY DR
GRAND JUNCTION CO 81507

WITSMAN DEBORAH LYNN
213 EASTER HILL DR
GRAND JUNCTION CO 81507

WOODROW SCOTT C
WOODROW PAMELA
436 MEADOWS WAY
GRAND JUNCTION CO 81507

WOODS HARLAN D
WOODS HANNAH R
197 EASTER HILL DR
GRAND JUNCTION CO 81507

WRIGHT MICHAEL DEREK
WRIGHT ATHENA DARLENE
2218 TUSCANY AVE
GRAND JUNCTION CO 81507

YANOWICH STEPHEN ALAN
YANOWICH TAMMIE SPEAR
215 EASTER HILL DR
GRAND JUNCTION CO 81507

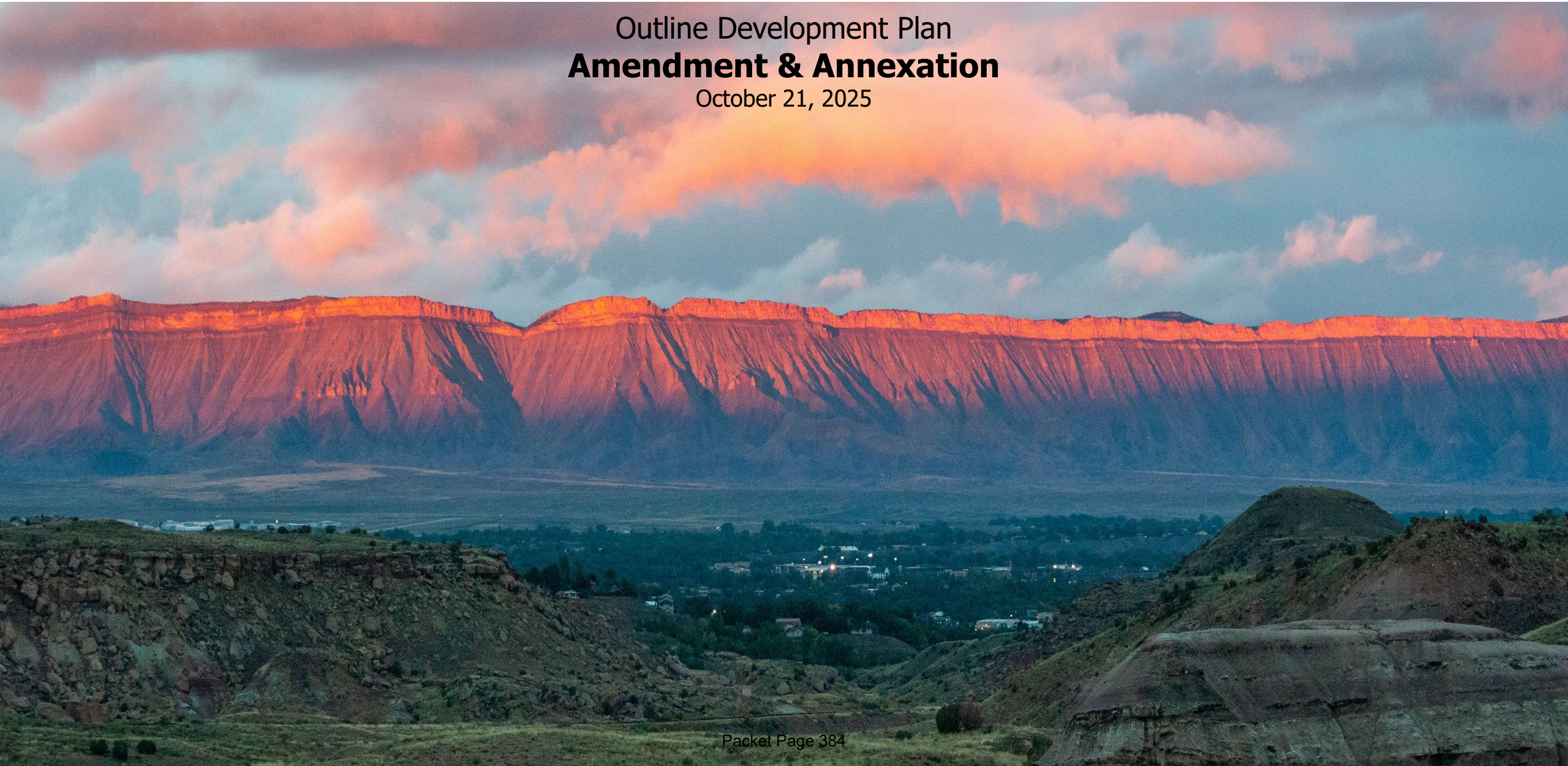
YATER RON
YATER JANE
2302 S BROADWAY
GRAND JUNCTION CO 81507

YOLANDA MITCHELL-OVIATT TRST
DTD & AMNDD ON 2/25/2021
441 S CAMP RD
GRAND JUNCTION CO 81507

YOUNG WILLIAM JOHN
101 COLUMBINE DR
GRAND JUNCTION CO 81507

YOUNGER DAVID LAWRENCE
YOUNGER TOBIAS
105 ALCOVE DR
GRAND JUNCTION CO 81507

YUNIS OMAR
STRAIGHT ALEXANDRA E
2281 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

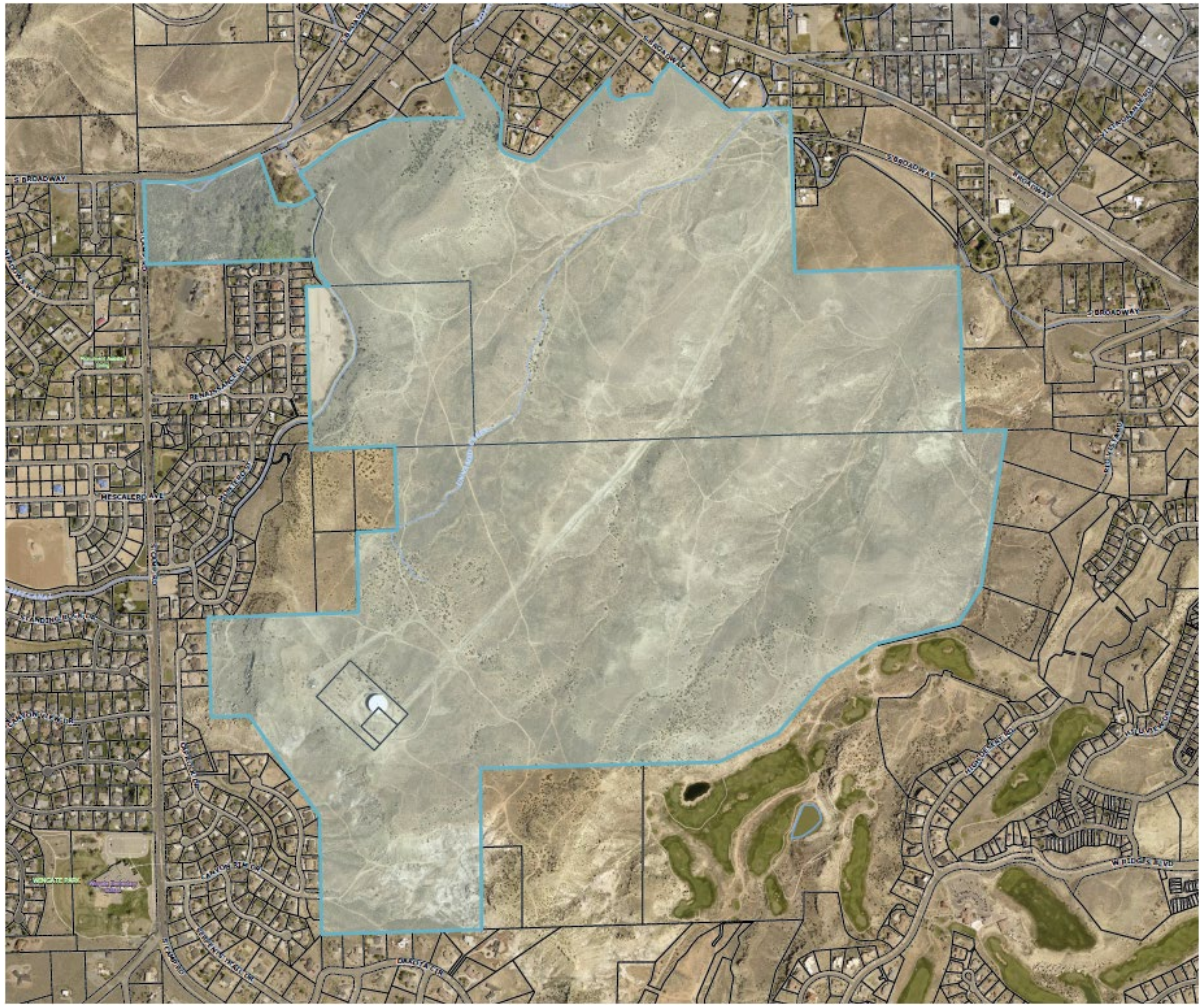


Outline Development Plan

Amendment & Annexation

October 21, 2025

Project Overview



- The property, consisting of 628.9 acres (including Renaissance 360 & Canyon Rim 360), will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.
- A range of 1,300 to 1,750 residential units are planned for the community creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre.
- Six acres of commercial/mixed use property are also planned for the community.
- A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space totaling 30% of the total acreage will be built and open to the public. The City code requires 10% of the land be dedicated as park/open space.

Redlands 360 Outline Development Plan (ODP)
Amendment & Annexation
Summary

- Amend the currently approved Redlands 360 ODP to incorporate +/- 29 acres of land recently acquired by Redlands Three-Sixty, LLC.
    - Two 5-acre parcels and a 19-acre parcel
- Update the ODP with these three parcels of land which will depict single family detached land use for the zoning for each parcel with a preliminary estimate of 74 lots on 29 acres.
- The ODP Development Progression Plan (phasing plan) will also be updated with what has currently been completed as well as changes to the phasing based on current development and market information for the project.
- All Redlands 360 ODP graphics that do not currently show these parcels included will need to be updated.
- An ODP Outdoor Lighting policy and graphic will be added to the ODP amendment. This policy will adopt dark sky standards for street and pedestrian lighting that will apply solely to this community and applied outside of the City's current lighting code.
- The 19-acre parcel is currently outside the City limits and will be annexed into the City as part of this process.

REDLANDS 360°

Adjacent Land Purchases

Purchases:
Ms. Bennet – 19.0 ac
Mr. Lippoth – 5.0 ac
Mr. Oberto – 5.0 ac



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B-1 Commercial	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	16	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

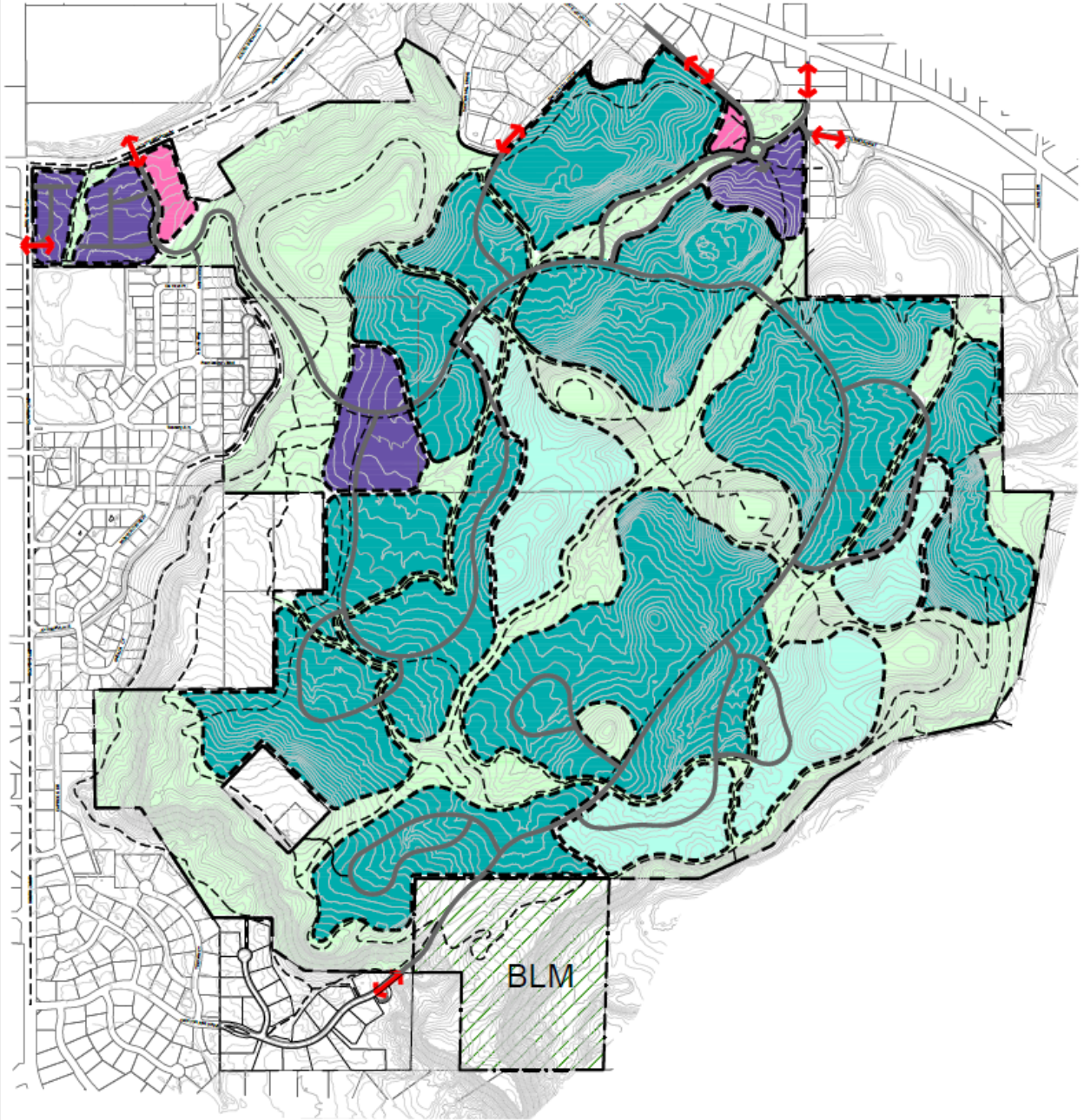
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
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Area (min. ft.)	0	0	0	0	0
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Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
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Redlands 360 Outline Development Plan

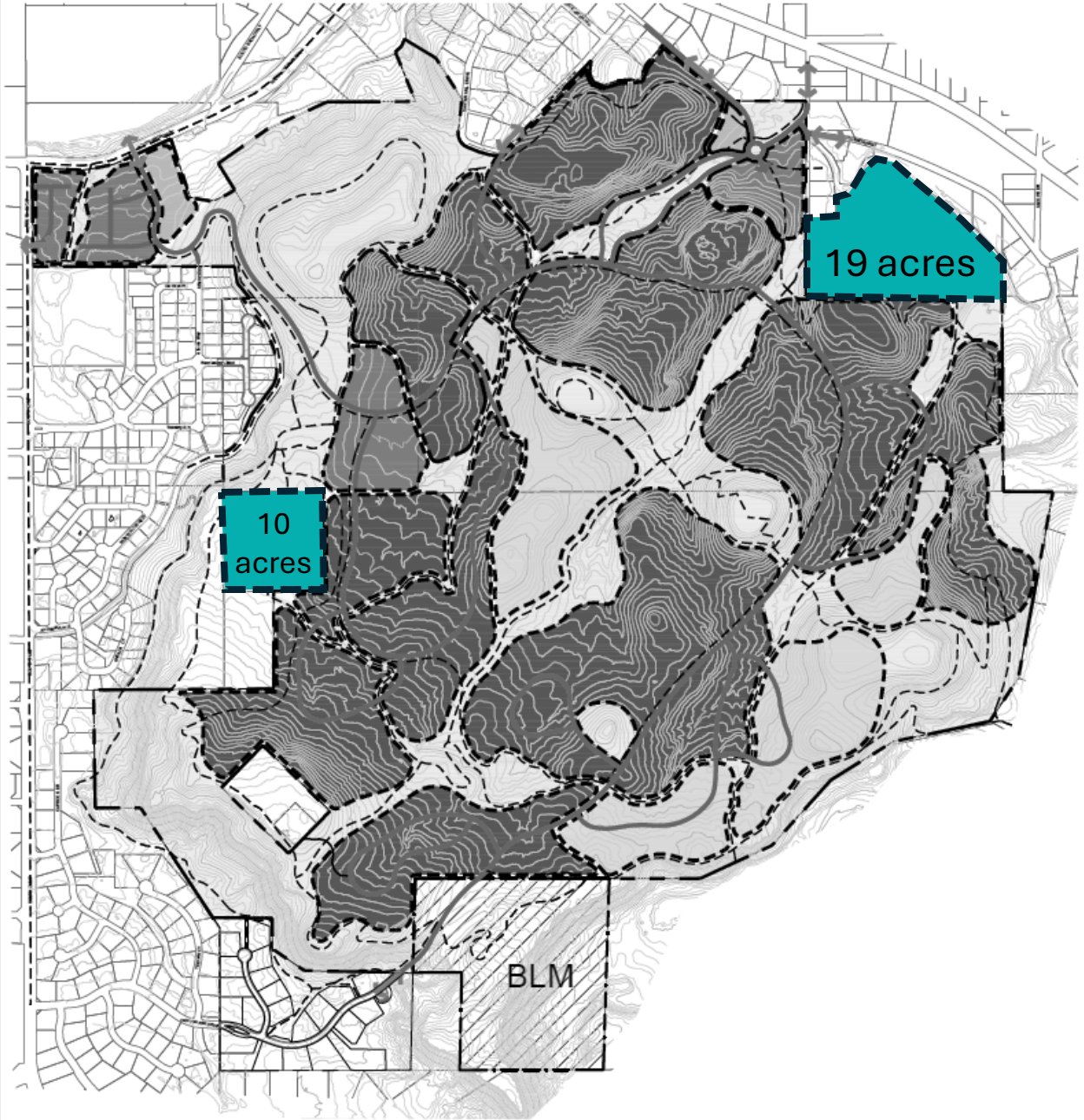
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

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LAND USE PLAN LEGEND

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- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
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Setback					
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Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

0 800 1600 2400

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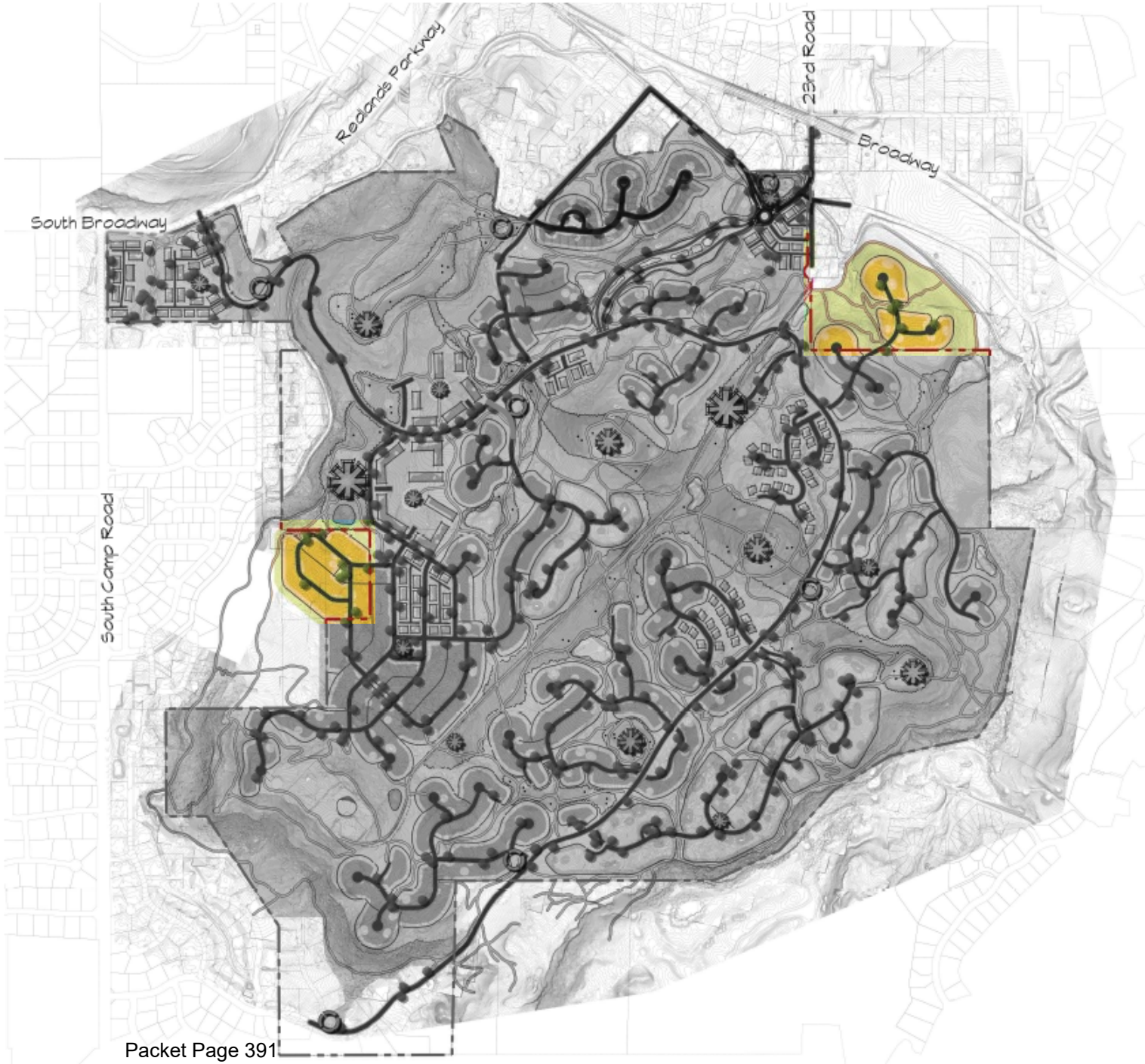
Site Plan Legend

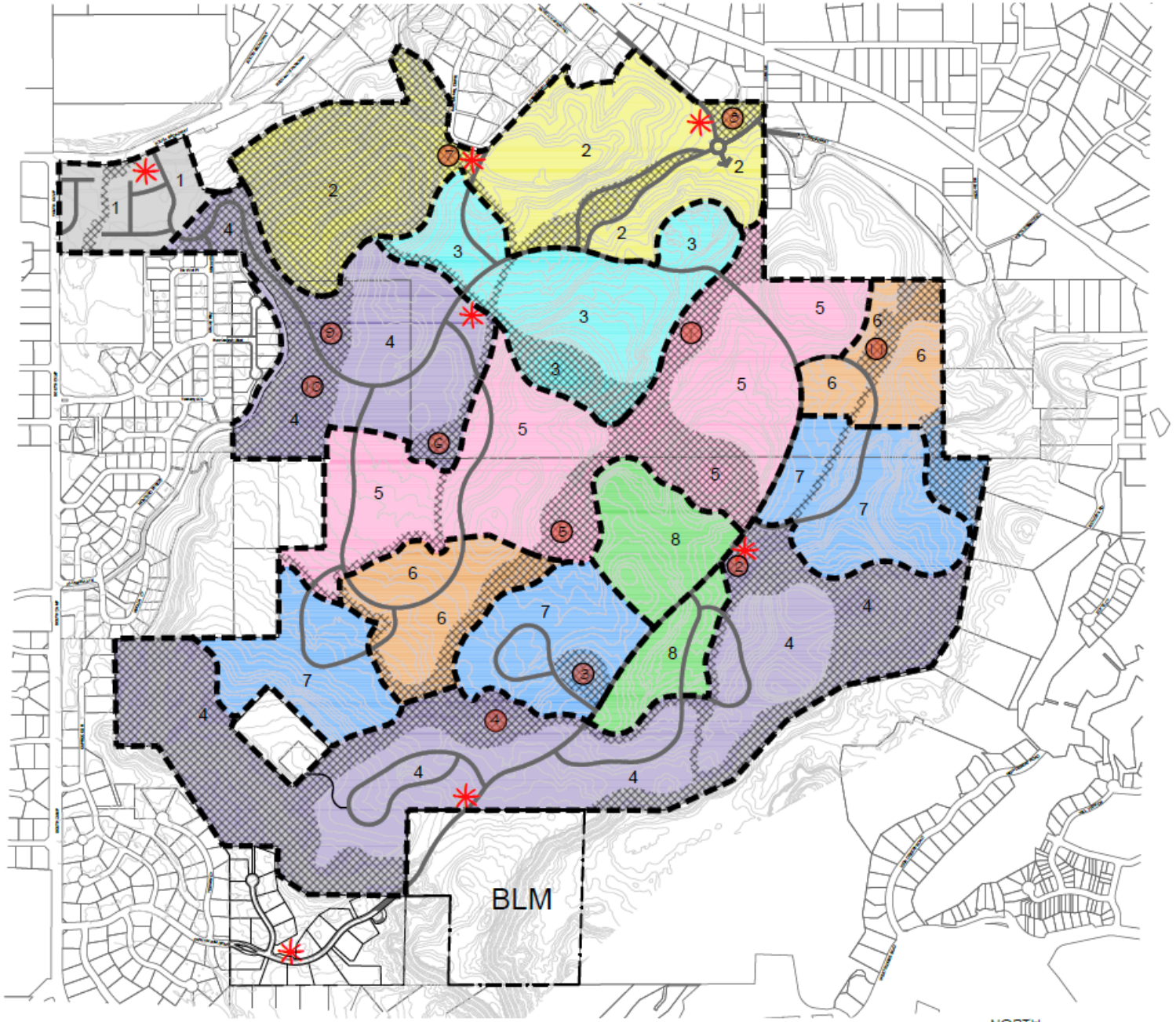
- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails



Site Plan Legend

- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails





DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan

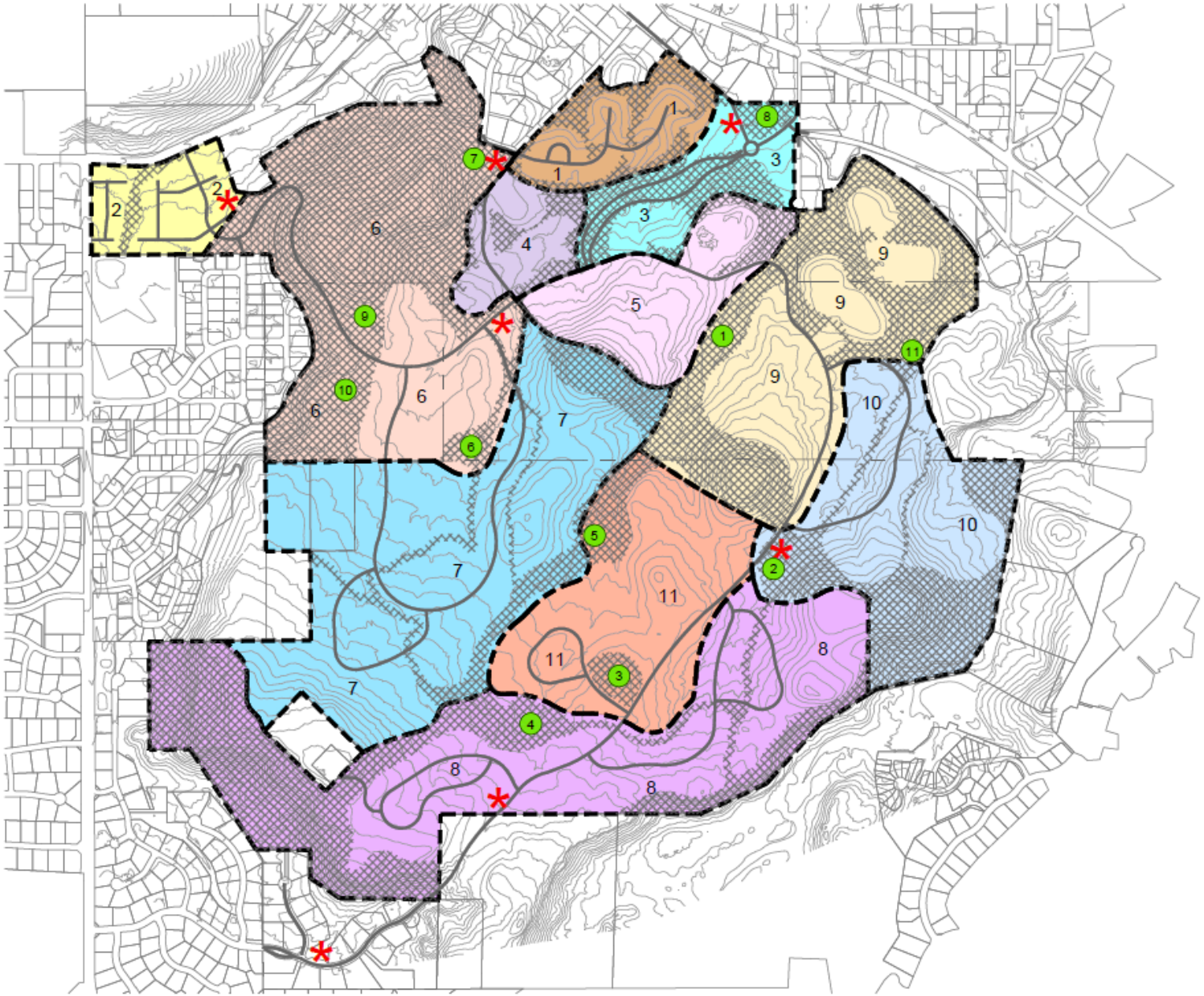
Exhibit 5: Development Progression Plan

0 600 1600 2400

NORTH

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DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2025
- 3 - TARGETED START 2025
- 4 - TARGETED START 2026
- 5 - TARGETED START 2026
- 6 - TARGETED START 2029
- 7 - TARGETED START 2032
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- OPEN SPACE; SEE EXHIBIT 2
- (1) TRADITIONAL PARK; SEE EXHIBIT 2
- * TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
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-800 0 400 800 1600

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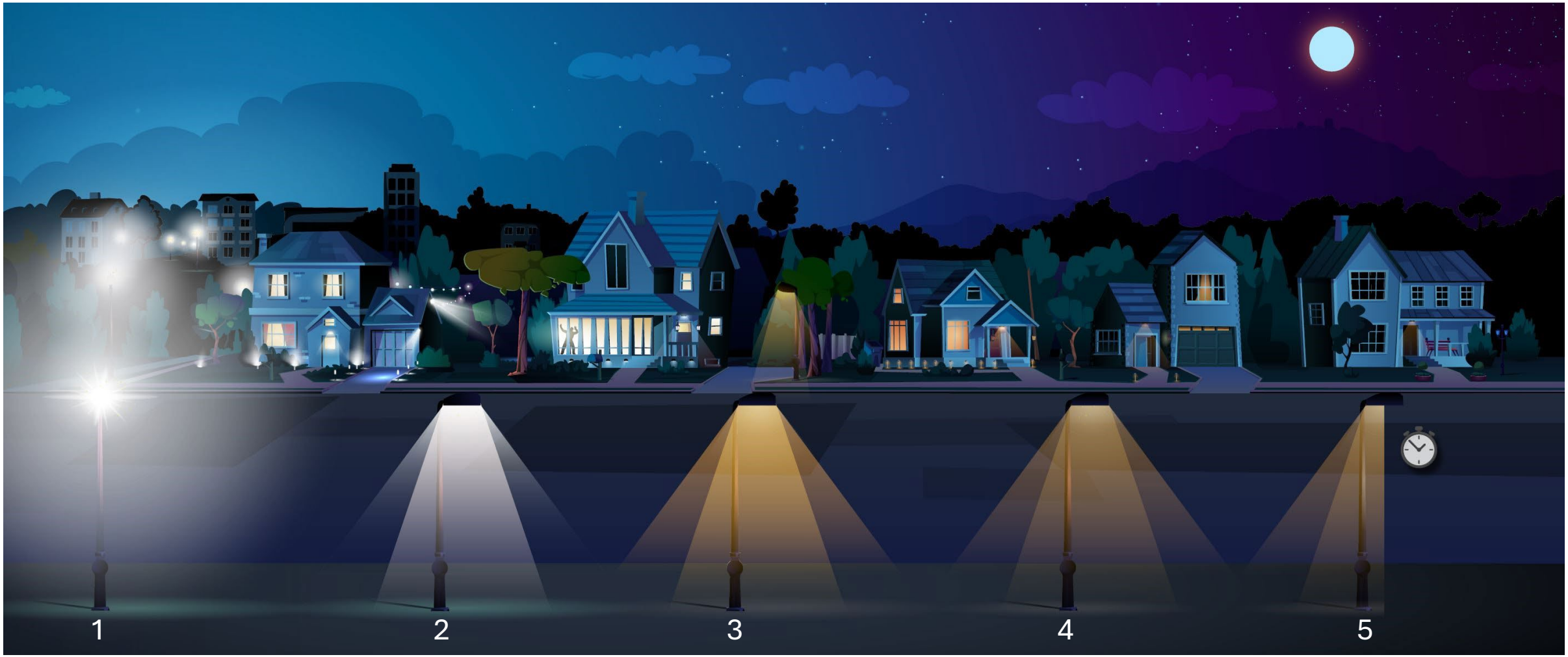
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GreenBox STUDIO

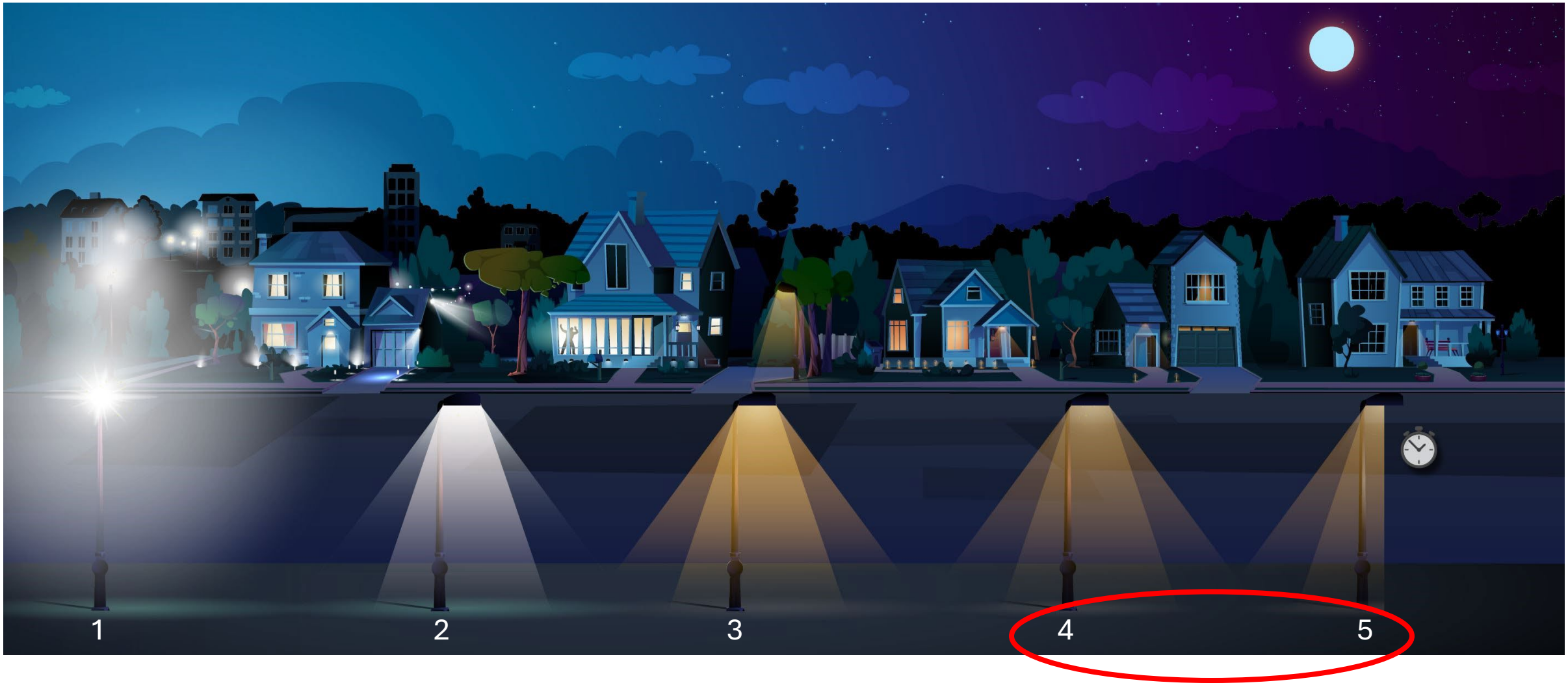
Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

Outdoor Lighting Policy



Outdoor Lighting Policy



Outdoor Lighting Policy

Street Lighting



Pedestrian Lighting

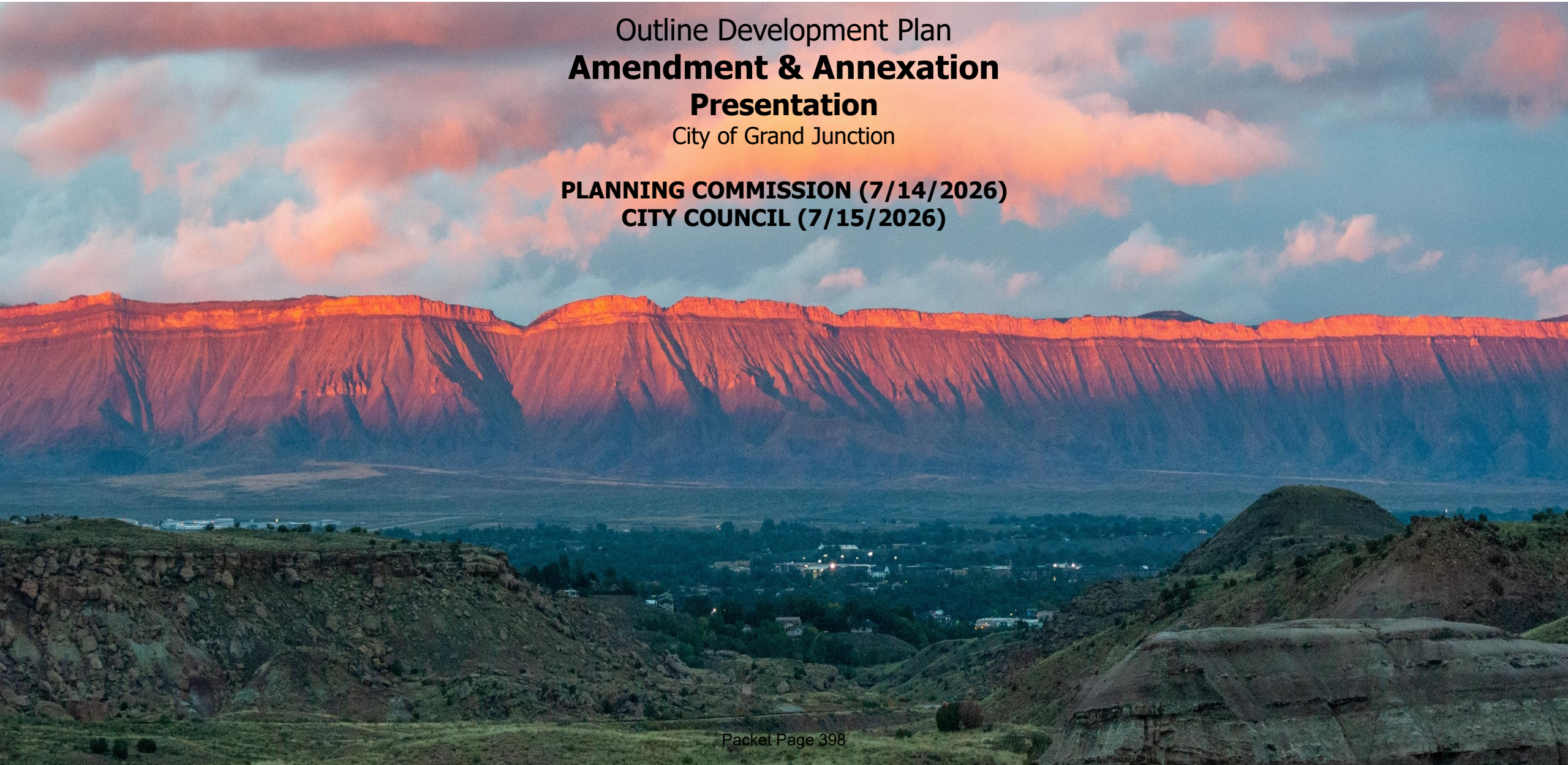


REDLANDS 360°

ONE LAPLATA



Thank you
Questions?



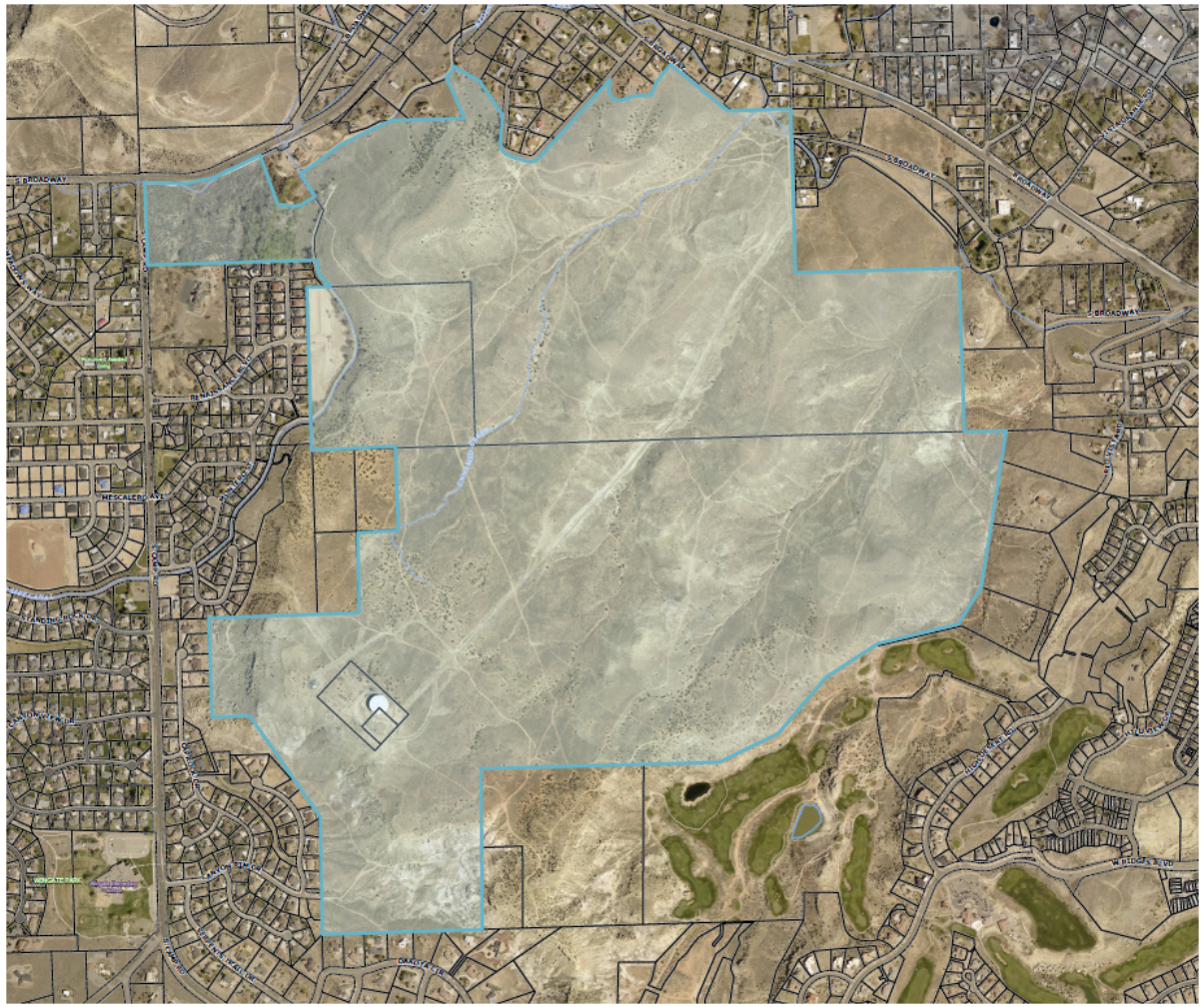
Outline Development Plan

Amendment & Annexation Presentation

City of Grand Junction

PLANNING COMMISSION (7/14/2026)
CITY COUNCIL (7/15/2026)

Project Overview

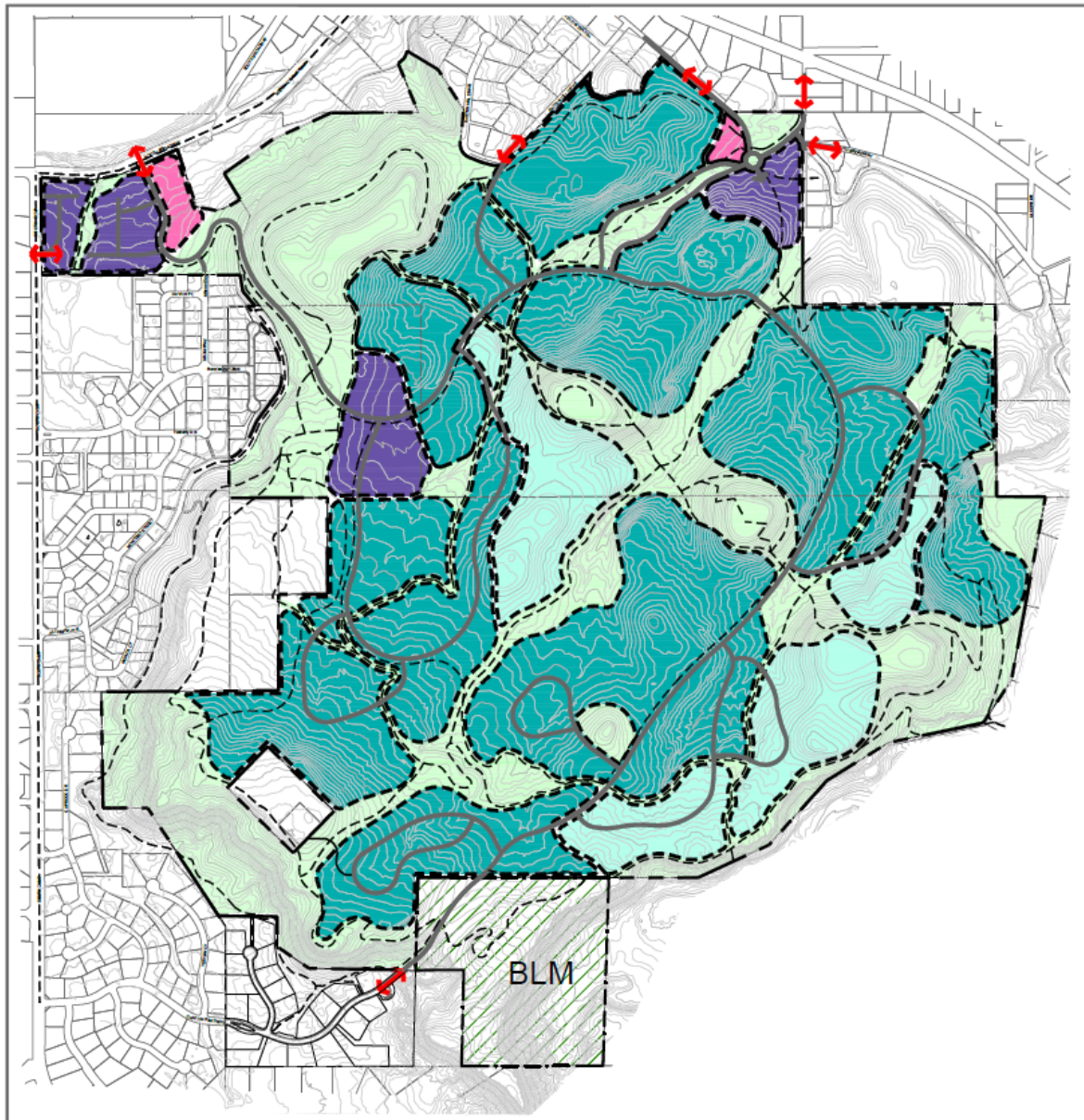


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REDLANDS 360°

Currently Approved ODP

Adopted February 2nd, 2022



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
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Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

Redlands 360 Outline Development Plan (ODP)
Amendment & Annexation
Summary

- The currently approved Redlands 360 ODP is being amended to incorporate +/- 29 acres of land recently acquired by Redlands Three-Sixty, LLC.
  - (2) 5-acre parcels and (1) 19-acre parcel
- These three parcels of land will be zoned as Medium Density Residential (RM-12) with a preliminary estimate of 74 lots on 29 acres. This zoning fits in with the adjacent zoned parcels within the current ODP.
- Updates to Table 1 and Table 2 on the ODP Plan have been made to comport with updated City Code Standards.
- The ODP Development Progression Plan (Phasing Plan) has been updated to reflect current construction as well as changes to the phasing based on current development and market information for the project.
- All Redlands 360 ODP graphics have been updated to include the three new parcels.
- A new ODP Exhibit pertaining to outdoor lighting has been added to the amendment. This exhibit will set “dark sky” standards to limit street and pedestrian lighting and will be applied solely to the Redlands 360 community.
- The 19-acre parcel, currently outside the City limits, will be annexed into the City as part of this process.

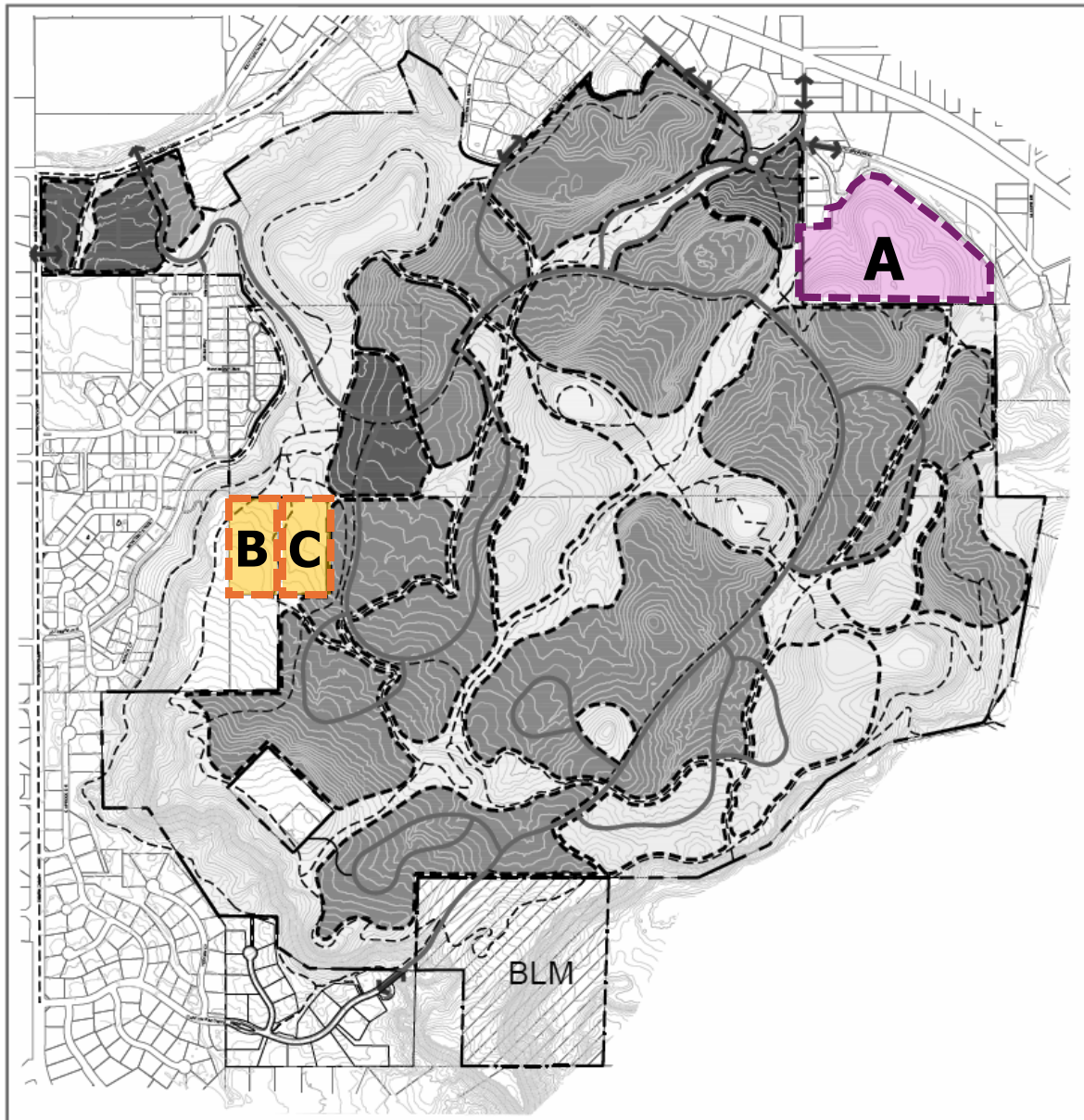
REDLANDS 360°

Adjacent Land Purchases

Purchases:

Parcel A – 19.0 ac
*Requires Annexation

Parcel B – 5.0 ac
Parcel C – 5.0 ac



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B Commercial	Open Space
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

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970-241-0745 (P) 970-241-0765 (FX)

Amended ODP Plan

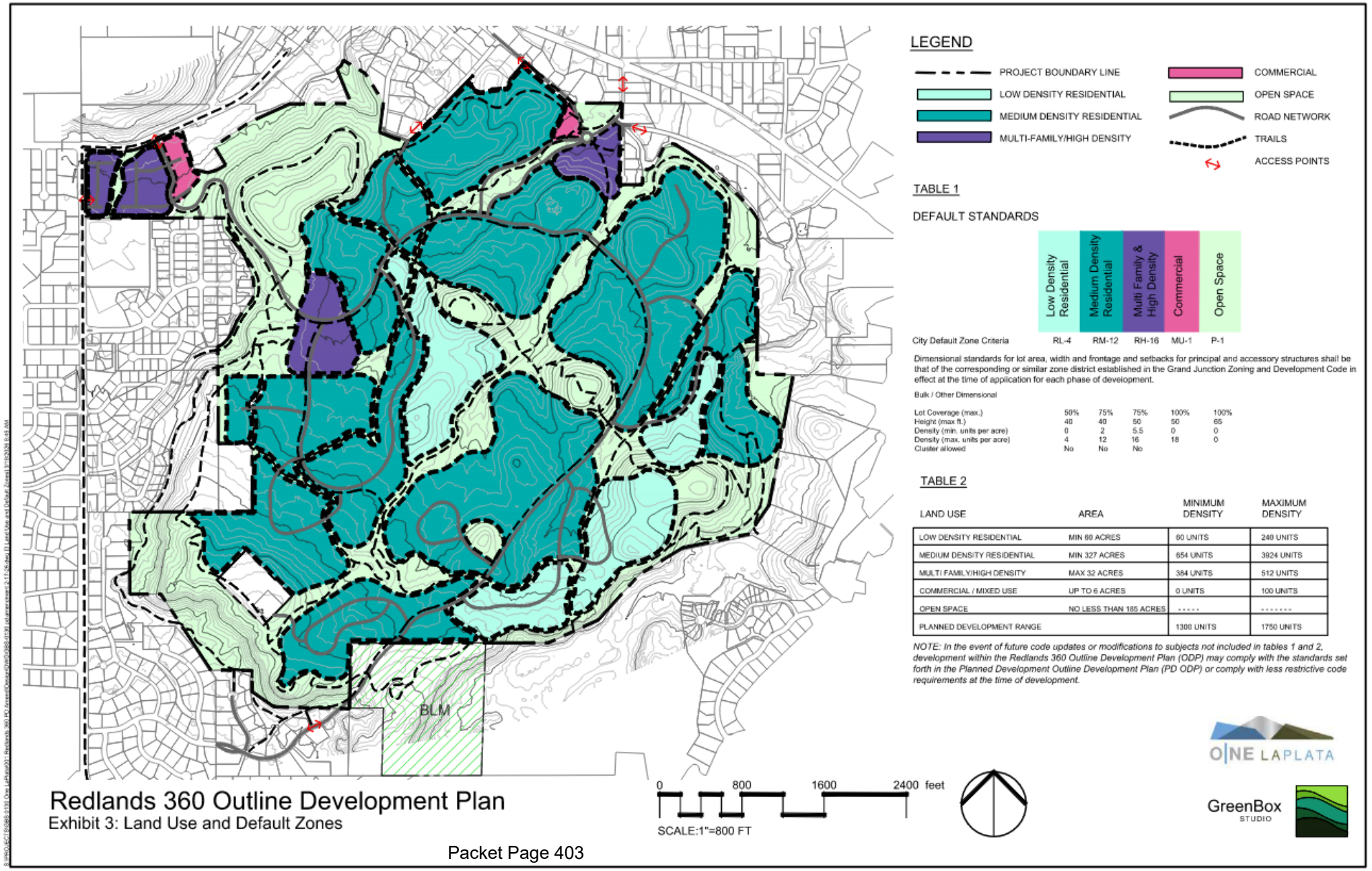


TABLE 1

DEFAULT STANDARDS

City Default Zone Criteria	Low Density Residential RL-4	Medium Density Residential RM-12	Multi Family & High Density RH-16	Commercial MU-1	Open Space P-1
Bulk / Other Dimensional					
Lot Coverage (max.)	50%	75%	75%	100%	100%
Height (max ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

Dimensional standards for lot area, width and frontage and setbacks for principal and accessory structures shall be that of the corresponding or similar zone district established in the Grand Junction Zoning and Development Code in effect at the time of application for each phase of development.

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 327 ACRES	654 UNITS	3924 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE	NO LESS THAN 185 ACRES	-----	-------
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

NOTE: In the event of future code updates or modifications to subjects not included in tables 1 and 2, development within the Redlands 360 Outline Development Plan (ODP) may comply with the standards set forth in the Planned Development Outline Development Plan (PD ODP) or comply with less restrictive code requirements at the time of development.

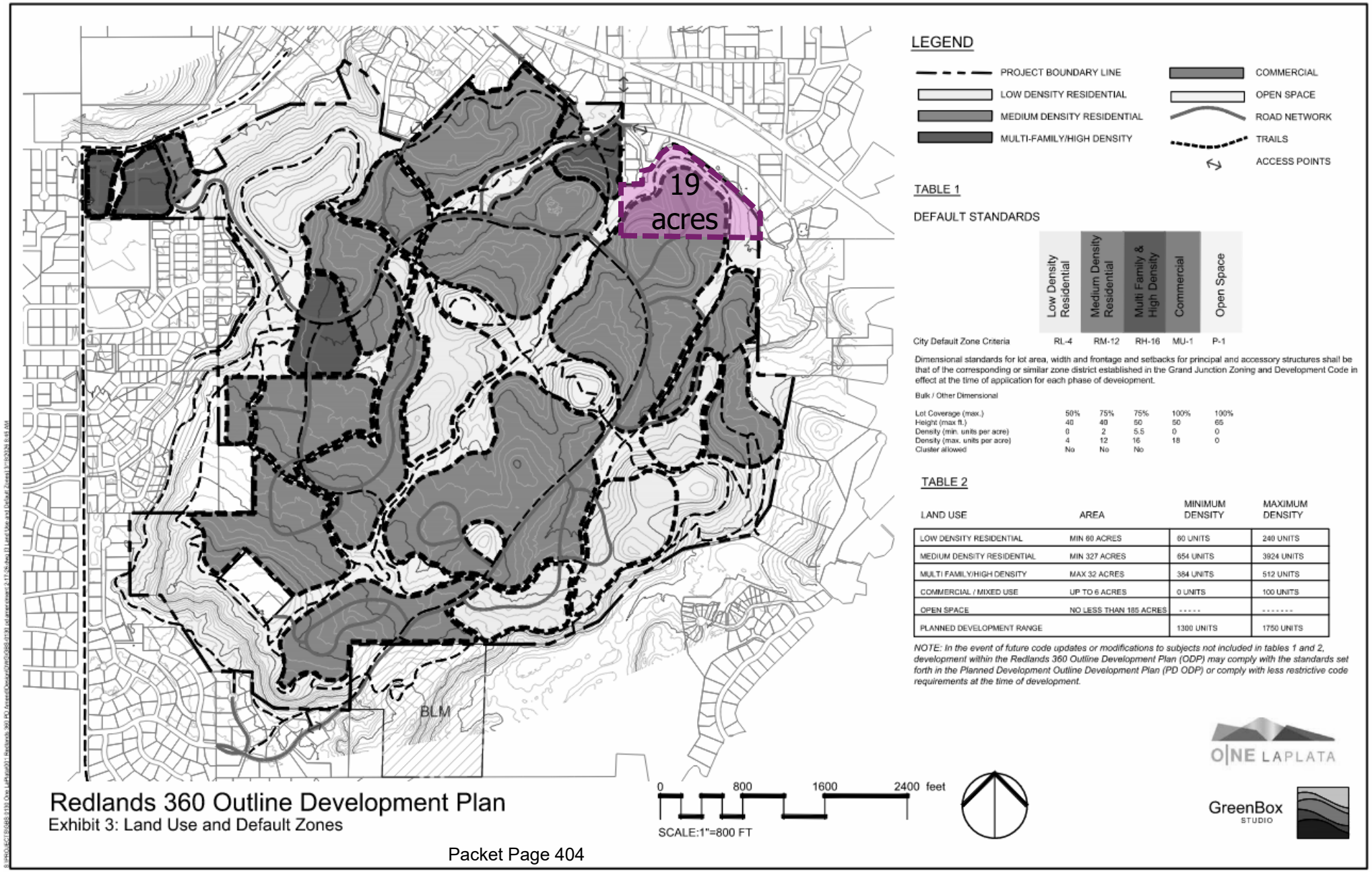
Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

ONE LAPLATA

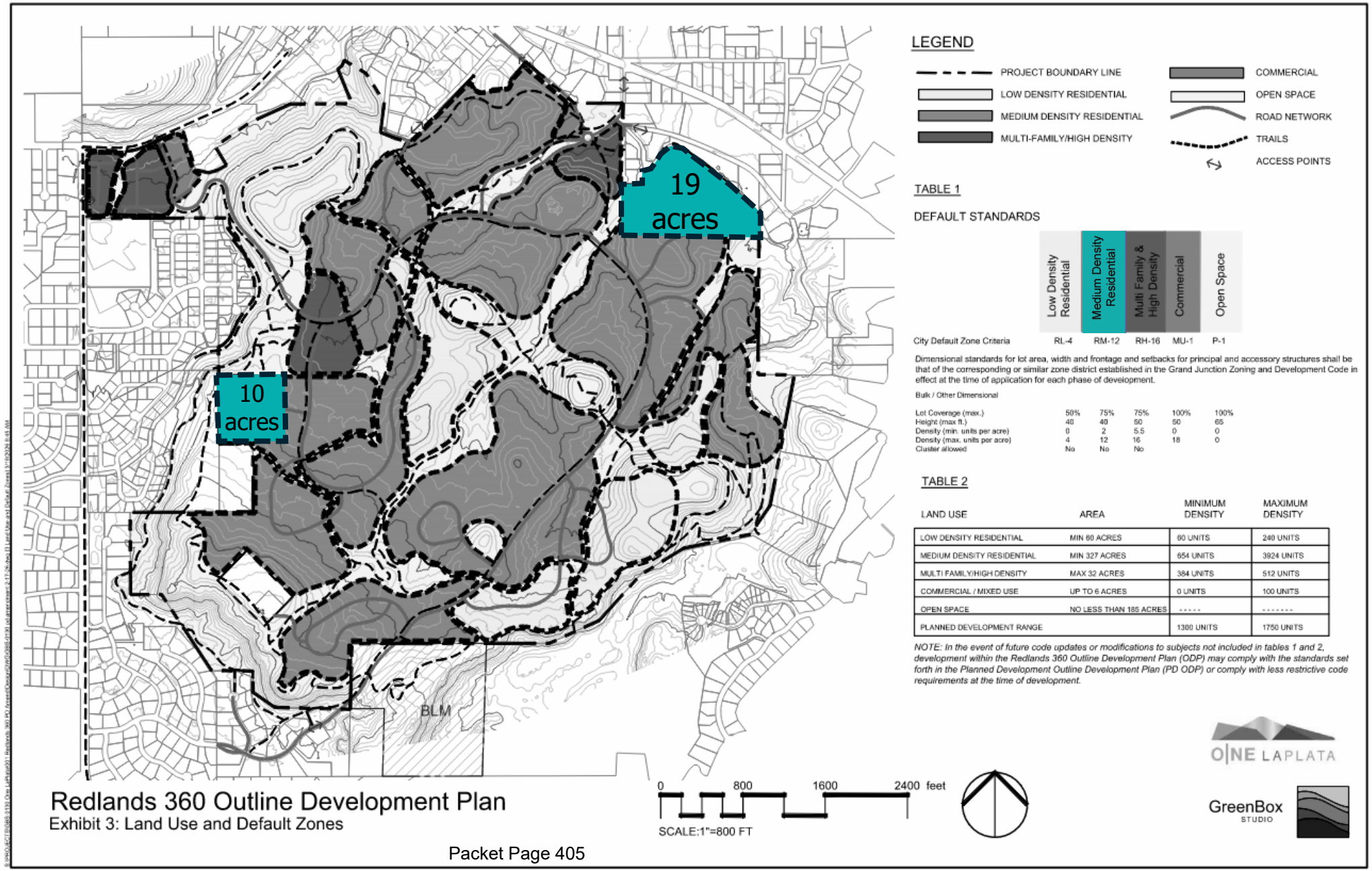
GreenBox STUDIO

Parcel to be annexed into the City



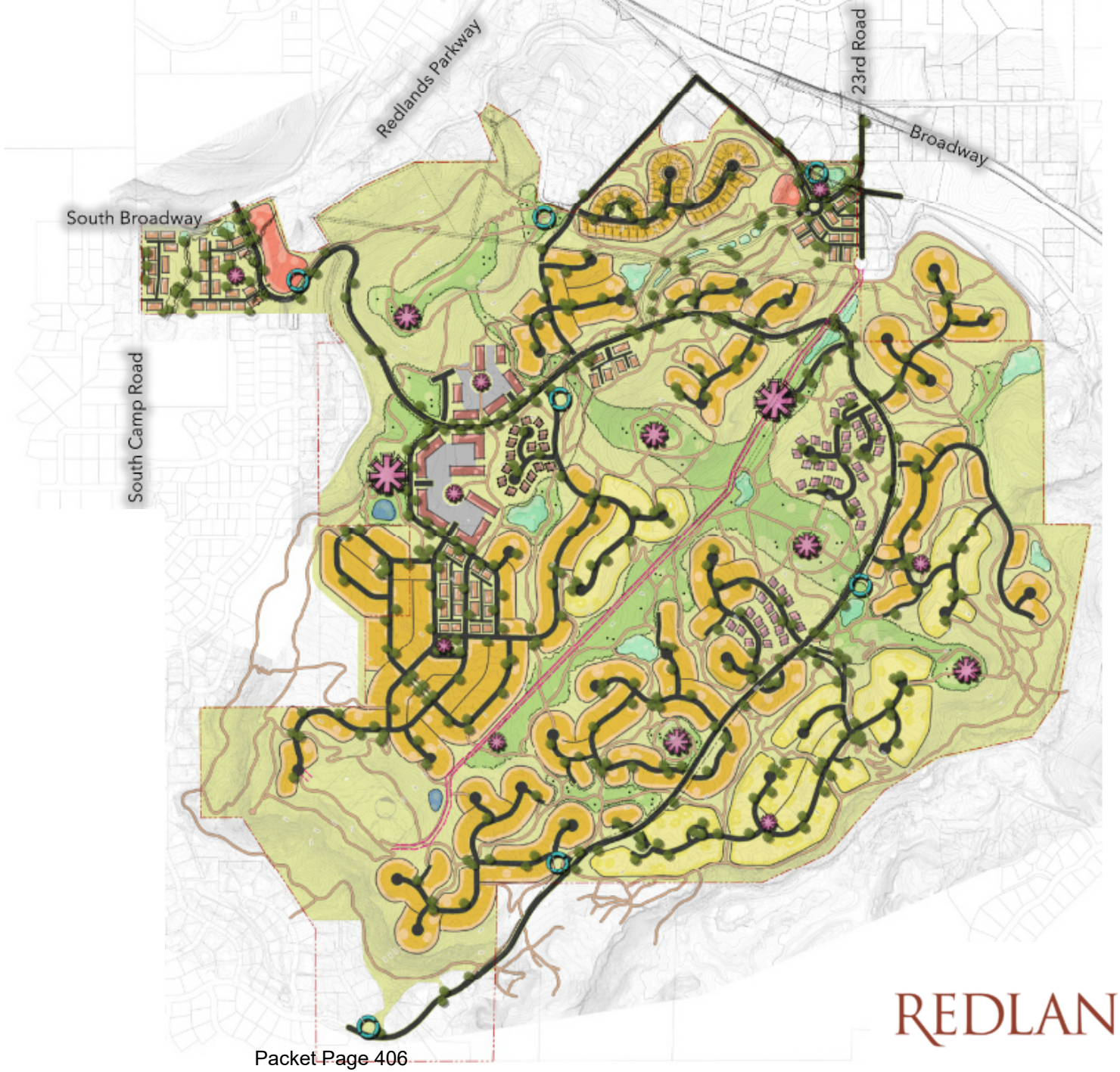
REDLANDS 360°

Parcels to be added to the Amended ODP



Site Plan Legend

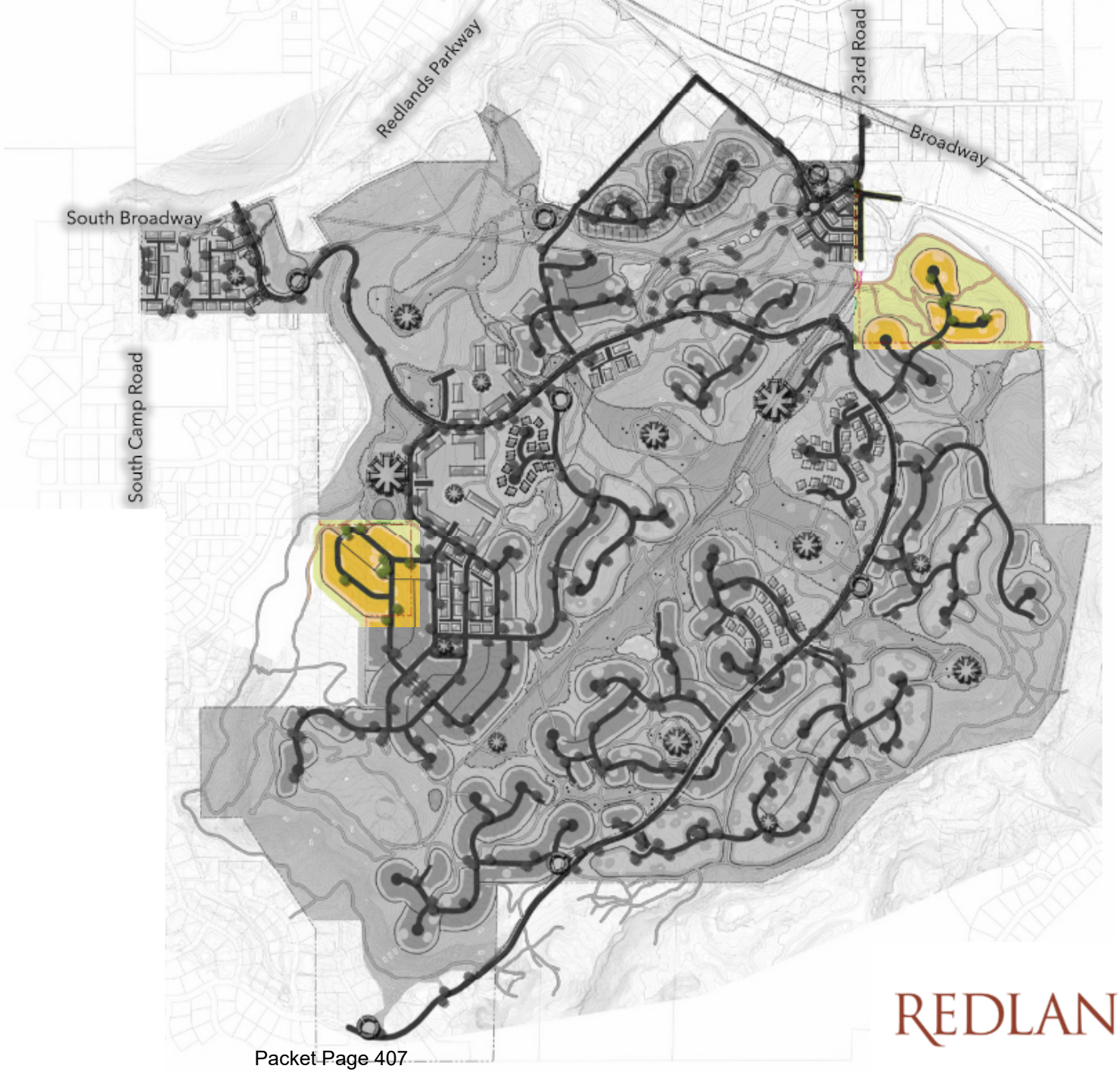
- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails



REDLANDS 360°

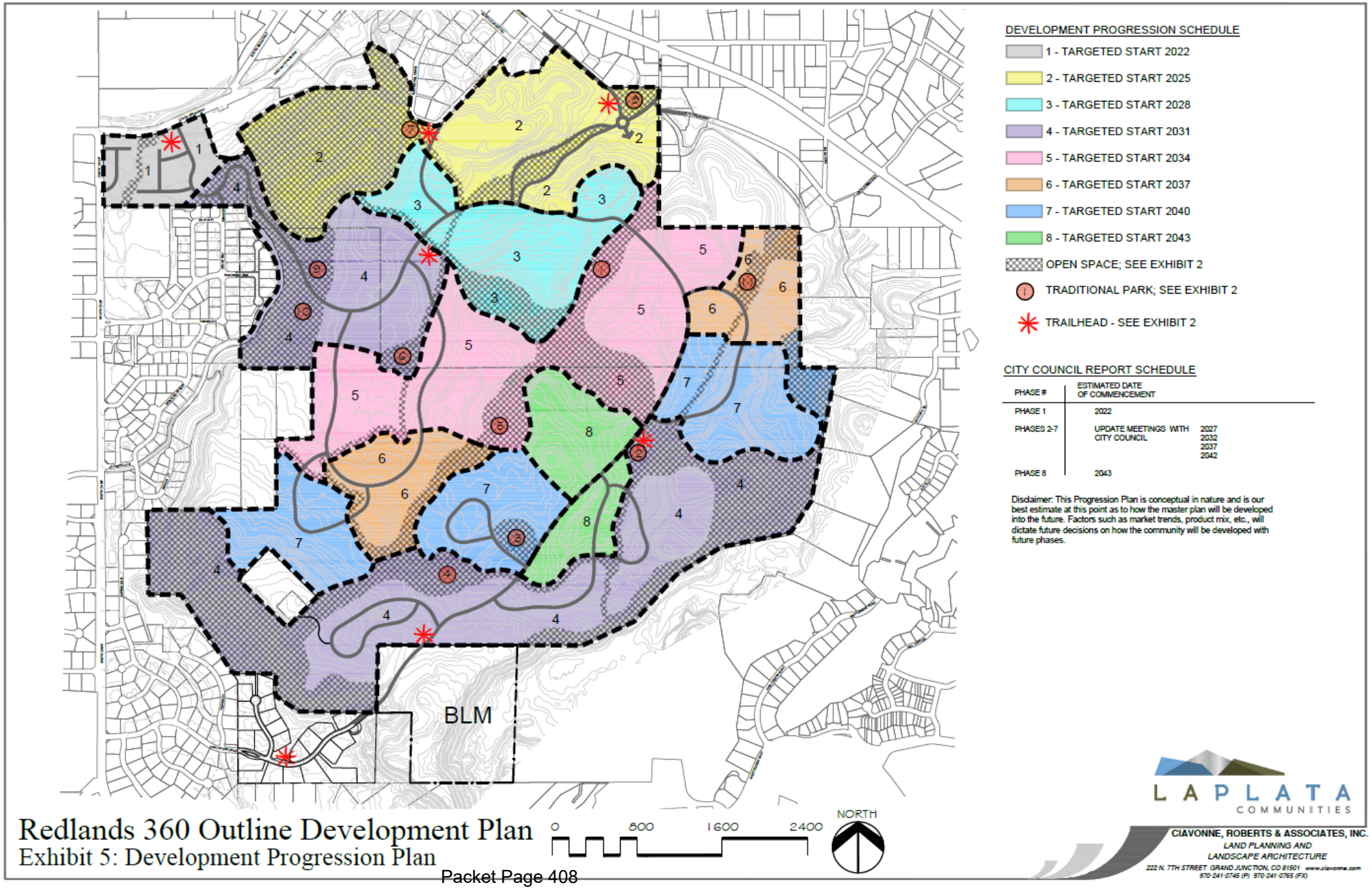
Site Plan Legend

- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails

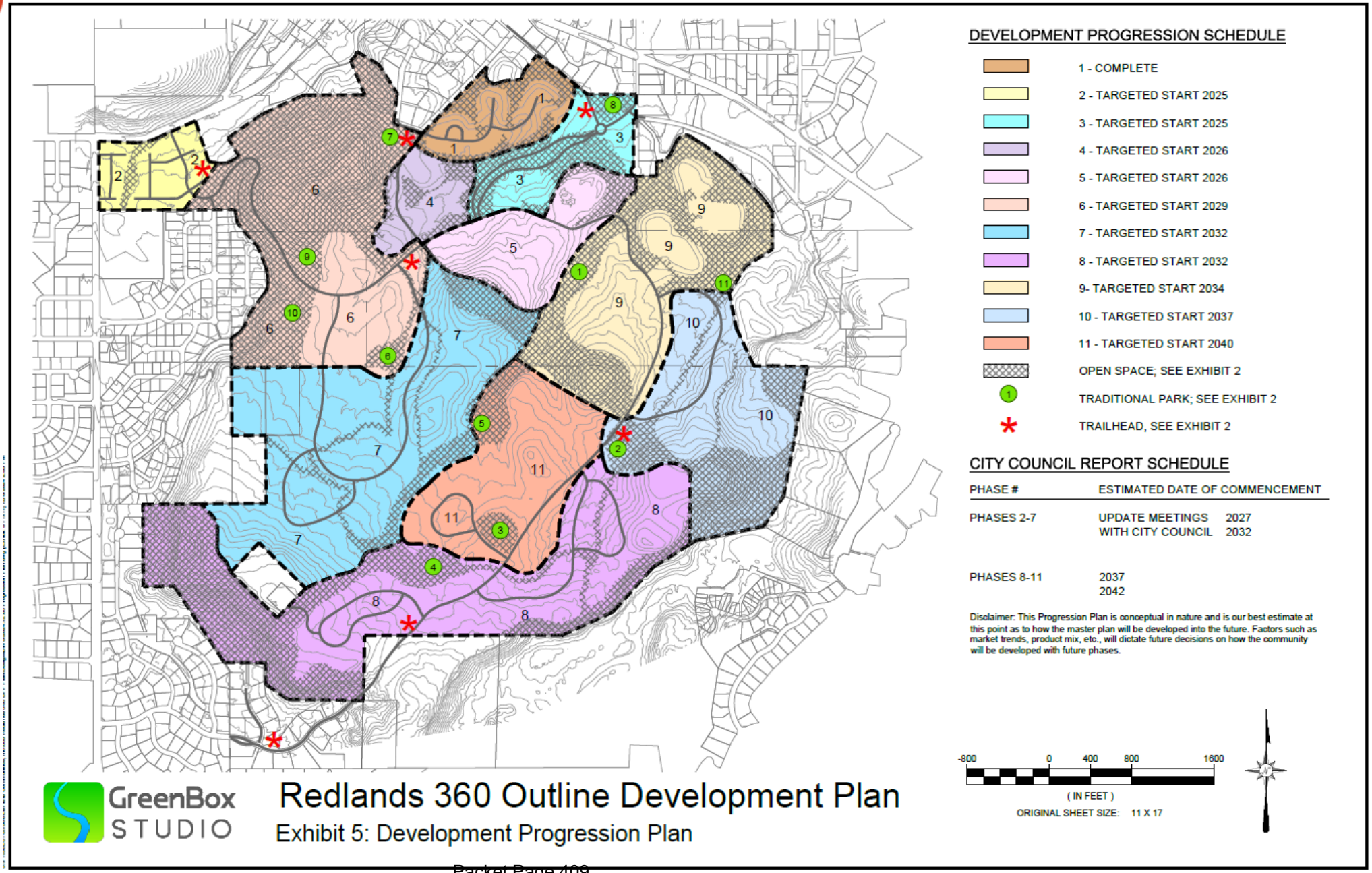


REDLANDS 360°

Approved Development Progression Plan (Phasing Plan)



Amended Development Progression Plan



ODP Subdivision Exhibit

Active Subdivisions

Projects Completed:

Renaissance 360

General Area:	5.9 Acres
Type Product	Custom / Semi-Custom
No. of Units	14
Elevation	± 4,730' - 4,765'

Canyon Rim 360

General Area:	23.1 Acres
Type Product	Custom / Semi-Custom
No. of Units	22
Elevation	± 4,825' - 4,900'

Filing 1 Easter Hill

General Area:	21.9 Acres
Type Product	SFD
No. of Units	51
Elevation	± 4,700' - 4,775'

Projects Under Construction:

Filing 2 - Corner at Redlands 360

General Area:	15.6 Acres
Type Product	Townhome
No. of Units	125
Elevation	± 4,685' - 4,715'

Filing 3 - Brothers Boulevard Entry

General Area:	6.2 Acres
Type Product	Townhome
No. of Units	± 52
Elevation	± 4,690' - 4,710'

Filing 4 - 4H Peaks

General Area:	17.1 Acres
Type Product	SFD
No. of Units	47
Elevation	± 4,730' - 4,780'



Future Subdivisions

Projects In Planning:

Filing 5

General Area:	± 27.1 Acres
Type Product	SFD / Patio Home
No. of Units	± 61
Elevation	± 4,715' - 4,760'

Filing 6

General Area:	± 15.6 Acres
Type Product	Duplex
No. of Units	± 77
Elevation	± 4,750' - 4,830'

Upcoming Projects:

Filing 7

General Area:	± 20.2 Acres
Type Product	Multifamily
No. of Units	± 300
Elevation	± 4,750' - 4820'

Filing 10

General Area:	± 42.4 Acres
Type Product	SFD / Duplex
No. of Units	± 110
Elevation	± 4,720' - 4,780'

Legend:

- Commercial Area
- Park
- Trailhead

Outdoor and Site Lighting

The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11. Outlines the following purposes of lighting regulations:

1) Minimize light pollution, light trespass, and glare
2) Conserve energy and resources
3) Provide safe roadways for motorists, bicyclists, and pedestrians
4) Promote wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas
5) Ensure sufficient lighting can be provided where needed to promote safety and security
6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to profived the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

** Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

Policies

** Minimize the number and intensity of street lighting and public space lighting.*

** Encourage homeowners to minimize outdoor lighting.*

In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing the following lighting policy for the amended Redlands 360 Outline Development Plan (ODP):

Public Streets

Residential Collector Streets are to be provided with standard Cobra Head fixtures (See Figure 1). This lighting standard will be placed at high intensity intersections with other major roadways. Less intensity intersections along Residential Collector Streets such as with Residential Local Streets, trail or mid-block sidewalk crossings may be illuminated with the Lantern Head fixtures.

Residential Local Streets are to be provided with standard Lantern fixtures (See Figure 2). The lighting standard at the less intensity intersections shall be determined at the time of each filing submittal for Redlands 360. This lighting standard will not be required at the end of cul-de-sacs on Residential Local Streets. Any location where a trail or mid-block sidewalk crossing occurs may be illuminated with a Pedestrian Light (See Figure 3).

Streetlights other than at locations listed above are to be limited and primarily only used to illuminate roadway areas such as curves and crests in the grade.

Bicycle & Pedestrian Trails and Outdoor Public Gathering Spaces

In keeping with the prevailing outdoor lighting character in the Redlands, lighting of public pedestrian gathering spaces and formal bicycle and pedestrian trails shall be minimized. However, these circulation elements shall be highlighted by visible light sources that clearly indicate an entrance to a primary trailhead/ path or its intersection with a street, sidewalk or other pedestrian area or path (if there is no other lighting in the vicinity). Pedestrian level lighting will be used to highlight circulation systems as needed by visible light sources that clearly indicate the path of travel ahead or highlight points of deviation or conflict but do not necessarily illuminate all portions of the path.

Pedestrian area and pathway lighting shall be mounted close to the ground and use a low level of illumination, such as a Pedestrian Light, a Pedestrian Bollard Light (See Figure 4) or similar low mount fixture. Pedestrian Lights will be a maximum of 14 feet in height. Pedestrian Bollard Lights will be a maximum of 4 feet in height. Solar fixtures are allowed and preferred for this type of lighting. Fixtures are to be provided at entrances to primary walkways, at trail intersections, stairways, and similar conflict points. Pedestrian lighting in other locations than listed above are to be limited but not required. Minimum intensity for such lighting shall be 0.5 footcandles; maximum 10 footcandles. All lighting shall be shielded and downcast as needed to minimize the impact of illumination on adjacent areas.

All single-track hiking and biking trails, whether existing or proposed, located throughout the designated community open space are exempt from the requirements of pedestrian lighting listed above.

Commercial/Multifamily Parking lots.

Provide parking lot lighting to meet the IES Parking Facilities Standard for Low Levels of Activity in General Parking and Pedestrian Areas of 0.2 footcandle minimum and 6 footcandles maximum on the pavement with a uniformity of 4 footcandles or less. Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Playgrounds

As consistent with other public parks/playgrounds, lighting is not required, and the use of playgrounds shall be restricted/posted for use in daytime (dawn until dusk) hours only. Lighting within any park to be dedicated to the City shall be approved by the City. Developer will determine lighting needs within Metropolitan District parks depending on the proposed program and use of the park.

Under-Canopy Areas

Stand-alone canopy lighting is not required, however where employed such as at a canopy over a mail kiosk, lighting may be controlled by motion-detection for automatic on and off control. Where the canopy does not exist near a site power distribution supply, exterior rated solar/battery power supply for lighting to provide a minimum 2 footcandles, maximum 5 footcandles will be provided. Lighting source(s) will be shielded by inherent design of the luminaire or construction of the canopy, to minimize fixture visibility and lighting spillover along the roadway or adjacent lots and restrict most of the luminance of the fixture to a footprint within 10 feet from the edge of canopy.

Signage and Accent Landscape Lighting

Signage and accent landscape lighting is not required. However, where provided for entry/development identification and aesthetics, the lighting may be shielded to minimize fixture visibility and lighting spillover along the roadway or adjacent lots; illumination shall be limited to 15 footcandles and it shall be limited to illumination from sunset to midnight and from an hour before dawn to dawn.

Signage and Accent Landscape Lighting shall all be accomplished utilizing in-ground fixtures that do not extend above ground more than one (1) foot.

Lighting for other signage, such as on non-residential buildings or sites is not allowed one hour after closing, and before one hour of opening.

Building Entries

Lighting at non-residential or multi-unit buildings shall be located on the building with 5 footcandles minimum, and 10 footcandles maximum. Lighting at other than main entrances is to be directed so as not to spill more than 15 feet from entrance.

General Lighting Standards

All light fixtures may be aimed at and shielded so that the direct illumination shall be confined to the property boundaries of the light source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

For lighting fixtures that exceed 3 feet in height, light shall be directed away from drivers' direct line of sight and away from residential uses but shall not interfere with the safe operation of vehicles moving on or near the site.

USE/AREA*	MINIMUM INTENSITY (footcandles)*	MAXIMUM INTENSITY (footcandles)*
Bicycle and Pedestrian Trails and Outdoor Public Gathering Spaces	0.5	10.0
Commercial/Multifamily Parking Lots**	0.2	6.0
Under-Canopy Areas	2.0	5.0
Signage and Accent Landscape Lighting	0.0	15.0
Building Entries	5.0	10.0

*Refer to details above for further requirements including standard style, height, location and spacing of lighting.

** Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Disclaimer: Light fixture images shown on this graphic are for representational purposes only. Final light fixtures to be installed will be submitted and approved by the City of Grand Junction.



Figure 1: Cobra Head Light



Figure 2: Lantern Light



Figure 3: Pedestrian Light



Figure 4: Pedestrian Bollard Light

Redlands 360 Outline Development Plan

Exhibit 8: Outdoor and Site Lighting

Outdoor and Site Lighting

The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11. Outlines the following purposes of lighting regulations:

1) Minimize light pollution, light trespass, and glare
2) Conserve energy and resources
3) Provide safe roadways for motorists, bicyclists, and pedestrians
4) Promote wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas
5) Ensure sufficient lighting can be provided where needed to promote safety and security
6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to profived the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

* *Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

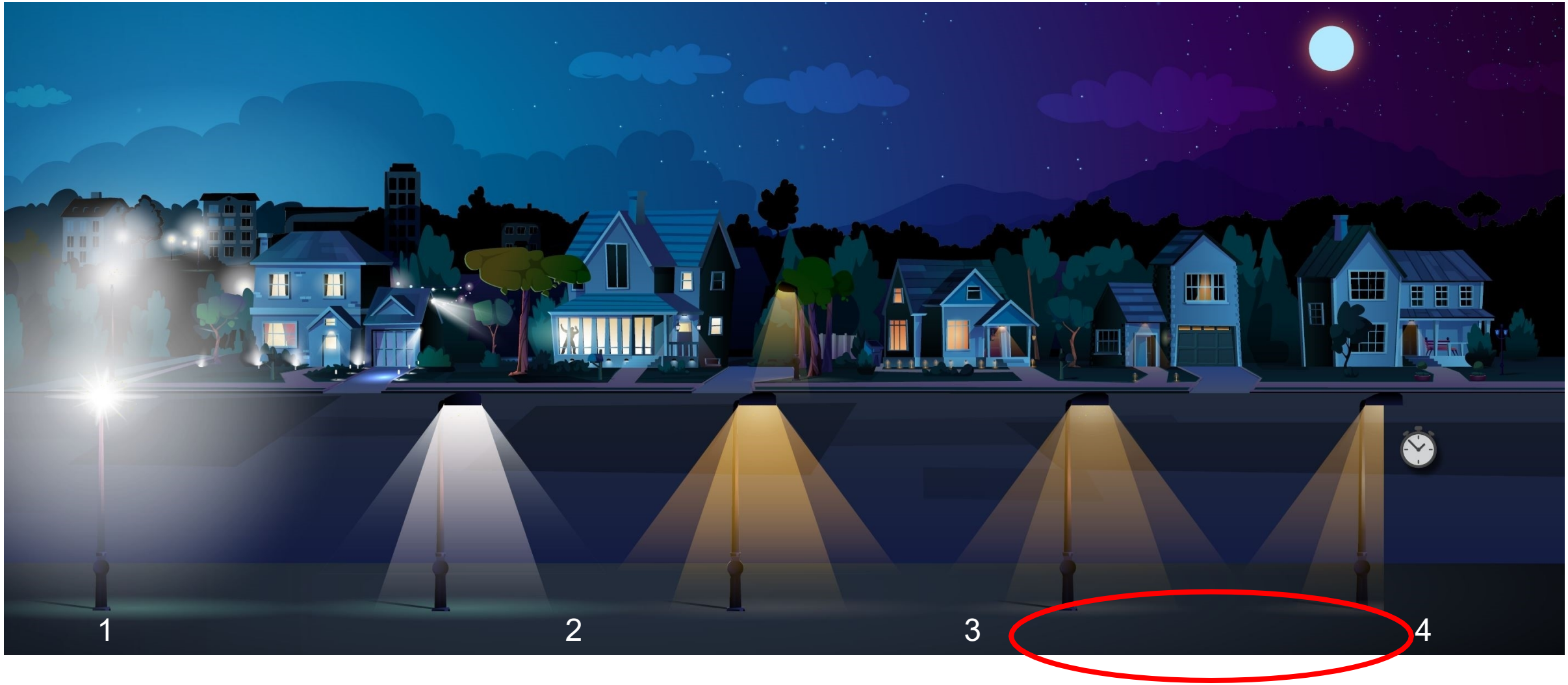
Policies

* *Minimize the number and intensity of street lighting and public space lighting.*
* *Encourage homeowners to minimize outdoor lighting.*

Outdoor and Site Lighting



Outdoor and Site Lighting



Outdoor and Site Lighting

Street Lighting



Pedestrian Lighting




Thank you
Questions?

CITY OF GRAND JUNCTION

ORDINANCE NO. 5051

AN ORDINANCE AMEND THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN (ODP), INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE ODP, INCLUDING PARCEL NOS. 2945-172-00-183, 2945-183-00-005, AND 2945-183-00-006, AND ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR NEWLY ADDED LANDS, RESULTING IN A TOTAL ODP AREA OF APPROXIMATELY 629.08 ACRES, AND AMEND THE ODP TO MODIFY CERTAIN BULK AND LIGHTING STANDARDS FOR PROPERTY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively, "Owners"), in conjunction with La Plata Communities LLC ("Applicant"), request approval of an amendment to the Redlands 360 Planned Development (PD) Outline Development Plan (ODP), originally approved by the City Council in 2022, for approximately 629.08 acres of land generally located south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of the Ridges development, and north of public lands in the City of Grand Junction.

The proposed amendment would incorporate approximately 29.08 acres into the existing PD, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, increasing the total PD area from approximately 600 acres to approximately 629.08 acres. The amendment also establishes Planned Development zoning for the newly incorporated properties, including recently annexed lands, and amends certain bulk development standards and outdoor and site lighting standards while maintaining the overall development vision, land use framework, and planning objectives established by the approved ODP.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Planning Commission conducted a public hearing and, at the conclusion thereof, recommended approval of the proposed amendment to the Planned Development Outline Development Plan, finding that the amendment conforms with the 2020 One Grand Junction Comprehensive Plan, the Comprehensive Plan amendment criteria, the rezoning criteria, and the Planned Development Outline Development Plan 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 proposed amendment to the Redlands 360 Planned Development Outline Development Plan conforms with the applicable One Grand Junction

Comprehensive Plan, the rezoning criteria, and the Planned Development Outline Development Plan criteria of the Code, and that approval of the amendment will continue to provide the coordinated planning, public benefits, and development framework established through the original Planned Development approval.

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 REDLANDS 360 PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP), AS ORIGINALLY APPROVED BY ORDINANCE NO. 5051, IS HEREBY AMENDED TO INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE PD, ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR THE NEWLY ADDED LANDS, REZONE THE IDENTIFIED RL-4 PROPERTIES TO PD, AND AMEND CERTAIN BULK DEVELOPMENT STANDARDS, OUTDOOR AND SITE LIGHTING STANDARDS, AND RELATED ODP EXHIBITS AS DEPICTED AND DESCRIBED IN EXHIBITS 3, 6A, 6B, AND 8, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. THE AMENDED ODP, AS SET FORTH HEREIN, IS HEREBY APPROVED AND ADOPTED, SHALL BE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS, AND ALL OTHER PROVISIONS OF THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN NOT EXPRESSLY AMENDED BY THIS ORDINANCE SHALL REMAIN IN FULL FORCE AND EFFECT, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY

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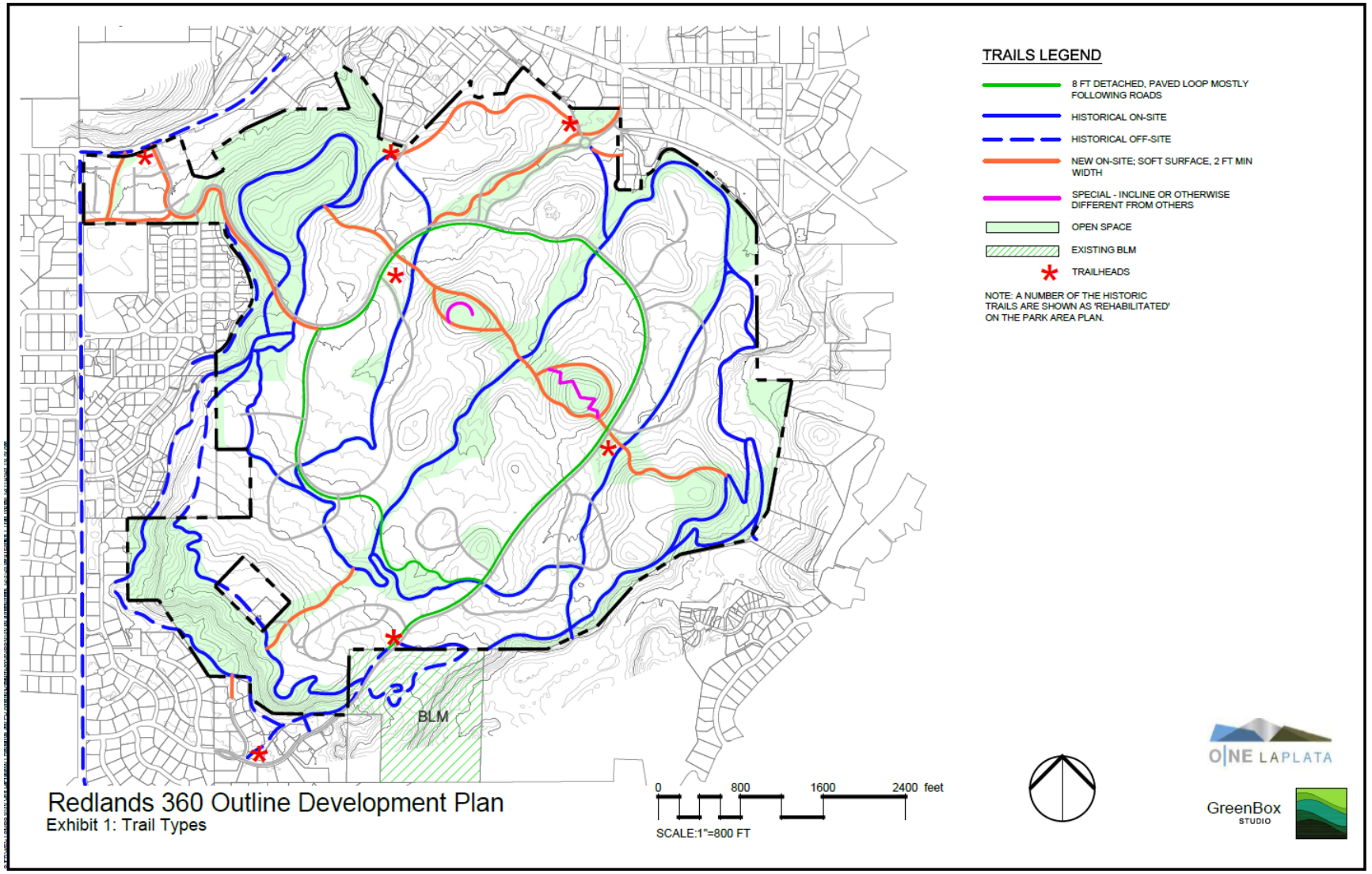
INTRODUCED on first reading this 15th day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of August 2026 and ordered published in pamphlet form.

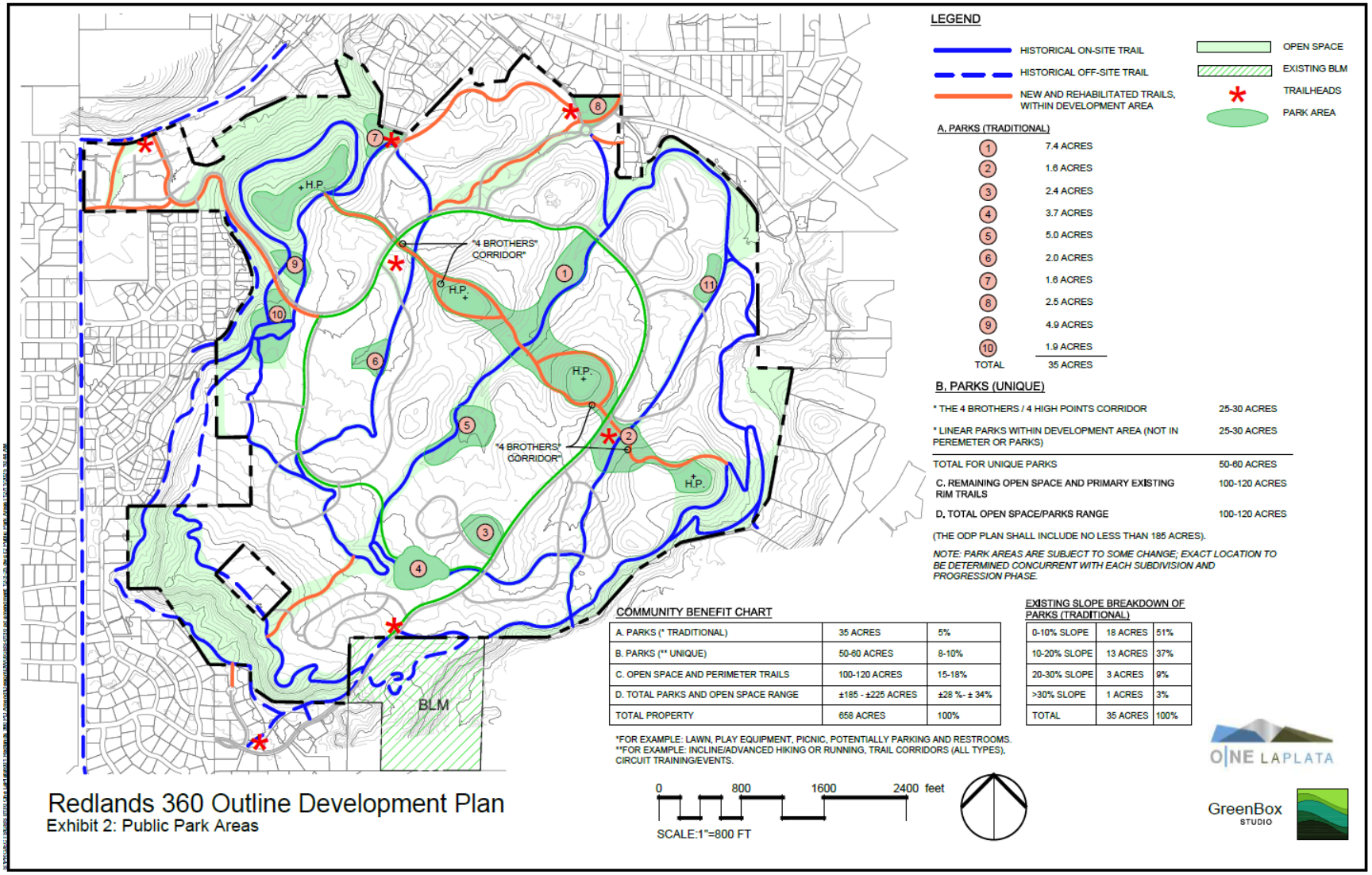
_____
Laurel Lutz
President of the Council

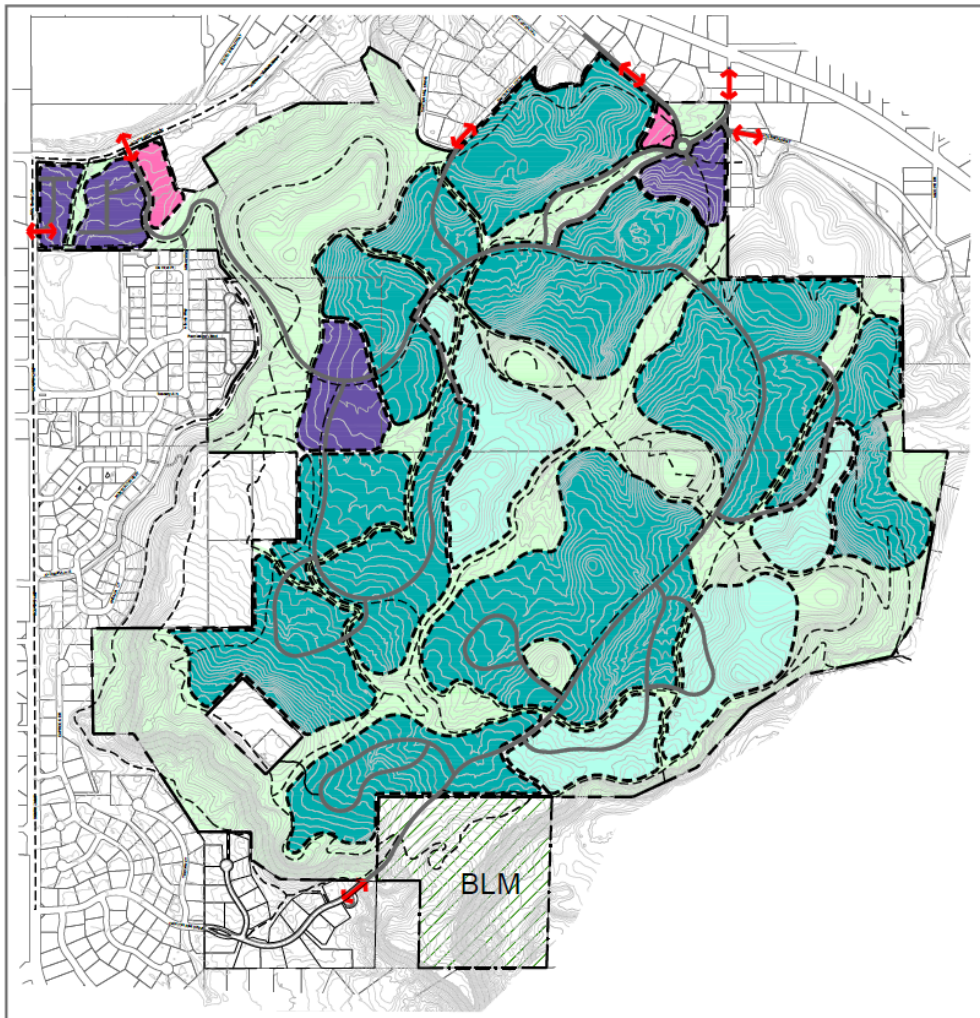
ATTEST:

_____
Selestina Sandoval
City Clerk



Redlands 360 Outline Development Plan
Exhibit 1: Trail Types


LEGEND
HISTORICAL ON-SITE TRAIL
HISTORICAL OFF-SITE TRAIL
NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
OPEN SPACE
EXISTING BLM
TRAILHEADS
PARK AREA
A. PARKS (TRADITIONAL)
1 7.4 ACRES
2 1.6 ACRES
3 2.4 ACRES
4 3.7 ACRES
5 5.0 ACRES
6 2.0 ACRES
7 1.6 ACRES
8 2.5 ACRES
9 4.9 ACRES
10 1.9 ACRES
TOTAL 35 ACRES
B. PARKS (UNIQUE)
* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR 25-30 ACRES
* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PEREMETER OR PARKS) 25-30 ACRES
TOTAL FOR UNIQUE PARKS 50-60 ACRES
C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS 100-120 ACRES
D. TOTAL OPEN SPACE/PARKS RANGE 100-120 ACRES
(THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES).
NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE; EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE.
"4 BROTHERS" CORRIDOR"
H.P.
BLM
COMMUNITY BENEFIT CHART
A. PARKS (* TRADITIONAL) 35 ACRES 5%
B. PARKS (** UNIQUE) 50-60 ACRES 8-10%
C. OPEN SPACE AND PERIMETER TRAILS 100-120 ACRES 15-18%
D. TOTAL PARKS AND OPEN SPACE RANGE ±185 - ±225 ACRES ±28 %- ± 34%
TOTAL PROPERTY 658 ACRES 100%
*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
**FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS.
EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)
0-10% SLOPE 18 ACRES 51%
10-20% SLOPE 13 ACRES 37%
20-30% SLOPE 3 ACRES 9%
>30% SLOPE 1 ACRES 3%
TOTAL 35 ACRES 100%
0 800 1600 2400 feet
SCALE:1"=800 FT
ONE LAPLATA
GreenBox STUDIO
Redlands 360 Outline Development Plan
Exhibit 2: Public Park Areas



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	~~R-1~~ RL-4	~~R-12~~ RM-12	~~R-16~~ RH-16	~~B-1~~ MU-1	~~CSR~~ P-1
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN ~~296~~ 327 ACRES	~~596~~ UNITS 654	~~3576~~ UNITS 3924
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

LAPLATA COMMUNITIES

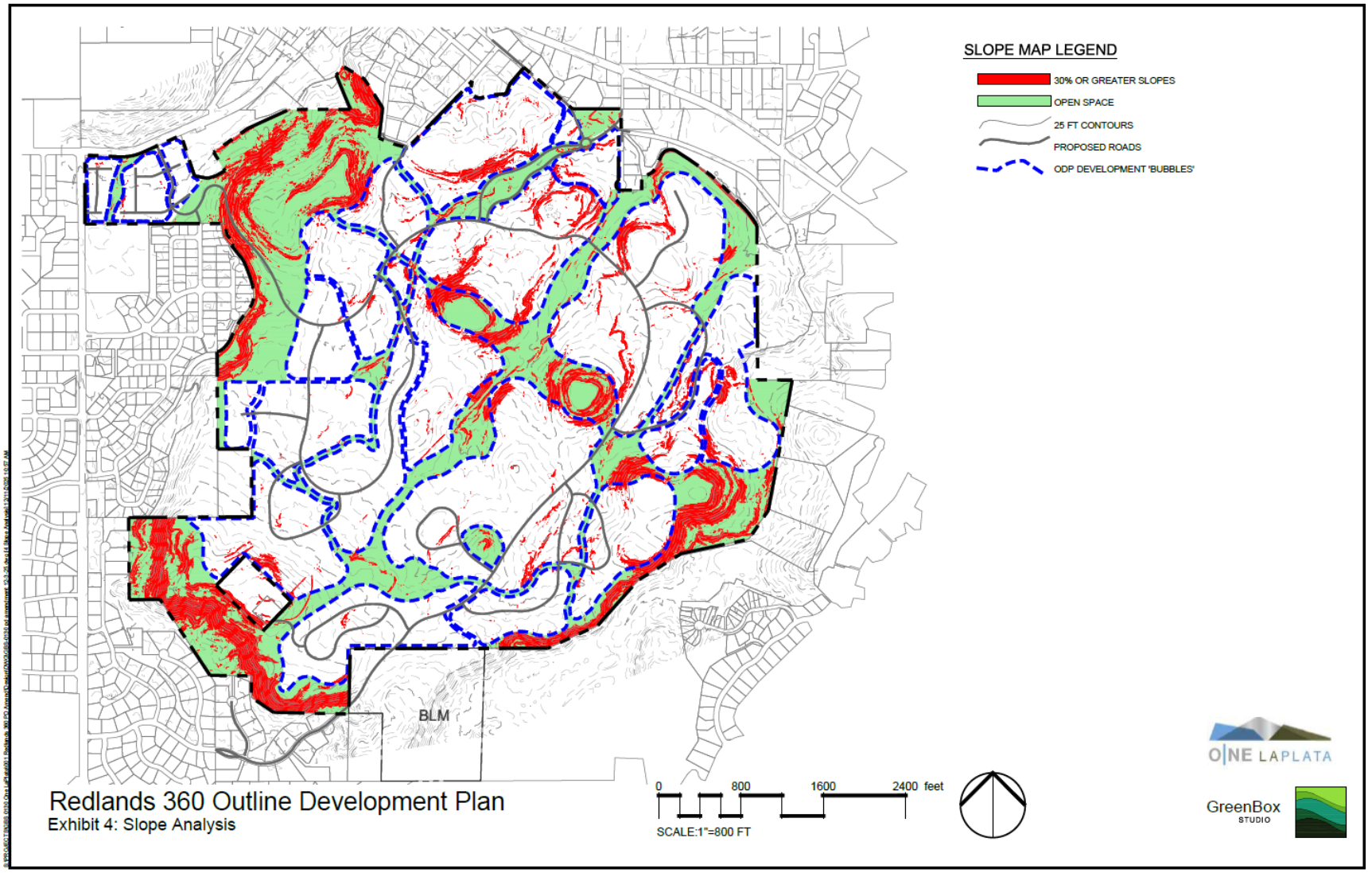
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET, GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0746 (P) 970-241-0765 (FX)

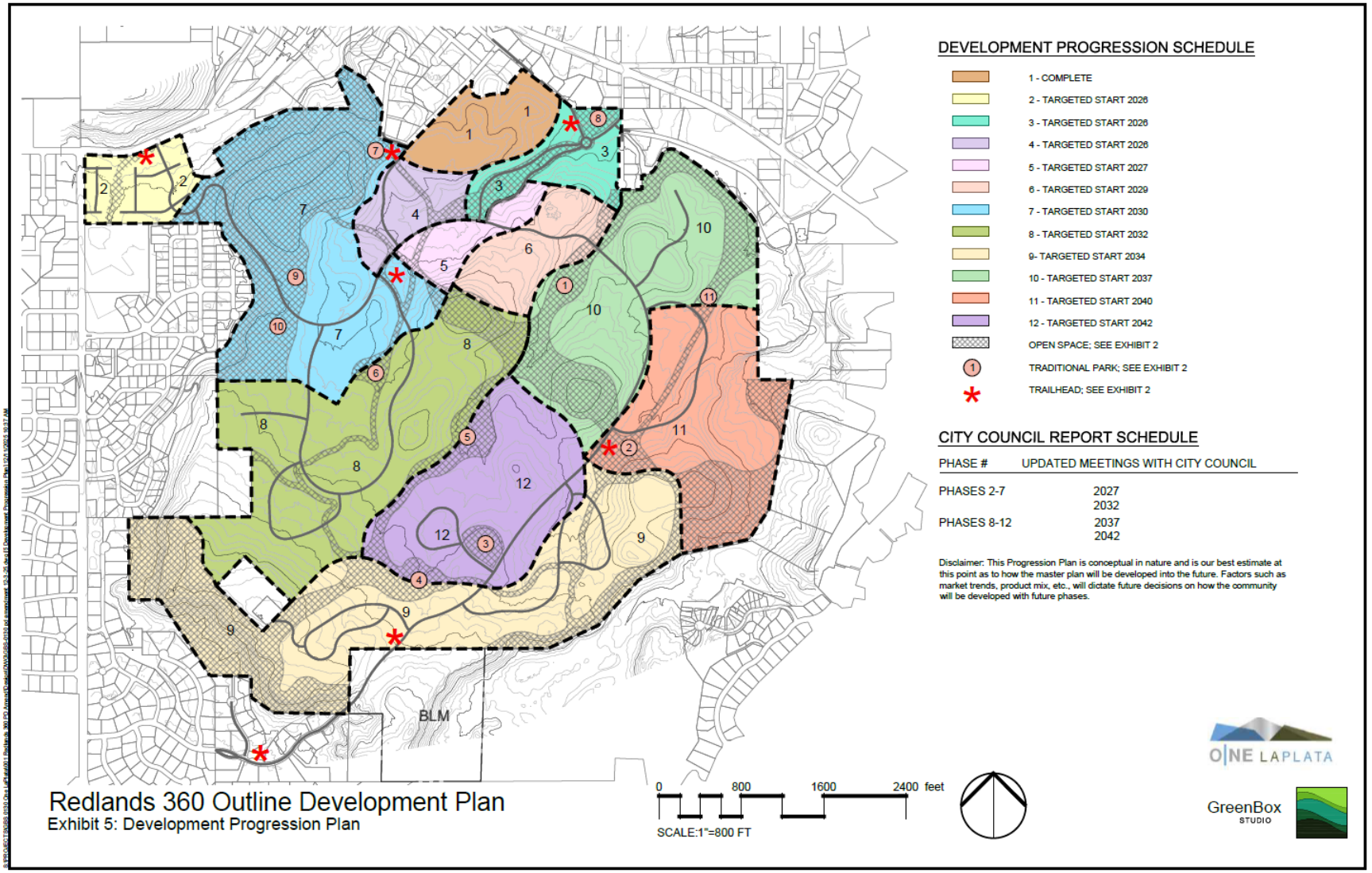
Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH


SLOPE MAP LEGEND
30% OR GREATER SLOPES
OPEN SPACE
25 FT CONTOURS
PROPOSED ROADS
ODP DEVELOPMENT 'BUBBLES'
BLM
0
800
1600
2400 feet
SCALE:1"=800 FT
Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis
O|NE LAPLATA
GreenBox
STUDIO


DEVELOPMENT PROGRESSION SCHEDULE
1 - COMPLETE
2 - TARGETED START 2026
3 - TARGETED START 2026
4 - TARGETED START 2026
5 - TARGETED START 2027
6 - TARGETED START 2029
7 - TARGETED START 2030
8 - TARGETED START 2032
9- TARGETED START 2034
10 - TARGETED START 2037
11 - TARGETED START 2040
12 - TARGETED START 2042
OPEN SPACE; SEE EXHIBIT 2
TRADITIONAL PARK; SEE EXHIBIT 2
TRAILHEAD; SEE EXHIBIT 2
CITY COUNCIL REPORT SCHEDULE
PHASE # UPDATED MEETINGS WITH CITY COUNCIL
PHASES 2-7 2027 2032
PHASES 8-12 2037 2042
Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.
BLM
0 800 1600 2400 feet
SCALE:1"=800 FT
ONE LAPLATA
GreenBox STUDIO
Redlands 360 Outline Development Plan
Exhibit 5: Development Progression Plan

USE CATEGORY	PRINCIPAL USE					
RESIDENTIAL						
Household Living - residential occupancy of a dwelling unit by a "household"	Business Residence				A	
	Two Family Dwelling	A	A		A	A
	Single-Family Detached	A	A		A	
	Multifamily Accessory Dwelling Unit	A	A A	A	A	
	Agricultural Labor Housing					A
	Manufactured Housing Park					
	All Other Household Living		A			
Home Occupation	Home Occupation	A	A	A	A	
Group Living - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	A	A	A	A	
	Large Group Living Facility					
	Unlimited Group Living Facility					
	Fraternities/Sororities					
	Rooming/Boarding House					
	Other Group Living (e.g., dormitory style living)					
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools - colleges and institutions of higher learning	Colleges and Universities					
	Vocational, Technical and Trade Schools					A
Community Service - uses providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	
Cultural - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	
Day Care - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 -12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories					
	Community Corrections Facility					
	Law Enforcement Rehabilitation Centers					

USE CATEGORY	PRINCIPAL USE					
treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	
	All Other					
Parks and Open Space - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery					
	Golf Course					
	Golf Driving Ranges					
	Parks, Lakes, Reservoirs, Other Open Spaces	C	C	C	A	A
Religious Assembly meeting area for religious activities	All	A	A	A	A	
Funeral Home/Mortuary	All				A	
Crematory	All				A	
Safety Services - public safety and emergency response services	All	A	A	A	A	
Schools - schools at the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	
	~~Elementary Schools~~ Secondary Schools	A	A	A	A	
		A	A	A	A	
Utility, Basic - infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility Corridors - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	
	Utility Treatment Production or Service Facility					
	All Other	C	C	C	C	
COMMERCIAL						
Entertainment Event, Major - activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					
	Outdoor Facilities					C
Lodging - hotels, motels, short-term rentals and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	
	Office with Drive-Through				A	
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged	All				A	

Recreation and Entertainment, Outdoor - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					
	Resort Cabins and Lodges					
	Swimming Pools, Community	A	A	A	A	
	Shooting Ranges, Outdoor					
	Amusement park, Miniature Golf					
	Riding Academy, Roping or Equestrian Area					
	Zoo					
	All Other Outdoor Recreation					C
Recreation and Entertainment, Indoor - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
	Movie Theater, Skating Rink, Arcade				A	
	Shooting Ranges, Indoor					
	All Other Indoor Recreation				C	
Retail Sales and Service - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	Adult Entertainment					
	Alcohol Beverage Production				C	
	Animal Care/Boarding/Sales, Indoor				A	
	Animal Care/Boarding/Sales, Outdoor					
	Delivery and Dispatch Services (Vehicles On-Site					
	Drinking Establishment				C	
	Drive-Through Uses (Restaurants)					
	Food Service, Catering				A	
	Food Service, Restaurant (Including Alcohol Sales)				A	
	Farm Implement/Equipment Sales/Service					
	Farmers Market					
	Flea Market					
	Feed Store					
	Fuel Sales, Automotive/Appliance					
	Fuel Sales, Heavy Vehicle					
	General Retail Series, Indoor Operations, Display and Storage				A	
	General Retail Sales, Outdoor Operations, Display or Storage					
	Landscaping Materials Sale/Greenhouse/Nursery					
	Manufactured Building Sales and Service					
	Marijuana Related Business					

LEGEND
A ALLOWED USE
C CONDITIONAL USE

Redlands 360 Outline Development Plan

Exhibit 6a: ODP Use Table

ONE LAPLATA

GreenBox STUDIO

USE CATEGORY	PRINCIPAL USE					
	Mobile Food Vendor				A	
	Mobile Food Vendor Court				A	
	Produce Stands	A	A	A	A	
	Rental Service, Indoor Display/Storage					
	Rental Service, Outdoor Display/Storage					
	Repair, Small Appliance				A	
	Repair, Large Appliance					
	Personal Services				A	
	All Other Retail Sales and Services				A	
Self-Service Storage	Mini-Warehouse			C	C	
Vehicle Repair - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair					
	Body Shop					
	Truck Stop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube				A	
	All Other Vehicle Service, Limited					
INDUSTRIAL						
Manufacturing and Production - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	*Indoor Operations and Storage*					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Indoor Operations with Outdoor Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Outdoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	All Other Industrial Service, including any Hazardous Occupancy per the International Fire Code or International Building Code					

Self-Service Storage	Indoor Operations and Storage					
Industrial Services - Contractors and Trade Shops, Oil, and Gas Support Operations without hazardous materials	Indoor Operations and Outdoor Storage (including Heavy Vehicles)					
	Outdoor Storage and Operations					
	Research, Testing and Laboratory Facilities - Indoors (includes Marijuana Testing Facilities)					
Junk Yard	Junk Yard					
Impound Lot	Impound Lot					
Heavy Equipment Storage/Pipe Storage	All					
Warehouse and Freight Movement - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
	Indoor Storage with Outdoor Loading Docks					
	Outdoor Storage or Loading					
	Gas or Petroleum Storage					
	Sand or Gravel Storage					
	All Other					
Waste-Related Use - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station					
	Medical/Hazardous Waste Transfer Station					
	Solid Waste Disposal Sites					
	Recycling Collection Point				C	
	All Other Waste-Related					
Wholesale Sales - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)					
	Agricultural Products					
	All Other Wholesale Uses					
Agricultural	Animal Confinement					
	Dairy					
	Confined Animal Feeding Operation, Feedlot					
	Forestry, Commercial					
	Marijuana Related Business					
	Pasture, Commercial					
	Winery					
	All Other Agriculture					
Aviation or Surface Passenger Terminal - facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles and unloading areas	Airports/Heliports					
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot					
	Helipads					
	All Other Aviation or Surface Passenger Terminal					

Mining - mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
	All Other Mining					
Telecommunications Facilities - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site WHen Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAS and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C*	C**	C**	
	Tower, Concealed	C***	C	C	C	
	Tower, Non-Concealed					
	Broadcast Tower					

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

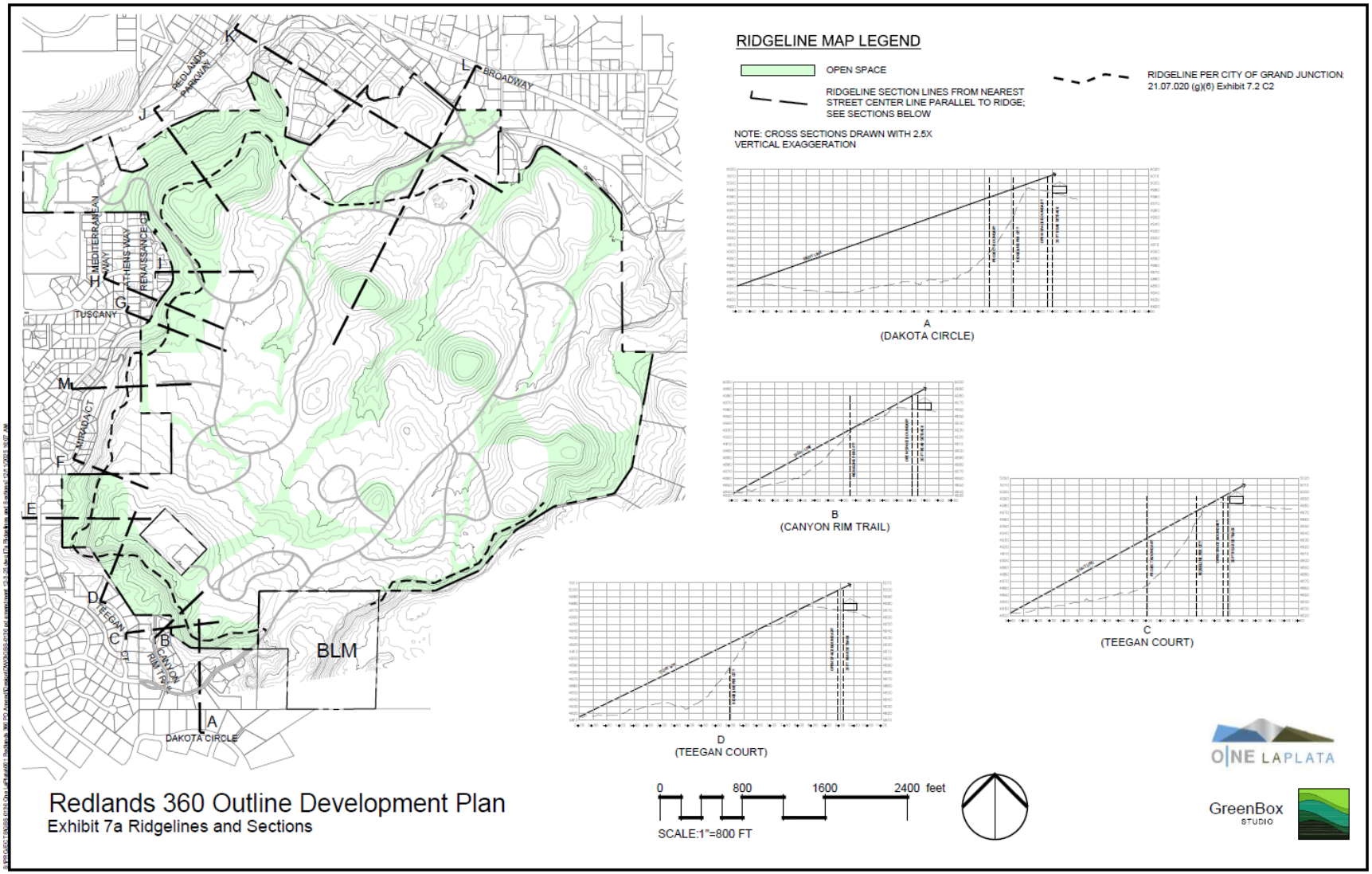
LEGEND
A ALLOWED USE
C CONDITIONAL USE

ONE LAPLATA

GreenBox STUDIO

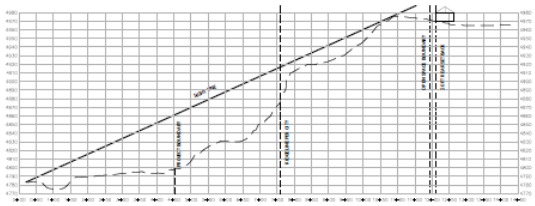
Redlands 360 Outline Development Plan

Exhibit 6b: ODP Use Table

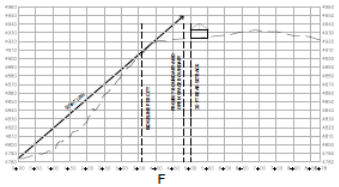


Redlands 360 Outline Development Plan

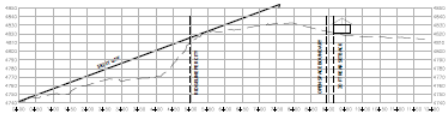
Exhibit 7a Ridgelines and Sections



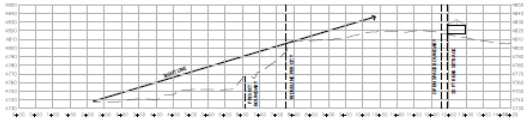
E
(SOUTH CAMP)



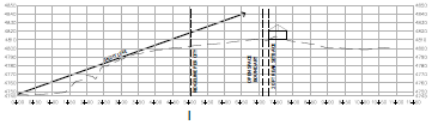
F
(MIRADA CT)



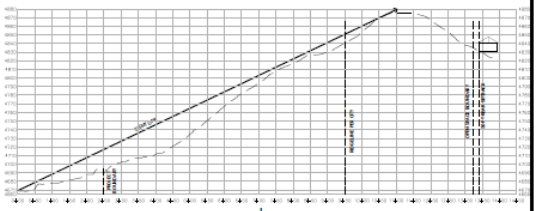
G
(TUSCANY & ATHENS WAY)



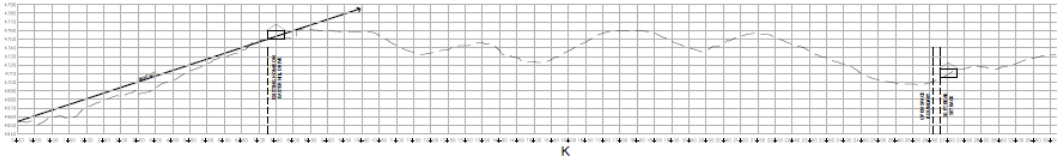
H
(MEDITERRANEAN WAY)



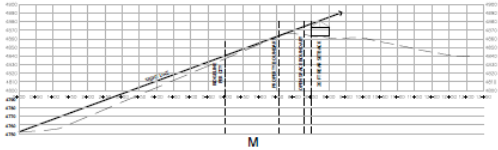
I
(RENAISSANCE COURT)



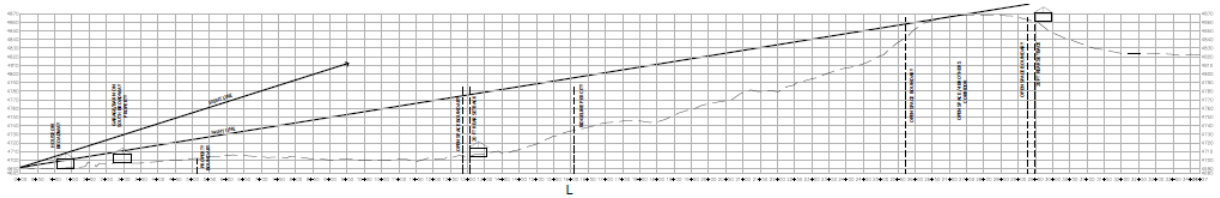
J
(REDLANDS PARKWAY-SOUTHWEST)



K
(REDLANDS PARKWAY-NORTHEAST)



M
(MONTERO STREET)



L
(SOUTH BROADWAY/HWY 340)

Redlands 360 Outline Development Plan

Exhibit 7b Ridgelines and Sections

The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11. Outlines the following purposes of lighting regulations:

1) Minimize light pollution, light trespass, and glare
2) Conserve energy and resources
3) Provide safe roadways for motorists, bicyclists, and pedestrians
4) Promote wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas
5) Ensure sufficient lighting can be provided where needed to promote safety and security
6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to profived the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

** Enhance and maintain, to the greatest extent possible, the darkness of the night sky.*

Policies

** Minimize the number and intensity of street lighting and public space lighting.*

** Encourage homeowners to minimize outdoor lighting.*

In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing the following lighting policy for the amended Redlands 360 Outline Development Plan (ODP):

Public Streets

Residential Collector Streets are to be provided with standard Cobra Head fixtures (See Figure 1). This lighting standard will be placed at high intensity intersections with other major roadways. Less intensity intersections along Residential Collector Streets such as with Residential Local Streets, trail or mid-block sidewalk crossings may be illuminated with the Lantern Head fixtures.

Residential Local Streets are to be provided with standard Lantern fixtures (See Figure 2). The lighting standard at the less intensity intersections shall be determined at the time of each filing submittal for Redlands 360. This lighting standard will not be required at the end of cul-de-sacs on Residential Local Streets. Any location where a trail or mid-block sidewalk crossing occurs may be illuminated with a Pedestrian Light (See Figure 3).

Streetlights other than at locations listed above are to be limited and primarily only used to illuminate roadway areas such as curves and crests in the grade.

Bicycle & Pedestrian Trails and Outdoor Public Gathering Spaces

In keeping with the prevailing outdoor lighting character in the Redlands, lighting of public pedestrian gathering spaces and formal bicycle and pedestrian trails shall be minimized. However, these circulation elements shall be highlighted by visible light sources that clearly indicate an entrance to a primary trailhead/ path or its intersection with a street, sidewalk or other pedestrian area or path (if there is no other lighting in the vicinity). Pedestrian level lighting will be used to highlight circulation systems as needed by visible light sources that clearly indicate the path of travel ahead or highlight points of deviation or conflict but do not neoessarily illuminate all portions of the path.

Pedestrian area and pathway lighting shall be mounted close to the ground and use a low level of illumination, such as a Pedestrian Light, a Pedestrian Bollard Light (See Figure 4) or similar low mount fixture. Pedestrian Lights will be a maximum of 14 feet in height. Pedestrian Bollard Lights will be a maximum of 4 feet in height. Solar fixtures are allowed and preferred for this type of lighting. Fixtures are to be provided at entrances to primary walkways, at trail intersections, stairways, and similar conflict points. Pedestrian lighting in other locations than listed above are to be limited but not required. Minimum intensity for such lighting shall be 0.5 footcandles; maximum 10 footcandles. All lighting shall be shielded and downcast as needed to minimize the impact of illumination on adjacent areas.

All single-track hiking and biking trails, whether existing or proposed, located throughout the designated community open space are exempt from the requirements of pedestrian lighting listed above.

Commercial/Multifamily Parking lots.

Provide parking lot lighting to meet the IES Parking Facilities Standard for Low Levels of Activity in General Parking and Pedestrian Areas of 0.2 footcandle minimum and 6 footcandles maximum on the pavement with a uniformity of 4 footcandles or less. Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Playgrounds

As consistent with other public parks/playgrounds, lighting is not required, and the use of playgrounds shall be restricted/posted for use in daytime (dawn until dusk) hours only. Lighting within any park to be dedicated to the City shall be approved by the City. Developer will determine lighting needs within Metropolitan District parks depending on the proposed program and use of the park.

Under-Canopy Areas

Stand-alone canopy lighting is not required, however where employed such as at a canopy over a mail kiosk, lighting may be controlled by motion-detection for automatic on and off control. Where the canopy does not exist near a site power distribution supply, exterior rated solar/battery power supply for lighting to provide a minimum 2 footcandles, maximum 5 footcandles will be provided. Lighting source(s) will be shielded by inherent design of the luminaire or construction of the canopy, to minimize fixture visibility and lighting spillover along the roadway or adjaoent lots and restrict most of the luminance of the fixture to a footprint within 10 feet from the edge of canopy.

Signage and Accent Landscape Lighting

Signage and accent landscape lighting is not required. However, where provided for entry/development identification and aesthetics, the lighting may be shielded to minimize fixture visibility and lighting spillover along the roadway or adjacent lots; illumination shall be limited to 15 footcandles and it shall be limited to illumination from sunset to midnight and from an hour before dawn to dawn.

Signage and Accent Landscape Lighting shall all be accomplished utilizing in-ground fixtures that do not extend above ground more than one (1) foot.

Lighting for other signage, such as on non-residential buildings or sites is not allowed one hour after closing, and before one hour of opening.

Building Entries

Lighting at non-residential or multi-unit buildings shall be located on the building with 5 footcandles minimum, and 10 footcandles maximum. Lighting at other than main entrances is to be directed so as not to spill more than 15 feet from entrance.

General Lighting Standards

All light fixtures may be aimed at and shielded so that the direct illumination shall be confined to the property boundaries of the light source. Lighting shall not be aimed onto adjacent properties, except in oases of shared parking, shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

For lighting fixtures that exceed 3 feet in height, light shall be directed away from drivers' direct line of sight and away from residential uses but shall not interfere with the safe operation of vehicles moving on or near the site.

USE/AREA*	MINIMUM INTENSITY (footcandles)*	MAXIMUM INTENSITY (footcandles)*
Bicycle and Pedestrian Trails and Outdoor Public Gathering Spaces	0.5	10.0
Commercial/Multifamily Parking Lots**	0.2	6.0
Under-Canopy Areas	2.0	5.0
Signage and Accent Landscape Lighting	0.0	15.0
Building Entries	5.0	10.0

*Refer to details above for further requirements including standard style, height, location and spacing of lighting.

** Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Disclaimer: Light fixture images shown on this graphic are for representational purposes only. Final light fixtures to be installed will be submitted and approved by the City of Grand Junction.



Figure 1: Cobra Head Light



Figure 2: Lantern Light



Figure 3: Pedestrian Light



Figure 4: Pedestrian Bollard Light

Redlands 360 Outline Development Plan

Exhibit 8: Outdoor and Site Lighting

ONE LAPLATA

GreenBox STUDIO

Grand Junction City Council

Workshop Session

Item #3.a.

Meeting Date:	July 15, 2026
Presented By:	Trenton Prall, Engineering & Transportation Director
Department:	Engineering & Transportation
Submitted By:	Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

Intergovernmental Agreement with Mesa County for Stormwater Quality Management Services

EXECUTIVE SUMMARY:

Since the dissolution of 5-2-1 Drainage Authority in March 2020, Mesa County has provided stormwater quality management services for Palisade, Fruita and Grand Junction. The proposed Intergovernmental Agreement updates the 2020 Intergovernmental Agreement (IGA) defining the terms, conditions and responsibilities between the City and Mesa County.

BACKGROUND OR DETAILED INFORMATION:

The 5-2-1 Drainage Authority (521) was created by an Intergovernmental Agreement on June 14, 2004, pursuant to CRS 29-1-204.2 by and between Mesa County, the Town of Palisade, the City of Grand Junction, the City of Fruita and the Grand Valley Drainage District to provide stormwater related services with and across their respective jurisdictions. In December the 521 Drainage Authority board voted to dissolve the Authority effective March 31, 2020.

Mesa County has since provided stormwater management services related to stormwater quality and is responsible for National Pollutant Discharge Elimination System (NPDES) compliance in the areas it serves within Mesa County. Mesa County holds the Municipal Separate Storm Sewer System (MS4) permit, complies with NPDES and other environmental regulations and informs the public about stormwater quality.

Palisade and Fruita also "uploaded" their respective stormwater quality permit to Mesa County for stormwater compliance - similar to how the County handles building department permitting. Advantages are that it would be carried out by a dedicated,

focused staff and not just an added duty to an current employee(s).

The stormwater quality workload consists of public education and public outreach, stormwater construction permitting, post-construction monitoring/oversight and in the very near future development of plans to address the new Total Maximum Daily Loads (TMDLs) for a few of the Grand Valley's drainages.

A Technical Advisory Committee (TAC) comprised of stormwater/development staff from Fruita, Palisade, Grand Junction and Mesa County will help shape how Mesa County complies with the state stormwater permits.

FISCAL IMPACT:

With the proposed intergovernmental agreement, Mesa County proposes to provide stormwater quality management services for the City of Grand Junction for an annualized rate of $230,000 which is an increase of $30,000 from the previous agreement that was in place from 2020-2026.

SUGGESTED ACTION:

I move to (authorize/not authorize) the City Manager to sign the Intergovernmental Agreement for Stormwater Quality Management Services.

Attachments

1. IGA_MesaCnty_CGJ_Stormwater20260701

INTERGOVERNMENTAL AGREEMENT
FOR PROVISION OF COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL
SEPARATE STORM SEWER SYSTEM
STORMWATER PHASE II PERMIT SERVICES

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into effective the _____ day of _____, 2026 by and between the CITY OF GRAND JUNCTION, COLORADO, a Colorado municipal corporation ("Grand Junction"), and MESA COUNTY ("County"), COLORADO, a political subdivision of the State of Colorado (the "County"), and provides as follows:

RECITALS:

WHEREAS, Colorado law allows the County to accept responsibility for compliance with State Stormwater Phase II permits and procedures; and

WHEREAS, the County desires to provide consolidated Colorado Discharge Permit System ("CDPS"), Municipal Separate Storm Sewer System ("MS4"), and related stormwater permitting services to entities within its jurisdictional boundaries that are necessary for compliance with CDPS MS4 Stormwater Phase II regulations; and

WHEREAS, all of the areas subject to CDPS MS4 Stormwater Phase II discharge permitting are within the jurisdictional boundaries of the County; and

WHEREAS, Grand Junction has placed a high priority on functional stormwater management and stormwater quality and is desirous of entering into this Agreement with the County to obtain consolidated CDPS MS4 Stormwater Phase II Discharge Permit Services; and

WHEREAS, Mesa County holds the MS4 Phase II Permit (COR090100) issued by the Colorado Department of Public Health and Environment (CDPHE) since April 1, 2020, under which Grand Junction is covered and considered a participating partner.

NOW, THEREFORE, in consideration of the recitals, terms, conditions, and promises contained in this Agreement, Grand Junction and the County agree as follows:

Duties of the County.

1. The County shall provide CDPS MS4 Stormwater Phase II permit services on behalf of Grand Junction upon terms and conditions hereinafter set forth. The County will budget, administer, coordinate, and perform program elements identified as the Minimum Control Measures. On the effective date of the CDPS MS4 Permit issued to the County by

CDPHE, the County shall exercise full responsibility for the administration and management of CDPS MS4 Program compliance for Grand Junction as an entity covered under the MS4 Permit. The County and Grand Junction agree they have mutual and individual obligations under the Agreement to initiate and perform enforcement activities in order to maintain compliance with the CDPS MS4 permit provisions. The County is responsible for the following activities:

A. All Program Description Document activities described in the CDPS MS4 Phase II General Permit.

B. All Public Involvement and Participation activities described in the CDPS MS4 Phase II General Permit.

C. All Public Education and Outreach activities described in the CDPS MS4 Phase II General Permit. Grand Junction's outlined assistance is included in Duties of Grand Junction.

D. Illicit Discharge Detection and Elimination activities described in the CDPS MS4 Phase II General Permit. Grand Junction's outlined assistance is included in Duties of Grand Junction.

E. All Construction Program activities as described in the CDPS MS4 Phase II General Permit. Grand Junction's outlined assistance is included in Duties of Grand Junction.

F. All Construction Program activities as described in the CDPS MS4 Phase II General Permit, capital improvement projects disturbing one acre or more within the MS4's jurisdiction. Grand Junction's outlined assistance is included in Duties of Grand Junction.

G. Post-Construction Stormwater Management in New Development and Redevelopment activities as described in the CDPS MS4 Phase II General Permit. Grand Junction's outlined assistance is included in Duties of Grand Junction.

H. Pollution Prevention and Good Housekeeping for Municipal Operation as described in the CDPS MS4 Phase II General Permit. Grand Junction's outlined assistance is included in Duties of Grand Junction.

2. Coordination and performance of storm drain system mapping efforts. Provide accurate records, files, mapping, mailing list and other documents and information necessary to establish the jurisdictional boundaries, type and ownership of properties within the jurisdictional boundaries and physical facilities of Grand Junction for which the County will be providing services, and shall reasonably provide any updates or changes to this information as necessary.

3. Coordinate training activities for field staff and audits of Grand Junction facilities, coordinated with Grand Junction staff. The County shall inform Grand Junction of any permit related correspondence with regulatory agencies which may affect Grand

Junction's operations or Grand Junction's performance of its duties pursuant to this Agreement, and provide Grand Junction a duplicate copy.

4. The County shall diligently maintain the CDPS MS4 Phase II General Permit consistent with State of Colorado regulations and approval criteria to ensure continued coverage of Grand Junction as an entity covered under said Permit. The County shall coordinate with CDPHE on the type and extent of any submittals required, accumulate documents, and/or prepare or coordinate creation of new documents as required for the submittals.

    i. The County shall administer, maintain, prepare annual reports for, and renew the Phase II permit.

    ii. The County may pursue CDPHE approval and/or designation as a qualified local program for the construction permitting program for implementation within the Permit Area.

    iii. Nothing in this section is intended to force the County to continue to hold a CDPS MS4 Stormwater Phase II Permit on behalf of Grand Junction in violation of CDPHE approval criteria or in violation of applicable law. It is understood that CDPHE retains the right to rescind the County's ability to hold the CDPS MS4 permit on behalf of Grand Junction if future conditions so warrant.

5. The County shall maintain a Technical Advisory Committee ("TAC"), chaired by the County's Stormwater Coordinator, and composed of a staff representative from each of the parties with which the County has agreed to provide administrative and managerial services related to the CDPS MS4 matters contemplated by this Agreement. Staff representatives to the TAC shall be determined solely by their respective entities and shall be the primary conduit for communicating information to their organization. The general role of the TAC is to provide recommendations and advice to the County's Stormwater Coordinator on technical, strategic planning, and permit compliance issues, in order to assist the County in performing its duties identified in the respective agreements.

    i. The County's Stormwater Coordinator is responsible for ensuring the County's Engineering Division Director is kept informed of issues being discussed by the TAC, transmitting recommendations and advice from the TAC to the Engineering Division Director, and for transmitting information from the Engineering Division Director to the TAC.

    ii. The County's Stormwater Coordinator shall consult with TAC members and seek recommendations prior to making decisions or implementing activities directly associated with the CDPS MS4 permit compliance commitments of the contracting parties.

Duties of Grand Junction.

Grand Junction shall provide CDPS MS4 Stormwater Phase II permit support to the County to support compliance, initiate and perform enforcement activities in order to maintain compliance with the CDPS MS4 permit provisions. Grand Junction agrees to assist the County with enforcement actions, documentation and response actions related to illicit discharge activities, Construction Program activities, post-construction activities and municipal operations within Grand Junction's jurisdiction. Grand Junction is responsible or shall assist the County with the following activities:

A. Grand Junction agrees to reasonably assist the County with Education and Outreach by distributing education and outreach material.

B. Grand Junction agrees to reasonably assist the County with the Illicit Discharge Detection and Elimination activities described in the CDPS MS4 Phase II General Permit. Grand Junction will be informed by the County when an illicit discharge occurs within Grand Junction jurisdiction. Grand Junction will complete investigation and enforcement actions within their jurisdiction. Grand Junction will provide the County the following documentation regarding each incident - contact information, response actions, cleanup efforts, status and progress of the incident and enforcement action taken. All documentation related to IDDE incidents- shall be provided to the County. Grand Junction shall promptly notify the County and provide regular updates on the status and progress of the response until the incident is resolved.

C. Grand Junction agrees to assist the County with the Construction Program activities as described in the CDPS MS4 Phase II General Permit. Grand Junction will be notified by the County when a project/development transitions into the formal enforcement phase and is not in compliance with the Construction Program. Grand Junction will be provided with the following information: inspection reports, notices of violation (NOVs), correspondence with permittees, the Stormwater Management Plan (SWMP), and permit certification. Grand Junction will complete enforcement actions within their jurisdiction. Grand Junction will provide the County with any associated documentation regarding each incident - response actions, compliance efforts, status and progress of the incident and enforcement action taken. All documentation related to the non-compliance shall be provided to the County. Grand Junction shall promptly notify the County and provide regular updates on the status and progress of the response until the non-compliance is resolved.

   i. Grand Junction agrees to identify the County as an external review agency for Grand Junction's projects which are subject to the County's Construction Stormwater Management Plan review and Stormwater Construction Permit activities.

   ii. Grand Junction agrees to reasonably assist the County with the Construction Program activities when capital improvement projects disturb

1 acre or more as described in the CDPS MS4 Phase II General Permit. Grand Junction will provide the plans to the County at the 60% design review. Grand Junction will be informed by the County when a development is not in compliance with the Construction Program within Grand Junction jurisdiction.

D. Grand Junction agrees to assist the County with the Post-Construction Program activities. Post-construction stormwater management will be for new development and redevelopment activities as described in the CDPS MS4 Phase II General Permit. The County will assist developers and/or property owners of stormwater quality requirements outlined in the CDPS MS4 Stormwater Phase II Discharge Permit. Grand Junction will assist with review and approval of post-construction stormwater control measure requirements within the final drainage reports or other applicable documents associated with post-construction inspections and auditing activities. Grand Junction will be notified by the County when a project/development transitions into the formal enforcement phase and is not in compliance with the Post-Construction Program. Grand Junction will be provided with the following information: inspection reports, notices of violation (NOVs), correspondence with post-construction stormwater control measure landowner. Grand Junction will complete investigation and enforcement actions within their jurisdiction. Grand Junction will provide the County with all the documentation regarding each incident - response actions, compliance efforts, status and progress of the incident and enforcement action taken. All documentation related to the non-compliance shall be provided to the County. Grand Junction shall promptly notify the County and provide regular updates on the status and progress of the response until the non-compliance is resolved.

E. Grand Junction agrees to assist the County with the Pollution Prevention and Good Housekeeping for Municipal Operations activities as described in the County's Phase II Program Description.

   i. The County will coordinate annual training activities with Grand Junction staff to ensure compliance with the County's Program Description Document.

   ii. The County will coordinate audits of Grand Junction's facilities for Pollution Prevention and Good Housekeeping for Municipal Operations program on an annual basis to ensure compliance with the County's CDPS MS4 Permit and Program Description Document. As part of this audit, the County will inspect each applicable Grand Junction-owned municipal facility and provide a written inspection report detailing any findings of non-compliance, including but not limited to administrative deficiencies (e.g., outdated or missing Runoff Control Plans), operational issues, or field observations. Grand Junction shall correct identified deficiencies within ninety (90) calendar days of receiving the inspection report, unless the

deficiency poses an imminent risk to human health or the environment—in which case corrective action must be initiated immediately and completed as soon as practicable.

F. Grand Junction agrees to provide current and historic documentation such as previous permit program descriptions and annual reports, current resolutions, current construction and post-construction permit files, and other technical data necessary for the County to maintain an MS4 permit.

G. Grand Junction agrees to take no intentional actions or perform any activity that can reasonably be foreseen to jeopardize the compliance status of the County's MS4 permit with CDPHE.

i. Grand Junction shall inform the County, and provide a duplicate copy of, any permit related correspondence with regulatory agencies which may affect the County's performance of its duties

ii. Grand Junction agrees that if the County is found to be in violation of the County's CDPS MS4 Permit by CDPHE, and the violation can be attributed to an action on the part of Grand Junction, then Grand Junction shall be liable for any associated fee, fine, compliance order or penalty incurred by the County and shall assist the County in addressing, mitigating, or responding to the violation.

iii. The County and Grand Junction acknowledge that the Grand Junction retains liability for findings by CDPHE of non-compliance against the CDPS MS4 Permit previously held by the Grand Junction (COR –090077), and any associated fee, fine, compliance order, or penalty charged thereto.

6. Term. The County and Grand Junction agree that their respective duties under this Agreement shall commence on the effective date of the transfer of the 5-2-1 Authority's CDPS MS4 Phase II General Permit to the County, and continue for a period concurrent with the life of the County's CDPS MS4 Phase II General Permit, subject to the following:

A. Beginning on the effective date of the County's CDPS MS4 Permit, the County shall administer all remaining permit activities, including inspections and eventual permit inactivation for all remaining active construction sites originally permitted by the Grand Junction.

B. Either party may initiate a review and negotiated modification of this agreement on a yearly basis, beginning no sooner than October 1st of each calendar year, to take effect January 1st of the subsequent year. Amendments or modifications of this Agreement shall require written agreement executed by the parties hereto.

C. Notwithstanding any provision herein contained, either party may terminate the Agreement without cause upon written notification of intent to terminate to the remaining party One Hundred Twenty (120) calendar days in advance of such termination date. Upon receipt of a notice of intent to terminate, both parties are

individually responsible for informing the State of Colorado of the future change in permit coverage. Upon termination or expiration of this Agreement, The County shall immediately cease service work, and deliver to Grand Junction all documents, keys, papers, calculations, notes, reports, drawings, or other technical papers prepared by or provided to the County under the terms of this Agreement.

D. The expenditure of public funds by either party hereto shall be subject to the requirement of an annual appropriation.

7. Fee for Service. For the services provided by the County pursuant to this Agreement, Grand Junction shall pay an annual fee of $230,000.

8. The service fee may be adjusted from time to time by written agreement of the parties. The County and the City agree that the annual service fee may be adjusted to account for advance or unanticipated costs, including but not limited to consulting costs incurred to meet CDPHE-imposed Total Maximum Daily Load (TMDL) requirements, capital or maintenance projects, and/or an increase of greater than twenty percent (20%) in the number of construction permits. The annual service fee is contemplated for the agreement being in full effect for a full calendar year, payable when the agreement is put into effect, or within 30 days thereafter. If the agreement is not in effect for a full calendar year, the fee will be prorated to reflect the time that the agreement was in effect. If Grand Junction decides to not continue with services, it will not be entitled to any return of funds.

9. Relationship between Parties. The County is contracted only for the purpose and to the extent set forth in this Agreement, and its relationship to Grand Junction shall be that of an independent contractor.

10. Assumption of Risk and Governmental Immunity. The parties to this Agreement agree that each party shall bear responsibility for its own negligence and neither shall be responsible for indemnifying the other pertaining to the subject matter of this Agreement. Nothing herein shall be construed or interpreted as a waiver of any provision of the Colorado Governmental Immunity Act ("CGIA") as it now exists, or as it may be hereafter amended, as pertains to limits on liability by governmental entities for claims or injuries to persons or property. Liability for damages for activities conducted by either party via this Agreement shall be controlled and limited in accordance with the CGIA notwithstanding any contrary provision of this Agreement.

11. Assignment. Neither party shall assign such party's rights or interest under this Agreement without the prior written consent of the other.

12. Entire Agreement. This Agreement shall constitute the entire agreement between Grand Junction and the County. Any prior understanding or representation of any kind preceding the effective date of this Agreement shall not be binding on either party except to the extent incorporated in this Agreement.

13. Amendment. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if in writing signed by each party.

14. Non-Waiver. The failure of either party to this Agreement to insist on the performance of any of the terms and conditions of this Agreement or the waiver of any breach of any of the terms and conditions of this agreement shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

15. Venue. This Agreement is formed in accordance with laws of the State of Colorado and venue for any action hereunder shall be in the State District Court in Mesa County, Colorado.

16. Standard of Care. The County shall fully and faithfully perform the work required under this Agreement in accordance with the appropriate standards of care, skill, training, diligence, and judgment provided by contractors who perform work of a similar nature to the work described in this Agreement.

17. Dispute Resolution. Disputes arising under, out of, or related to this Agreement or the work which is the subject of this Agreement shall be first addressed by informal means by and among technical staff and management of the parties to the Agreement. If informal means are unsuccessful, disputes shall be mediated using an independent third party. If both informal means and mediation are unsuccessful, the parties expressly reserve the right to arbitrate or file a cause of action pursuant to the Colorado Rules of Civil Procedure under C.R.S. §13-22-201, *et seq.*, or pursue any other remedy available pursuant to Colorado Law. The parties hereto agree that attempts at informal resolution through mediation shall be a precondition to other action being taken.

18. Cooperation with Grand Junction. In providing services in regards to the subject matter of this agreement, the technical staff of the County shall work cooperatively and in good faith with Grand Junction.

19. Agreement Provisions Severable. If any of the provisions of this Agreement are deemed to be invalid or unenforceable, such provisions shall be deemed severable from the remainder of this Agreement and shall not cause the invalidity or unenforceability of the remainder of this Agreement. If any provisions are deemed invalid because of its scope, this provision shall be deemed valid to the extent of the scope permitted by law.

The remainder of this document is left intentionally blank.

{SIGNATURES ON FOLLOWING PAGE}
AGREED TO EFFECTIVE THE DATE FIRST WRITTEN ABOVE.

MESA COUNTY

By _____
Cody Davis, Chair of Board of County Commissioners

ATTEST:

_____
Bobbie Gross, Clerk and Recorder

CITY OF GRAND JUNCTION

By _____
Mike Bennett, City of Grand Junction Manager

ATTEST

_____

Wadna Winkelmann, City Clerk

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 15, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

A Resolution Authorizing the Dedication of Easements to Clifton Water District and Grand Valley Rural Power Lines, Inc. Associated with a Clifton Water District Pump Station

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the dedication of utility easements to Clifton Water District and Grand Valley Rural Power Lines, Inc. to support construction and operation of the Desert Road Pump Station for Clifton Water District.

EXECUTIVE SUMMARY:

This item authorizes the dedication of utility easements across City-owned property on Desert Road to Clifton Water District (Clifton Water) and Grand Valley Rural Power Lines, Inc. (GVP). The easements are necessary for construction of the Clifton Water Desert Road Pump Station and the electrical infrastructure needed to serve the facility. The new pump station will replace Clifton Water's aging facility, improve pumping efficiency, increase system capacity, and enhance the long-term reliability of water service in the Whitewater area.

BACKGROUND OR DETAILED INFORMATION:

Clifton Water District is constructing the Desert Road Pump Station as part of planned improvements to its Whitewater water system. The new pump station will replace the existing facility with a modern booster station designed to improve pumping efficiency, increase system capacity, and enhance the long-term reliability of water service for existing and future customers in the Whitewater area.

The proposed pump station will be located on City-owned property adjacent to Desert Road. The land is presently leased for dry grazing purposes for livestock. The tenant

has no objection to the easements being granted. To accommodate construction, operation, and long-term maintenance of the pump station facility, Clifton Water has requested that the City dedicate an exclusive easement for a pump station and associated water infrastructure. In addition, the pump station needs electricity for operations. GVP requires a separate utility easement to install and maintain the electrical service necessary to power the new facility.

Clifton Water has agreed to grant the City an easement with comparable conditions from Clifton Water on its land described within its deed recorded at Reception #3067972 in the Mesa County Clerk and Recorder records for the use and benefit of the City for an AMI Network tower including the installation, operation, maintenance and repair of said tower and appurtenances which may include but are not limited to, electric lines, cable lines, and grade structures, on, along, over, under, through and across Clifton Water's land. In addition, the City will benefit from the installation of a water distribution line in proximity to lands that the City serves which may provide for redundancy in potable water supply in accordance with other agreements between the Parties. The City may also benefit from the extension of the electrical facilities on its property.

Clifton Water and the City have partnered in various projects over the years and have an agreement that allows for the exchange of water through each entity's water system. Cooperation between the two has been consistent and key to both entities. In October 2025, the City was able to take its water treatment plant offline to replace a control center while receiving 48 MG of treated water through the interconnect with Clifton Water to feed the City's distribution system. The exchange of easements is consistent with this long-time relationship. The proposed easements will facilitate construction of critical water infrastructure that supports long-term water system reliability, regional resiliency, and continued partnerships among local water providers.

The easements were presented and explained to the City Council's property committee earlier this year and the property committee members were in favor of the dedications as proposed.

FISCAL IMPACT:

Dedication of the utility easements will not have a direct fiscal impact on the City. Construction, operation, and maintenance of the booster pump station and associated electrical infrastructure will be the responsibility of Clifton Water District and Grand Valley Power, respectively.

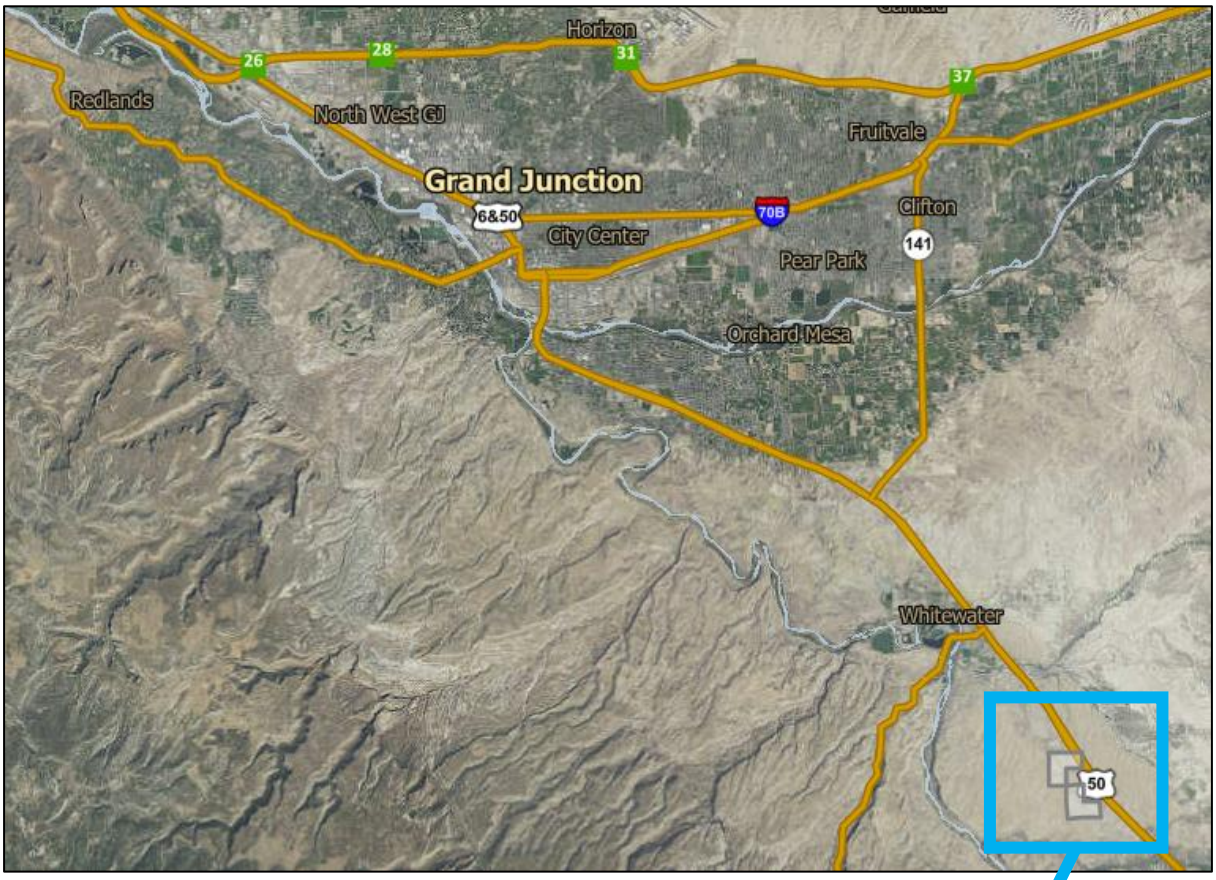
SUGGESTED MOTION:

I move to adopt Resolution No. 60-26, a resolution authorizing the City Manager to sign documents granting utility easements to Clifton Water District and Grand Valley Power for construction, operation, and maintenance of the Desert Road Pump Station and associated electrical infrastructure.

Attachments

1. General Location Desert Rd Easements
2. Desert Pump station for Clifton Water Resolution 070726 (1)

General Location of Easements

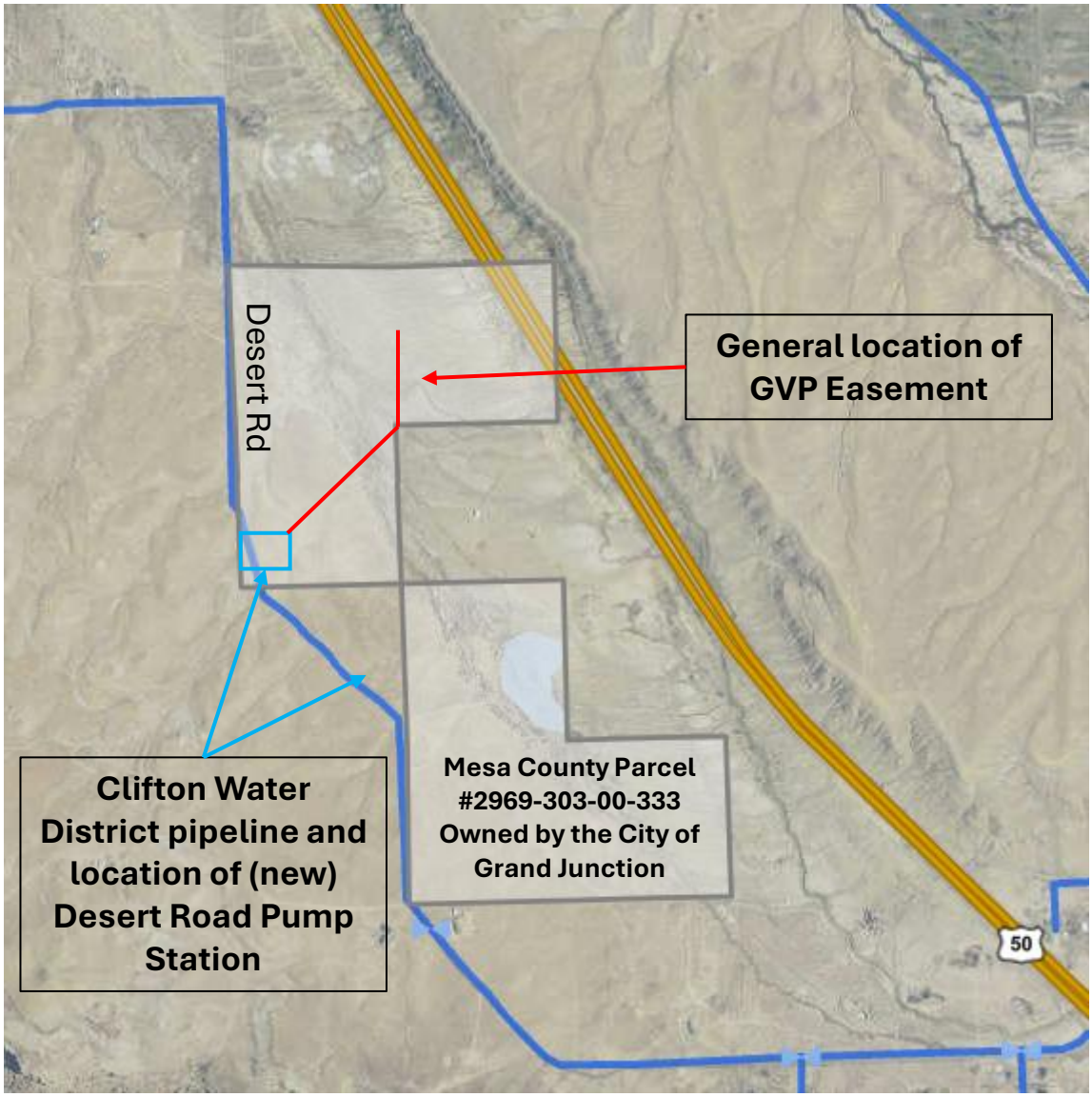


Mesa County Parcel
#2969-303-00-333
Owned by the City of Grand Junction

Clifton Water District pipeline and location of (new) Desert Road Pump Station



General Location of Easements



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO._____-26

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN FOR THE CITY OF GRAND JUNCTION TO DEDICATE EASEMENTS ON CITY OWNED PROPERTY OFF DESERT ROAD AND WEST OF HIGHWAY 50 IN WHITEWATER FOR CLIFTON WATER DISTRICT AND GRAND VALLEY RURAL POWER LINES, INC.

RECITALS:

The City of Grand Junction (City) owns land in the Whitewater area in the southeast quarter of the northeast quarter of Section 25, Township 2 South, Range 1 East and in GLO Lot 2, Section 30, Township 2 South, Range 2 East of the Ute Meridian. The City has leased the property for dry grazing purposes and considered other options for use of the land that will not be negatively impacted by the easements.

The City and Clifton Water District (Clifton Water) have partnered in various ways over the years and the cooperation between the two has benefited both. The exchange of easements for a waterline and a pump station for Clifton Water and the easement for a tower on Clifton Water land for the City is another example and continuation of the long-term partnership. The new pump station will improve pumping efficiency and increase system capacity for Clifton Water while enhancing the long-term reliability of water services for residents in the Whitewater area receiving services from Clifton Water and when needed for those receiving services from the City.

The electric utility easement for Grand Valley Rural Power Lines, Inc. will extend electrical services onto the City property necessary to operate the pump station while also providing future opportunities for electrical service for the City's land.

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

The City Manager is authorized to take the necessary actions to grant an exclusive easement for a pump station and water infrastructure to Clifton Water District and an electric utility easement for electrical services to Grand Valley Rural Power Lines, Inc. in accordance with the consideration offered by Clifton Water for the easements.

PASSED and **ADOPTED** this _____ day of _____ 2026.

BY ORDER OF THE CITY COUNCIL CITY OF GRAND JUNCTION, COLORADO

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: July 15, 2026

Presented By: Peter Skeris, Fire Chief

Department: Fire

Submitted By: Jeremiah Boies

Information

SUBJECT:

A Resolution Adopting the 2026 Mesa County, Colorado Hazard Mitigation Plan

RECOMMENDATION:

Staff recommends adoption of the 2026 Mesa County Hazard Mitigation Plan

EXECUTIVE SUMMARY:

The Mesa County Hazard Mitigation Plan (Plan) has been updated for 2026, and the Plan will include resolutions from participating jurisdictions to acknowledge their participation in plan development. Mesa County completed its original Hazard Mitigation Plan in 2004, and it was approved by the Federal Emergency Management Agency (FEMA) in 2005 according to the Disaster Mitigation Act (DMA) of 2000. The DMA requires that the Plan be updated and approved every five years by all jurisdictions identified in the local plan to be eligible for mitigation grant funding from FEMA. This 2026 plan is an update to the 2020 plan.

This multi-jurisdictional, multi-hazard mitigation plan update involved a comprehensive review and update of each section of the 2020 plan. As part of this Plan update, all sections of the Plan were reviewed and updated to reflect new data and knowledge of hazards and risks, risk analysis processes, capabilities of participating jurisdictions and stakeholders, and mitigation strategies. The Plan was also revised to reflect changes in development and property values based on Mesa County Assessor data. Valid information from the 2020 plan was carried forward and included in the Plan update.

BACKGROUND OR DETAILED INFORMATION:

The Mesa County Hazard Mitigation Plan was originally completed in 2004 and approved by FEMA in 2005. The Disaster Mitigation Act of 2000 requires a five (5) year revision in order to achieve eligibility for the FEMA Flood Mitigation Assistance, Pre-

Disaster Mitigation, and Hazard Mitigation Grant Programs.

The 2026 process began with the formation of a Hazard Mitigation Planning Committee (HMPC) comprised of key stakeholders from Mesa County, the City of Grand Junction, other participating jurisdictions, and state and federal agencies. The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to all of Mesa County, assessed the County's vulnerability to these hazards, and examined the capabilities in place to mitigate them. Mesa County and City of Grand Junction are vulnerable to several hazards that are identified, profiled, and analyzed in this Plan. Floods, wildfires, and rockfalls and landslides are among the hazards that can have a significant impact on the County as a whole, for which specific mitigation projects have been identified. Based upon the risk assessment, the MHPC identified the following goals and objectives for reducing risk to hazards:

Reduce risk to people, property, and environment from the impacts of natural hazards

Minimize economic losses

Implement the mitigation actions identified in the plan

The main mitigation projects listed in the MCHM plan are:

- Incorporate plan information into other planning mechanisms
- Leach Creek drainage detention ponds
- National Flood Insurance Program compliance
- StormReady recertification
- Community Resilience planning

This Plan is to be adopted by the City of Grand Junction, stating that the City has participated in its creation with representatives from the City of Grand Junction. According to 44 CFR requirement 201.6c (5): The local hazard mitigation plan shall include documentation that the Plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans, each jurisdiction requesting approval of the Plan must document that it has been formally adopted.

FISCAL IMPACT:

There is no fiscal impact directly associated with adoption of the Mesa County Hazard Mitigation Plan.

SUGGESTED MOTION:

I move to adopt Resolution 58-26, a resolution adopting the 2026 Mesa County Hazard Mitigation Plan.

Attachments

1. 2026 final plan
2. RES - 2026 Mesa County Hazard Mitigation Plan

MESA COUNTY HAZARD MITIGATION PLAN







2026 UPDATE

MESA COUNTY

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Professional planning services for this plan update were provided by:

SYNERGY DISASTER RECOVERY

Executive Summary

In Mesa County, a coalition of local governments and organizations has developed and maintains a Hazard Mitigation Plan (HMP). This plan is designed to guide the reduction of risks from natural hazards, such as wildfires and floods, before disasters strike. The HMP is a strategic planning document and is not regulatory in nature.

What Is Hazard Mitigation?

Hazard mitigation simply means taking action to prevent or lessen the long-term impact of disasters on people, property, and the community as a whole. These actions protect lives and property, save money in the long run, and help communities bounce back faster after disaster events.

Why Plan Ahead?

Disaster recovery is expensive. Studies show that every dollar invested in mitigation returns six dollars in savings by preventing damage. Planning ahead means safer neighborhoods, less property damage, faster recovery, and greater peace of mind for the county and its local governments.

How Does the Plan Help?

- Makes participating local governments eligible for federal funding to support mitigation projects
- Raises public awareness about local risks and ways to reduce them
- Helps ensure community goals and future development are compatible with hazard reduction
- Encourages partnerships among residents, businesses, nonprofits, regional stakeholders, and emergency agencies
- Guides the prioritization and implementation of projects that protect lives and property

By working together and investing in hazard mitigation, Mesa County can build communities that are safer, stronger, and better prepared for whatever comes next. This plan is a blueprint for a resilient future—protecting what matters most and ensuring a quick recovery when disasters do occur.

What are the Hazards of Concern?

The HMP profiles the following hazards posing risk to communities within Mesa County:

- Avalanche
- Drought
- Earthquake
- Extreme Heat

- Flood/Dam and Levee Incident
- Landslides (Debris Flows and Rockfalls)
- Severe Wind and Tornado
- Severe Winter Weather (Extreme cold)
- Soil Instability (Erosion, Expansive Soils, and Ground Subsidence)
- Thunderstorm (Hail & Lightning)

Who Contributed to this HMP Update?

The planning process provided an opportunity for local governments, the general public, neighboring communities, private and non-profit organizations, and local, regional, state, and federal agencies to contribute to the plan update. The following local governments were participants in the planning process and formally adopted this HMP:

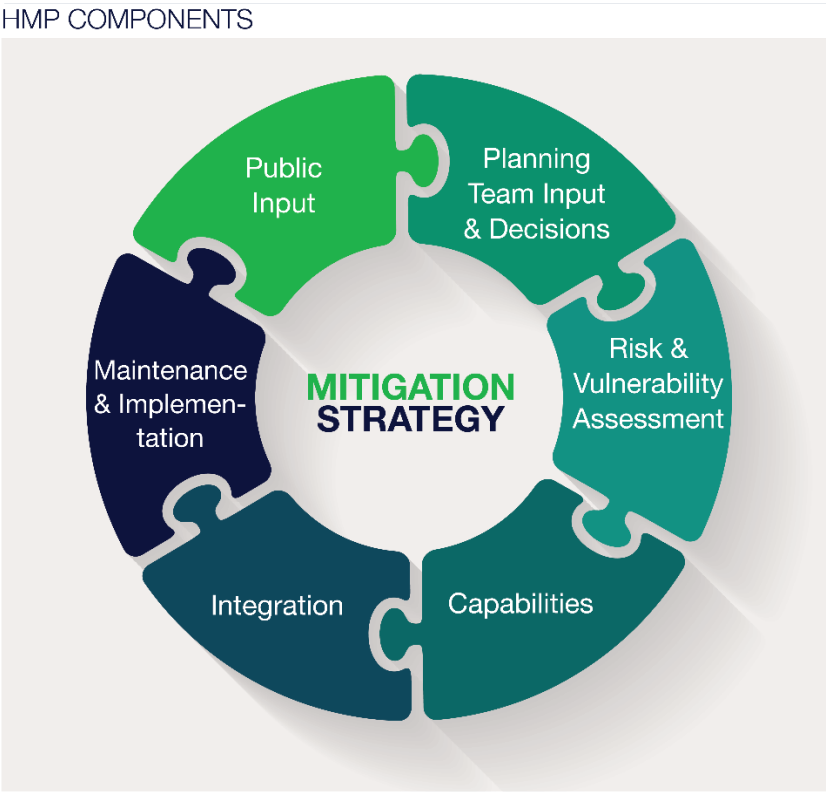
- Mesa County
- Town of Collbran
- Town of De Beque
- City of Fruita
- City of Grand Junction
- Town of Palisade
- Clifton Sanitation District
- Clifton Water District
- Collbran Conservancy District
- De Beque Fire Protection District (FPD)
- Grand Junction Rural FPD
- Lower Valley FPD
- Orchard Mesa Irrigation District
- Plateau Valley FPD

Hazard Mitigation is a sustained action taken to reduce or eliminate long-term risk to people and property from hazards and their effects.

1 Mitigation Strategy

Mesa County's 2026 Hazard Mitigation Plan (HMP) was developed to identify a mitigation strategy for implementation over the next five years. While this document begins by focusing on this mitigation strategy, it is important to acknowledge the various components that contributed to the planning process. **FIGURE 1** summarizes those inputs that are covered in detail across this plan.

Figure 1 Mitigation Strategy Components



1.1 Mitigation Goals

The Local Planning Team (LPT) that contributed to this planning process identified the following hazard mitigation goals as the overarching framework for Mesa County's hazard mitigation strategy. These broad goals express the overall, long-term vision for mitigating natural hazards throughout the county. The associated mitigation objectives define how the goals will be achieved. During the 2025 planning process, the LPT determined these goals and objectives remain applicable for this plan update, with a minor revision to Objective 2.3 to include mention of special districts and county and municipal governments.

> **Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards**

Objective 1.1: Minimize the vulnerability of existing and new development to hazards.

Objective 1.2: Increase education and awareness of hazards and risk reduction measures.

Objective 1.3: Improve comprehensive wildfire planning, funding, and mitigation.

Objective 1.4: Strengthen floodplain management programs.

Objective 1.5 Enhance assessment of multi-hazard risk to critical facilities and infrastructure.

Goal 2: Minimize economic losses

Objective 2.1: Strengthen disaster resistance and resiliency of businesses and employers.

Objective 2.2: Promote and conduct continuity of operations and continuity of governance planning.

Objective 2.3: Reduce financial exposure of county, municipal, and special district governments.

Goal 3: Implement the mitigation actions identified in this plan

Objective 3.1: Engage collaborative partners, including community organizations, businesses, and others

Objective 3.2: Integrate mitigation activities into existing and new community plans and policies.

Objective 3.3: Monitor, evaluate, and update the mitigation plan.

1.2 2020 Mitigation Actions

A mitigation action is a measure, project, plan, or activity proposed to reduce or eliminate current and future vulnerabilities to hazards. These actions help achieve the HMP's goals and are a key outcome of the planning process.

As part of the plan update process, the LPT reviewed and reported on the status of all mitigation actions (i.e., projects) identified in the 2020 HMP. **TABLE 1** provides more details on the progress made towards making Mesa County more resilient to the impacts of hazards.

As crucial as acknowledging completed projects, ongoing actions in a community are often overlooked as examples of the positive implementation of the mitigation strategy. Ongoing projects lack a timeline and instead have ongoing milestones. Examples include education and outreach efforts, maintenance activities, ongoing plan updates, organizational coordination, and continuous efforts to improve processes and infrastructure.

A few 2020 actions showed no progress, but many of these projects continue to receive community support and are being carried forward in this 2026 HMP ("No Progress—Continue Action").

In addition to the actions identified in the previous HMP, local governments have reported other mitigation successes since 2020. A summary of these efforts included:

- Mesa County has enhanced its wildfire mitigation capabilities and has begun continual implementation efforts.
- Mesa County is in the process of becoming recertified for the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS), which provides residents and businesses with flood insurance premium discounts.
- Mesa County has successfully obtained external funding for several design projects for flood mitigation. Projects include work planned at the Bosley Wash Dam, Rosevale Road, Veterans' Park, and Orchard Mesa at the County Fairground.
- The City of Grand Junction reconstructed the Carson Lake Dam in 2024.
- The City of Fruita has installed onsite backup generators for three wastewater lifts/pumps, has developed an annual sandbag filling program, and has been continuously monitoring Fruita Reservoir 2.
- The Town of Collbran has recently implemented a number of projects identified in the 2023 CWPP.
- The Town of De Beque has invested heavily in infrastructure improvements and additions. It built a new water treatment plant, bored a utility tunnel under I-70, and increased broadband access, to name a few. Through collaboration with the county, numerous roadways were also improved.
- The Town of Palisade received a $3,000,000 grant from the Bureau of Recreation to construct wetlands at the east end of Riverbend Park.
- The Town of Palisade participated in a Growing Water Smart workshop with the Sonoran Institute and is looking at items within the land development code.
- The Town of Palisade performed wildfire mitigation at Riverbend Park and cleaned up homeless camps to ensure public safety.
- The Town of Palisade developed a Safety and Security Program for use at special events to mitigate the threat hazard.
- The Grand Junction Rural Fire Protection District implemented a successful wildfire mitigation program from 2023-24. These efforts are planned to be resurrected in the near future as staffing permits.
- The Orchard Mesa Irrigation District has ongoing coordination with partners focused on drought resiliency (Grand Valley Water Users Assn., Sorenson Engineering, CO Water Trust, BOR, CO River District, Grand Valley Irrigation Company).

Table 1 2020 Mitigation Actions

2020ID	Title	Local Government	Hazard	2025 Status	2025 Comments
2020-1	Coordinate biannual reviews of the Mesa County Multi-Hazard Mitigation Plan to monitor, evaluate, and update the plan.	Mesa County	Multi-Hazard	On-going	
2020-2	Coordination of a Continuity of Operations/Continuity of Governance Plan.	Mesa County	Multi-Hazard	No Progress - Continue Action	In the work plan for 2026
2020-3	Continue public involvement in mitigation activities.	Mesa County	Multi-Hazard	On-going	Wildfire coalition
2020-5-a	Incorporate plan information into other planning mechanisms.	Mesa County	Multi-Hazard	On-going	
2020-6	Orchard Mesa Detention & Conveyance Improvements.	Mesa County	Flooding	Completed	Two basins have been constructed and are complete.
2020-7	Increase Adobe Creek flow capacity.	Mesa County	Flooding	On-going	
2020-8	Reservoir on Bosley Wash	Mesa County	Flooding	Completed	
2020-10-a	NFIP Compliance.	Mesa County	Flooding	On-going	
2020-11	Landslide-Rockfall-Mudflow-Debris Flow Mapping.	Mesa County	Landslide/ Rockfall/ Mudflow/ Debris flow	On-going	
2020-12	Big Salt Wash Detention & Conveyance.	Mesa County	Flooding	On-going	

2020ID	Title	Local Government	Hazard	2025 Status	2025 Comments
2020-13-a	StormReady Recertification.	Mesa County	Multi-Hazard	On-going	Current through Nov 13 2026
2020-14-a	Community Resilience Planning.	Mesa County	Multi-Hazard	On-going	
2020-15	Revise and Update Countywide CWPP.	Mesa County	Wildfire	Completed	Completed in 2023
2020-16	Automated Rainfall ALERT Network.	Mesa County	Flooding	No Progress - Continue Action	
2020-17	Douglas Wash Improvements.	Mesa County	Flooding	On-going	
2020-18	Lewis Wash Fire Mitigation.	Mesa County	Wildfire	On-going	Received a retreatment done by Mesa County Sheriff. Complete but an area that required for periodic retreatment
2020-5-e	Incorporate plan information into other planning mechanisms.	Town of Collbran	Multi-Hazard	On-Going	Including in budget, grant writing and comprehensive plan updates.
2020-13-f	StormReady Recertification.	Town of Collbran	Multi-Hazard	On-Going	StormReady is done at the county level and Mesa County is

2020ID	Title	Local Government	Hazard	2025 Status	2025 Comments
					StormReady certified through 11/13/2026.
2020-14-f	Community Resilience Planning.	Town of Collbran	Multi-Hazard	On-Going	Town has been working on incorporating resiliency planning into critical system planning.
2020-13-e	StormReady Recertification.	Town of DeBeque	Multi-Hazard	On-going	StormReady is done at the county level in Mesa County. The county is StormReady certified.
2020-14-e	Community Resilience Planning.	Town of DeBeque	Multi-Hazard	On-going	
2020-5-c	Incorporate plan information into other planning mechanisms.	City of Fruita	Multi-Hazard	On-going	Items in code floodplain hazards, but not newly added
2020-10-c	NFIP Compliance.	City of Fruita	Flooding	On-going	
2020-13-c	StormReady Recertification.	City of Fruita	Multi-Hazard	On-going	StormReady is done at the county level in Mesa County. The

2020ID	Title	Local Government	Hazard	2025 Status	2025 Comments
					county is StormReady certified.
2020-14-c	Community Resilience Planning.	City of Fruita	Multi-Hazard	On-going	
2020-5-b	Incorporate plan information into other planning mechanisms.	City of Grand Junction	Multi-Hazard	On-going	
2020-9	Leach Creek Drainage Detention Ponds.	City of Grand Junction	Flooding	Completed	2017
2020-10-b	NFIP Compliance.	City of Grand Junction	Flooding	On-going	
2020-13-b	StormReady Recertification.	City of Grand Junction	Multi-Hazard	On-going	StormReady is done at the county level in Mesa County. The county is StormReady certified.
2020-14-b	Community Resilience Planning.	City of Grand Junction	Multi-Hazard	On-going	
2020-5-d	Incorporate plan information into other planning mechanisms.	Town of Palisade	Multi-Hazard	Completed	Incorporated into the 2022 Comp Plan
2020-10-d	NFIP Compliance.	Town of Palisade	Flooding	On-going	
2020-13-d	StormReady Recertification.	Town of Palisade	Multi-Hazard	On-going	StormReady is done at the county level in Mesa County. The county is

2020ID	Title	Local Government	Hazard	2025 Status	2025 Comments
					StormReady certified.
2020-14-d	Community Resilience Planning.	Town of Palisade	Multi-Hazard	On-going	
2020-19	Fuel and debris reduction.	Town of Palisade	Wildfire, Flooding	On-going	
2020-20	Fire Mitigation Plan for Town's Watershed.	Town of Palisade	Wildfire	On-going	Coordinate with BLM annually
2020-21	Wildland fire Mitigation at Riverbend Park	Town of Palisade	Wildfire	On-going	
2020-4-c	Community education regarding the risk of wildfires.	De Beque FPD	Multi-Hazard	On-Going	
2020-22	District Wildland Fire Assessment.	De Beque FPD	Wildfire	On-Going	Now part of CO River Wildfire Collabora-tive
2020-23	Wood Chipping Project.	De Beque FPD	Wildfire	No Progress - Continue Action	
2020-4-e	Community education regarding the risk of wildfires.	Grand Junction Rural FPD	Multi-Hazard	On-going	
2020-24	Big Salt Wash Fire Mitigation	Lower Valley FPD	Wildfire	On-going	
2020-4-a	Community education regarding the risk of wildfires.	Lower Valley FPD	Multi-Hazard	On-going	
2020-4-b	Community education regarding the risk of wildfires.	Plateau Valley FPD	Multi-Hazard	On-going	

1.3 2026 Mitigation Actions

The LPT has identified an updated list of mitigation actions (i.e., projects) to work towards accomplishing over the HMP's subsequent five-year lifespan. Throughout the HMP's development, the LPT was informed of the comprehensive range of mitigation actions to consider. These actions can include the protection of natural systems and nature-based solutions, education and awareness programs, structural and infrastructure projects, and local plans and regulations.

LPT workshops included discussions of various mitigation ideas identified during the planning process. Attention was directed toward ideas to reduce the impacts and vulnerabilities identified in the risk assessment, enhance current capabilities, or address any capability gaps. Emphasis was placed on identifying actions to mitigate the vulnerabilities of new and existing structures and infrastructure. Additional resources, including **FEMA's Mitigation Best Practices Portfolio**, were also referenced.

Following the identification of the 2026 mitigation actions, the LPT prioritized the actions. According to the Federal Emergency Management Agency (FEMA) mitigation planning requirements, any prioritization system should emphasize the extent to which benefits are maximized. This requires a planning-level assessment of whether the costs are reasonable compared to the probable benefits of an action (positive cost-benefit). Benefits may include preventing damage to structures and infrastructure, saving lives, reducing injuries, improving quality of life, and protecting ecosystems.

The Steering Committee reviewed both FEMA's suggested prioritization methodology and others to determine those that the county would utilize. Ultimately, it was decided that the following criteria would be considered when prioritizing mitigation efforts:

- Life/safety impact
- Administrative considerations – administrative/technical capability
- Economic considerations – project cost/reductions in future disaster costs
- Alignment with other local objectives
- Environmental considerations
- Lifeline protection
- Legal considerations

During the planning process, the LPT decided to prioritize mitigation actions using a three-tiered qualitative methodology: High, Moderate, or Low.

- High Priority: These are critical and urgent actions that address a significant and imminent threat to life safety and critical infrastructure. They are cost-effective, technically feasible, and well supported by the public. These projects are considered essential for the community's immediate safety and well-being.

- Moderate Priority: These actions are important for reducing risk and protecting property but may address a less immediate or severe threat than high-priority items. They are generally cost-effective and feasible, but may have a longer implementation timeframe or require further study.
- Low Priority: These actions are desirable for further risk reduction but are not considered urgent. They may have a lower benefit-cost ratio, address a less significant hazard, or face implementation challenges such as funding constraints or a lack of political support. These projects are often considered for implementation as resources become available.

To ensure this updated HMP meets FEMA policy, at least one mitigation action has been identified per profiled natural hazard. **TABLE 2** includes the full details of all new mitigation actions in this updated 2026 HMP.

As detailed in the **HAZARD RISK RANKING** section, select hazards were identified as affecting the county, but have not been identified as a mitigation priority by some local governments. These hazard risks are denoted as not applicable (N/A), and no mitigation actions have been identified in these cases. Other acronyms/references used on the following pages include:

- General Fund: Local funding, including staff time and donations
- FEMA: Federal Emergency Management Agency
- HMGP: Hazard Mitigation Grant Program
- HHPD: High Hazard Potential Dam Program
- CAIC: Colorado Avalanche Information Center
- CDOT: Colorado Department of Transportation
- CDPHE: Colorado Department of Public Health & Environment
- DFPC: Colorado Division of Fire Prevention and Control
- DHSEM: Colorado Division of Homeland Security and Emergency Management
- CGS: Colorado Geologic Survey
- CO NDME: Colorado Natural Disaster Mitigation Enterprise
- CSFS: Colorado State Forest Service
- CWCB: Colorado Water Conservation Board
- DFPC: Colorado Division of Fire Prevention & Control
- DOLA: Colorado Department of Local Affairs
- DWR: Colorado Division of Water Resources
- BOR: US Bureau of Reclamation
- NOAA: National Oceanic and Atmospheric Administration
- NRCS: Natural Resources Conservation Service
- NWS: National Weather Service

Table 2 2026 Mitigation Actions

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
2025-001 Avalanche danger warning signs	Mesa County	Emergency Services Director	CAIC, CDOT, FPDs	Avalanche	1,3	Purchase and install avalanche danger warning signs (adjectival rating) along State Highway 65. Local FPDs to assist with maintaining.	Low	2028	General Fund, CO NDME
2025-002 Public avalanche mitigation education	Mesa County	Public Information Officer	CAIC, CDOT, FPDs, Local Municipalities	Avalanche	1,3	Leveraging existing state resources, the county will disseminate information (maps, documents, & other websites) relating to avalanche risk to the county's social media sites (and to news outlets as applicable) on an as-needed basis. This annual information campaign will be broadcast as conditions dictate. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	Medium	2027	General Fund
2025-003 Public drought mitigation education	Mesa County	Public Information Officer	DRIP, Local Municipalities	Drought	1,3	In coordination with the Drought Response Information Project (DRIP), the county will disseminate information (maps, documents, & other websites) relating to drought risk and water conservation to the county's social media sites (and to news outlets as applicable) on an annual and as-needed basis. This annual information campaign will be broadcast in the Spring and as conditions dictate. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	Low	2028	General Fund
2025-004 Utah earthquake evacuee planning	Mesa County	Emergency Services Director	Utah EM Field Managers, DHSEM	Earthquake	1,3	The county will coordinate with neighboring counties in Utah to prepare for mass evacuees following a large earthquake in Utah.	Medium	2027	General Fund
2025-005 Public earthquake mitigation education	Mesa County	Public Information Officer	Local Municipalities	Earthquake	1,2,3	Leveraging existing state/federal resources, the county will disseminate information (maps, documents, & other websites) relating to earthquake risk and mitigation to the county's website/social media sites. This annual information campaign will be broadcast in the Summer. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	Medium	2027	General Fund

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
2025-006 Cooling center planning	Mesa County	EPR Coordinator	Local Municipalities	Extreme Heat	1,3	The county public health department will coordinate with local municipalities on the planning and implementation of local cooling centers.	Medium	2028	General Fund
2025-007 Orchard Mesa detention conveyance - phase 2	Mesa County	Regulatory Programs Manager		Flood / Dam / Levee Incident	1,2,3	The project involves replacing open irrigation canals with pressurized pipelines to improve efficiency and conserve water.	Medium	2029	General Fund, FEMA HMGP, CO NDME
2025-008 Rosevale Road flood control	Mesa County	Regulatory Programs Manager		Flood / Dam / Levee Incident	1,2,3	Construction of Rosevale Road flood control structures. Design work has been finalized.	Medium	2028	General Fund, FEMA HMGP, CO NDME
2025-009 Douglas Wash flood control	Mesa County	Regulatory Programs Manager		Flood / Dam / Levee Incident	1,2,3	Design and construction of multiple flood control structures along Douglas Wash.	Medium	2028	General Fund, FEMA HMGP, CO NDME
2025-010 Automated rainfall ALERT network	Mesa County	Regulatory Programs Manager	Grand Junction Regional Communication Center (GJRCC), NOAA	Flood / Dam / Levee Incident	1,3	Develop an automated rainfall ALERT (Automated Local Event Reporting Technology) network. Real-time rainfall data is scarce in Mesa County, with the exception of the Grand Junction Regional Airport. An automated rainfall alert system would enable local officials and National Weather Service forecasters to access real-time rainfall data for more prompt flash flood warnings. Initial efforts to focus on the Gateway and Collbran areas.	Medium	2029	General Fund, NWS
2025-011 Bosley Wash detention basin EAP	Mesa County	Regulatory Programs Manager		Flood / Dam / Levee Incident	1,2,3	HHPD. Update the existing emergency action plan for the Bosley Wash high hazard potential dam.	Low	2028	General Fund, FEMA HHPD
2025-012 Flood early warning system	Mesa County	Regulatory Programs Manager	Downstream Communities, NOAA, GJRCC	Flood / Dam / Levee Incident	1,3	Purchase and install a flood early warning system.	Medium	2028	General Fund, FEMA

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
									HMGP, CO NDME
2025-0141 Coordination with Unsatisfactory Dam Owners	Mesa County	Emergency Services Director	Private Dam Owners, Colorado DWR Sam Safety Branch	Flood / Dam / Levee Incident	1,2,3	HHPD. Coordinate with 'Unsatisfactory' private dam owners and Dam Safety to identify potential rehabilitation actions. Dams to include the Leon Lake and YT Ranch Dams.	High		
2025-013 Develop Wildfire Ready Action Plans	Mesa County	Emergency Services Director	NRCS, CWCB, USFS, BLM	Landslide/Debris Flow/Rock Fall	1,2,3	Develop wildfire ready action plans (WRAP) for the following areas: Grand Mesa (in development), Uncompahgre, and Glade Park. CWCB to support planning efforts and NRCS to then assist with implementation. These plans identify project types for before and after wildfires.	Medium	2029	General Fund, CSFS, CWCB
2025-014 Backup generators for community lifelines	Mesa County	Facilities Director		Severe Wind/Tornado	1,3	Purchase and installation of permanent backup generators for the following facilities: Central Services, Health & Human Services, Clifton Community Campus, and the County Fairgrounds.	Low	2029	General Fund, FEMA HMGP
2025-015 Warming center planning	Mesa County	EPR Coordinator	Local Municipalities	Severe Winter Weather	1,3	The county public health department will coordinate with local municipalities on the planning and implementation of local warming centers.	Medium	2028	General Fund
2025-016 Public severe winter weather mitigation education	Mesa County	Public Information Officer	Local Municipalities	Severe Winter Weather	1,3	Leveraging existing state/federal resources, the county will disseminate information (maps, documents, & other websites) relating to severe winter weather risk and mitigation to the county's website/social media sites. This annual information campaign will be broadcast in the Winter. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	Medium	2028	General Fund
2025-017 Floodplain and Riparian Restoration Plan Implementation	Mesa County	Emergency Services Director	Colorado Mesa University, Grand Valley River Corridor Initiative	Soil Instability	1,3	The county will coordinate with the university on implementing the Grand Valley River Corridor Initiative's Floodplain and Riparian Restoration Plan.	Medium	2026	General Fund, FEMA HMGP, CO NDME

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
2025-018 Public lightning and hail mitigation education	Mesa County	Public Information Officer	Local Municipalities	Thunderstorm / Hail / Lightning	1,2,3	Leveraging existing state/federal resources, the county will disseminate information (maps, documents, & other websites) relating to lightning/hail risk and mitigation to the county's website/social media sites. This annual information campaign will be broadcast in the Spring. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	Medium	2027	General Fund
2025-019 Implement Mesa County CWPP	Mesa County	Emergency Services Director	Local Municipalities, FPDs, Wildfire Coalition, BLM, CSFS, USFS	Wildfire	1,2,3	The county will focus on community-level mitigation efforts including ingress egress and fire breaks.	High	2026	General Fund, FEMA HMGP, CSFS
2025-020 Public wildfire mitigation education	Mesa County	Public Information Officer		Wildfire	1,2,3	Leveraging existing state/non-profit resources, the county will disseminate information (maps, documents, & other websites) relating to wildfire risk and mitigation to the county's website/social media sites. Education will be focused on fuels reduction and personal efforts including defensible space and home hardening. This annual information campaign will be broadcast in the Spring. This information will be shared with all local governments, so that they can utilize it for their own public education efforts.	High	2026	General Fund
2025-021 Improve the county's CRS rating	Mesa County	Regulatory Programs Manager		Flood / Dam / Levee Incident	1,3	Improve CRS rating to increase flood insurance policy discounts.	Medium	2029	General Fund
2025-022 Develop COOP	Mesa County	Emergency Services Director		Flood / Dam / Levee Incident, Wildfire, Earthquake	1,2,3	2020-2. Coordination of a Continuity of Operations/Continuity of Governance Plan.	Medium	2027	General Fund
2025-023 Integrate hazard-specific language into the updated land use code	Mesa County	Community Development Director		Flood, Wildfire	1,2,3	Integrate hazard-specific language into the updated land use code.	Medium	2027	General Fund, DOLA

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2025-024 Improve storage along Gunnison River	City of Grand Junction	Utilities Director		Drought	1,3	The City plans to acquire and potentially convert the Mule Farm and Whitewater gravel pits near the Gunnison River into water storage facilities. These reservoirs would store and settle diverted river water before treatment, while supporting drought resilience, water rights protection, and long-term supply reliability. The projects could also provide regional benefits, including irrigation support, supplemental river flows, treatment plant redundancy, and future water delivery infrastructure near Whitewater Hill.	Medium	2030	General Fund
2025-025 DRIP committee public drought education	City of Grand Junction	Utilities Director		Drought	1,3	Drought Response Information Project (coordinated with all water providers in valley).	High	2026	General Fund
2025-026 Assessment of treatment plant (water & sewer) & dam vulnerabilities	City of Grand Junction	Utilities Director		Earthquake	1,2,3	Assess structural vulnerabilities of the treatment plans and dams.	Low	2030	General Fund, FEMA HMGP, CO NDME
2025-027 Rapid interaction plans and identification of cooling centers	City of Grand Junction	Fire Chief		Extreme Heat	1,3	Cooling center information will then be publicly shared through a citywide education campaign.	High	2026	General Fund
2025-028 Monitor and assess channel capacities (Leach Creek, Indian Wash) and maintain.	City of Grand Junction	Director of Engineering		Flood / Dam / Levee Incident	1,2,3	Continual efforts to reduce flood risk.	Medium	2026	General Fund
2025-029 Public education for mitigation and maintenance of privately owned channels.	City of Grand Junction	Director of Engineering		Flood / Dam / Levee Incident	1,3	The city will develop an ongoing public education campaign relating to privately owned channel mitigation and maintenance. This program will be broadcast annually in the spring and will utilize the city website and social media.	Medium	2027	General Fund

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2025-030 Juniata Reservoir rehab	City of Grand Junction	Utilities Director		Flood / Dam / Levee Incident	1,2,3	HHPD. The outlet pipe on the Juniata Reservoir was identified as a source of seepage. Rehabilitation/replacement of the outlet structure is necessary to eliminate this potential failure mode. The City contracted with an engineering firm to develop the design. The City will begin draining the reservoir in 2026 to allow construction to occur in 2027.	High	2028	General Fund, FEMA HHPD
2025-031 Flowing Park Reservoir comprehensive dam safety evaluation (CDSE)	City of Grand Junction	Utilities Director		Flood / Dam / Levee Incident	1,2,3	HHPD. The State Engineer's Office plans to complete a CDSE of all high hazard dams including the Flowing Park reservoir in the near future. Should the CDSE identify potential failure modes that need to be addressed, the City will initiate a dam rehabilitation project to address the PFMs.	Medium	2029	General Fund, FEMA HHPD
2025-032 Orchard Mesa Lamp Lite & Redlands Vista Del Rio Subdivisions - monitor and assess ongoing landslide vulnerability.	City of Grand Junction	Director of Engineering		Landslide/Debris Flow/Rock Fall	1,2,3	Continual effort to prevent losses to private properties and public utilities. Only through monitoring can risk be fully understood, enabling the hazard to be mitigated.	Low	2027	General Fund
2025-033 Clearing brush and trees from critical infrastructure (treatment plants & sewer lift stations)	City of Grand Junction	Utilities Director		Severe Wind/Tornado	1,2,3	Continual effort to mitigate loss of lifelines.	Low	2026	General Fund
2025-034 Develop warming center plans to mitigate the effects of severe winter weather.	City of Grand Junction	Fire Chief		Severe Winter Weather	1,3	Warming center information will then be publicly shared through a citywide education campaign.	Medium	2026	General Fund
2025-035 Monitor, assess, and reinforce river banks along the Colorado River to	City of Grand Junction	Director of Engineering		Soil Instability	1,2,3	Continual effort to mitigate loss of lifelines and structures.	Medium	2026	General Fund, FEMA HMGP, CO NDME

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
prevent erosion and migration.									
2025-036 Public lightning and hail mitigation education	City of Grand Junction	Fire Chief		Thunderstorm / Hail / Lightning	1,2,3	The city will amplify the county's earthquake-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	Low	2027	General Fund
2025-037 Public wildfire mitigation education	City of Grand Junction	Fire Chief	County	Wildfire	1,2,3	The district will amplify the county's wildfire-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review. Education will also continue through in-person events & ongoing public interactions.	High	2026	General Fund
2025-038 Develop alternative water supply	City of Fruita	Public Works Director		Drought	1,3	Change the point of diversion along the Colorado River and install infrastructure to transport water to the treatment plant.	Low	2029	General Fund
2025-039 Seismic risk assessment	City of Fruita	Public Works Director		Earthquake	1,2,3	City-owned facility assessment for seismic risk.	Low	2028	General Fund, FEMA HMGP, CO NDME
2025-040 Cooling center planning	City of Fruita	Parks & Recreation Director		Extreme Heat	1,3	Planning for formalizing cooling centers at rec centers, schools, and hospitals	Medium	2027	General Fund
2025-041 Wastewater plant flood assessment	City of Fruita	Public Works Director		Flood / Dam / Levee Incident	1,2,3	Evaluate wastewater plant discharge impacts from flood events	High	2027	General Fund
2025-042 Little Salt Wash dredging	City of Fruita	Parks & Recreation Director		Flood / Dam / Levee Incident	1,2,3	Dredge sediment from Little Salt Wash to reduce flooding.	High	2026	General Fund
2025-043 Adobe Creek floodplain mapping	City of Fruita	Engineering Director	County, CWCB	Flood / Dam / Levee Incident	1,3	Floodplain mapping for Adobe Creek drainage area.	High	2027	General Fund, CWCB
2025-044 Remove Reservoir 2	City of Fruita	Public Works Director		Flood / Dam / Levee Incident	1,2,3	HHPD. Remove Fruita Reservoir 2. Study already complete, pending funding obligation.	High	2026	General Fund,

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									FEMA HHPD
2025-045 Police Station generator	City of Fruita	Public Works Director		Severe Wind/Tornado	1,3	Permanent backup power generator at the Police Station.	High	2027	General Fund, FEMA HMGP
2025-046 Formalize Community Center as a public warming shelter	City of Fruita	Parks & Recreation Director		Severe Winter Weather	1,3	Community Center warming center planning & generator purchase/install.	Medium	2026	General Fund
2025-047 Fluvial erosion mapping	City of Fruita	Engineering Director	CWCB	Soil Instability	1,2,3	Fluvial erosion mapping for entire city.	Medium	2029	General Fund, CWCB
2025-048 Public lightning and hail mitigation education	City of Fruita	City Manager's Office / Communications Manager		Thunderstorm / Hail / Lightning	1,2,3	The city will amplify the county's thunderstorm-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	Medium	2027	General Fund
2025-049 Wildfire fuel reduction	City of Fruita	Parks & Recreation Director	Lower Valley Fire	Wildfire	1,2,3	Implementation of CWPP projects to include work along Little & Big Salt Washes.	High	2026	General Fund, FEMA HMGP, CSFS
2025-050 Public wildfire mitigation education	City of Fruita	City Manager's Office / Communications Manager	County	Wildfire	1,2,3	The city will amplify the county's wildfire-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	High	2026	General Fund
2025-051 Water conservation program	Town of Collbran	Public Works Director	Town Clerk	Drought	1,3	Town to develop and implement a water conservation program and a public engagement campaign on water savings, to be broadcast annually in the early summer.	High	2026	General Fund
2025-052 Seismic risk assessment	Town of Collbran	Public Works Director	County, CDPHE, CO Rural Water, State Water Board	Earthquake	1,3	Conduct a town-owned facility assessment for seismic risk.	High	2028	General Fund, FEMA

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									HMGP, CO NDME
2025-053 Cooling/warming center	Town of Collbran	Public Works Director	Town Clerk	Extreme Heat	1,3	Need to develop plan to implement centers when conditions necessitate. Location to be auditorium and/or Town Hall.	Medium	2027	General Fund
2025-054 Bank stabilization & armoring around sewer plant.	Town of Collbran	Public Works Director		Flood / Dam / Levee Incident	1,2,3	Plan partially protected, but additional work in needed.	Medium	2028	General Fund, FEMA HMGP, CO NDME
2025-055 Public landslide education	Town of Collbran	Town Clerk	County, CGS	Landslide/Debris Flow/Rock Fall	1,3	Although public awareness is still high following the massive event, worries are that over time memories may fade and new residents may not understand the risk. To combat this, an annual campaign will be developed to educate the public on the risk of landslides. This information will be broadcast via the town's website and social media accounts in the spring of each year.	Low	2030	General Fund
2025-056 Continual landslide monitoring	Town of Collbran	Public Works Director	CGS, County	Landslide/Debris Flow/Rock Fall	1,2,3	Continued automated and visual monitoring of the West Salt Creek Landslide area.	High	2030	General Fund, CGS
2025-057 Develop town tree maintenance program	Town of Collbran	Public Works Director		Severe Wind/Tornado	1,2,3	Develop an annual program that includes slash removal. To mitigate power failure.	Medium	2027	General Fund, CSFS
2025-058 Develop a community support program to support socially vulnerable populations before and during winter storm events.	Town of Collbran	Town Clerk		Severe Winter Weather	1,3	Support to include check-ins, snow removal, transportation, and general items.	Low	2030	General Fund
2025-059 Retaining wall to protect water storage tanks	Town of Collbran	Public Works Director		Soil Instability	1,2,3	Block retaining wall to stop erosion and potential damages to tanks.	Low	2027	General Fund, FEMA

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									HMGP, CONDME
2025-060 Formalized maintenance program for the dirt road leading to the sewer plan	Town of Collbran	Public Works Director		Soil Instability	1,3	Annual maintenance process, there are no other alternatives to mitigating this section of road.	Medium	2027	General Fund
2025-061 Backup generators for town lifelines	Town of Collbran	Public Works Director		Thunderstorm / Hail / Lightning	1,3	Purchase and install backup generators at Town hall, public works, water source, water treatment, wastewater, & public works	High	2029	General Fund, FEMA HMGP
2025-062 Implementation of CWPP	Town of Collbran	Public Works Director	County	Wildfire	1,2,3	Defensible space and town structure hardening	High	2026	General Fund, FEMA HMGP, CSFS
2025-063 Public wildfire mitigation education	Town of Collbran	Town Clerk		Wildfire	1,2,3	Annual defensible space and home hardening education campaign, to be held each Spring. Hardcopy and digital materials will be developed and disseminated to all residents.	High	2026	General Fund
2025-064 Update flood and wildfire response plans	Town of Collbran	Public Works Director	County	Flood / Dam / Levee Incident, Wildfire	1,3	Both plans are dated and need updates and a revised planning process.	Medium	2027	General Fund
2025-065 Conduct a study to identify a potential secondary water source.	Town of De Beque	Town Manager		Drought	1,3	Secondary water source to mitigate low water/high turbidity conditions that impact primary water source.	High	2027	General Fund
2025-066 Dredging of Rome Creek and Colorado River	Town of De Beque	Public Works Director	Rome Creek Water Rights Owners		1,3	To improve water intakes.	High	2026	General Fund
2025-067 Public earthquake mitigation education	Town of De Beque	Town Manager		Earthquake	1,2,3	The town will amplify the county's earthquake-related website/social media content sharing by utilizing its own social media and website. This information will be	Low	2030	General Fund

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						broadcast each spring, following the county's annual content review.			
2025-068 Generator for Town Hall cooling/warming center	Town of De Beque	Public Works Director		Extreme Heat	1,3	If power fails, the entire town is impacted.	Medium	2029	General Fund, FEMA HMGP
2025-069 Implement development of the riverfront for recreational purposes	Town of De Beque	Town Manager		Flood / Dam / Levee Incident	1,3	Design has already been completed to ensure site is mitigated from flood impacts.	High	2026	General Fund, FEMA HMGP, CO NDME
2025-070 Install a new water plant to increase/maximize pre-event storage	Town of De Beque	Town Manager	CDPHE	Landslide/Debris Flow/Rock Fall	1,3	To mitigate the impacts from upstream landslide/debris flow events that require the need to shut off water intake when water conditions require.	High	2026	General Fund, FEMA HMGP, CO NDME
2025-071 Annual inspections of power lines	Town of De Beque	Public Works Director		Severe Wind/Tornado	1,2,3	Formalize a program to conduct annual inspections of at risk power lines.	Medium	2026	General Fund
2025-072 Power line mitigation education	Town of De Beque	Town Manager		Severe Winter Weather	1,2,3	The town will build upon the annual inspections of power lines and develop an annual public education campaign aimed at reducing power disruptions. Messaging will be pushed out annually via the town's website and social media accounts following the yearly inspections.	Medium	2027	General Fund
2025-073 Soil study on W-1/2 road above cemetery	Town of De Beque	Public Works Director	County	Soil Instability	1,3	In collaboration with the county, assess mitigation solutions for this stretch of road. This road serves as the only alternative ingress/egress route if the town's bridge is impacted.	Medium	2026	General Fund, FEMA HMGP, CO NDME
2025-074 Generator for treatment plant	Town of De Beque	Public Works Director		Thunderstorm / Hail / Lightning	1,3	Mitigate power disruptions and loss of water treatment functionality.	High	2026	General Fund, FEMA HMGP

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2025-075 Public wildfire mitigation education	Town of De Beque	Town Manager	De Beque FPD	Wildfire	1,2,3	In collaboration with the fire district, implement a defensible space public education mitigation campaign to inform residents. This on-going campaign will be revitalized each spring and last through the fall.	High	2026	General Fund
2025-076 Public drought mitigation education	Town of Palisade	Public Works Director		Drought	1,3	The district will amplify the county's drought-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	Medium	2030	General Fund
2025-077 Fighting legislation for water rights on the Colorado River.	Town of Palisade	Town Administrator		Drought	1,3	Legal challenges to water rights decisions.	High	2029	General Fund
2025-078 Town wide assessment needed to identify top vulnerabilities.	Town of Palisade	Public Works Director		Earthquake	1,2,3	Water and sewer lines are old and need assessed to prioritize mitigation efforts.	Medium	2028	General Fund, FEMA HMGP, CO NDME
2025-079 Obtain backup generators to place across town buildings to serve as cooling centers.	Town of Palisade	Facilities Director		Extreme Heat	1,3	Cooling center information will then be publicly shared through a citywide education campaign.	Medium	2030	General Fund, FEMA HMGP
2025-080 Combat urban heat island effect	Town of Palisade	Facilities Director / Planning Director		Extreme Heat	1,3	Increase tree canopy and shade distribution in parks and public right-of-ways. Assess public spaces for resilience to extreme heat.	Medium	2029	General Fund
2025-081 Quick deployment flood barriers.	Town of Palisade	Fire Chief		Flood / Dam / Levee Incident	1,2,3	To be used to mitigate the effects of flood damages to lines.	High	2030	General Fund, FEMA HMGP, CO NDME
2025-082 Dam inundation public education	Town of Palisade	Fire Chief		Flood / Dam / Levee Incident	1,3	Develop a public hazard information campaign related to identified dam inundation areas. This annual spring	Medium	2030	General Fund, FEMA

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						event will be posted through the town's social media accounts.			HMGP, CO NDME
2025-084 Palisade Cabin Reservoir improvements	Town of Palisade	Public Works Director		Flood / Dam / Levee Incident	1,2,3	HHPD. Structural study of dam and preliminary engineering studies pertaining to inlet/outlets. Also include a ground monitoring system as a warning system for future incidents.	Medium	2028	General Fund, FEMA HHPD
2025-085 Develop a traffic study for transportation impacts from a landslide event that routes I-70 traffic through town.	Town of Palisade	Planning Director		Landslide/Debris Flow/Rock Fall	1,3	Mitigating the traffic impacts caused by landslide / debris flow impacting I-70 and routing highway traffic through town.	High	2028	General Fund
2025-086 Portable large-scale generators to provide power to lifelines.	Town of Palisade	Facilities Director		Severe Wind/Tornado	1,2,3	Senior centers and the only grocery in town	Medium	2030	General Fund, FEMA HMGP
2025-087 Identify warming center locations for vulnerable populations.	Town of Palisade	Facilities Director		Severe Winter Weather	1,3	Warming center information will then be publicly shared through a citywide education campaign.	Medium	2030	General Fund
2025-088 Purchase agricultural field heaters for use by community during large scale events.	Town of Palisade	Facilities Director		Severe Winter Weather	1,2,3	In case of severe weather which could majorly impact the town's economy.	Medium	2030	General Fund, FEMA HMGP, CO NDME
2025-089 Purchase flood barriers to prevent erosion at Riverbend Park.	Town of Palisade	Fire Chief		Soil Instability	1,2,3	Will also prevent impacts to residents along irrigation canals	Medium	2030	General Fund, FEMA HMGP, CO NDME
2025-090 Hail protection (shelter	Town of Palisade	Facilities Director		Thunderstorm / Hail / Lightning	1,2,3	Microgrid tied to panels will provide additional backup power.	Medium	2029	General Fund, FEMA

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covers using solar panels) for city fleet									HMGP, CO NDME
2025-091 Equipment and personnel to implement mitigation along the Colorado River.	Town of Palisade	Fire Chief		Wildfire	1,2,3	Increase capabilities to implement fuels reduction of the WUI surrounding the town and the Vinelands. Mitigation will be focused along the Colorado River.	High	2028	General Fund, FEMA HMGP, CSFS
2025-092 Explore implementation of nature-based solutions within the watershed boundary	Town of Palisade	Planning Director / Public Works Director		Flood / Dam / Levee Incident, Wildfire	1,2,3	Engage with Colorado Parks and Wildife's Beaver Conservation and Management Strategy. The plan identifies project types for before and after wildfires to enhance flooding attenuation along natural drainages.	Medium	2027	General Fund, CWCB, CO NDME
2025-093 Assessment of treatment plant vulnerabilities	Clifton Sanitation District	District Manager		Earthquake	1,2,3	Perform a study of the wastewater treatment plant to identify seismic mitigation measures to implement.	Low	2030	General Fund, FEMA HMGP, CO NDME
2025-094 HVAC upgrades to improve facility cooling	Clifton Sanitation District	District Manager		Extreme Heat	1,2,3	Plant upgrades to HVAC are needed to mitigate potential overheating and shutdown of system.	Medium	2028	General Fund, CO Energy Office
2025-095 Riverbank stabilization to protect the levee that protects treatment plant	Clifton Sanitation District	District Manager		Flood / Dam / Levee Incident	1,2,3	Levee failure presents the most likely flooding risk to facilities.	High	2028	General Fund, FEMA HMGP, CO NDME
2025-096 Landslide Risk Assessment	Clifton Sanitation District	District Manager	City of Grand Junction	Landslide/Debris Flow/Rock Fall	1,2,3	Conduct a localized landslide risk assessment to understand the more immediate risks to prioritize.	High	2027	General Fund
2025-097 Freeze protection for equipment	Clifton Sanitation District	District Manager		Severe Winter Weather	1,2,3	Mitigation efforts tied to treatment plant impacts caused by extreme cold events. Install thermal protection upgrades, harden the facility, and implement environmental monitoring and automation.	Medium	2029	General Fund, CO Energy Office

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2025-098 Develop a microgrid for backup power	Clifton Sanitation District	District Manager		Wildfire	1,2,3	Microgrid will provide additional backup power to ensure uninterrupted operations.	High	2026	General Fund, FEMA HMGP, DOLA
2025-099 Formalize defensible space maintenance plan	Clifton Sanitation District	District Manager		Wildfire	1,2,3	Development of a maintenance plan for regular wildfire mitigation efforts.	Low	2030	General Fund
2025-100 Ensure water availability during times of drought.	Clifton Water District	Manager	Grand Valley Irrigation	Drought	1,3	Diversion structure improvements and adding additional check structures to backup water to help ensure water quality and availability.	High	2028	General Fund, FEMA HMGP, CO NDME
2025-101 Raw water cooling feasibility study	Clifton Water District	Manager		Extreme Heat	1,3	To help ensure water quality.	Medium	2026	General Fund
2025-102 Build embankment / levee around facility	Clifton Water District	Manager		Flood / Dam / Levee Incident	1,2,3	District facilities are located on an island, exposing all structures to potential flooding.	High	2028	General Fund, FEMA HMGP, CO NDME
2025-103 Additional onsite raw water storage / rehabilitation of existing gravel pond	Clifton Water District	Manager		Landslide/Debris Flow/Rock Fall	1,3	The first step is to develop a feasibility study for water quality. This project would help to mitigate the impacts from debris flow events when the main water source cannot be utilized.	High	2030	General Fund, FEMA HMGP, CO NDME
2025-104 Diversion structure off of Colorado River - add heating element	Clifton Water District	Manager		Severe Winter Weather	1,2,3	To mitigate potential freezing and impacts to water system.	Low	2030	General Fund, CO NDME
2025-105 Mitigation of vegetation around island and facilities	Clifton Water District	Manager		Wildfire	1,2,3	Defensible space mitigation around structures.	Medium	2029	General Fund, FEMA HMGP, CSFS

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2025-106 Lining/piping feeder and SS canals	Collbran Conservancy District	District Manager	BOR	Drought	1,2,3	Lining/piping to reduce drought's impact to infrastructure by limiting water loss to seekage and evaporation.	High	2030	General Fund, Water Smart
2025-107 Study impacts and vulnerability of earthquake on Vega Dam	Collbran Conservancy District	District Manager	BOR	Earthquake	1,2,3	Detailed analysis of seismic vulnerabilities of the dam.	Low	2030	General Fund, FEMA HMGP, CO NDME
2025-108 Conduct water loss studies to evaluate open canals	Collbran Conservancy District	District Manager	BOR	Extreme Heat	1,2,3	Study to determine need to mitigate extreme heat.	Medium	2028	General Fund
2025-109 Build new or clean existing ditches above canal to avoid runoff from flash floods	Collbran Conservancy District	District Manager	BOR	Flood / Dam / Levee Incident	1,2,3	Canals capture sheet flow that can impact the canal.	Medium	2030	General Fund
2025-110 Study and implement landslide mitigation	Collbran Conservancy District	District Manager	BOR	Landslide/Debris Flow/Rock Fall	1,2,3	Structural mitigation.	High	2026	General Fund, FEMA HMGP, CO NDME
2025-111 Clear brush and trees back from canal to avoid blocking canals	Collbran Conservancy District	District Manager	BOR	Severe Wind/Tornado	1,3	Wind events push a lot of debris into the system.	Low	2030	General Fund
2025-112 Parker Basin - install siphon to avoid existing soil instability areas threatening canal	Collbran Conservancy District	District Manager	Ute Water Conservancy, BOR	Soil Instability	1,2,3	Plan to reroute canal where a land slide threatens canal, that threatens land owners, roads, and power and Municipal water supply.	High	2028	General Fund, CWCB WSRF
2025-113 Conduct soil instability study to identify at risk areas	Collbran Conservancy District	District Manager	BOR	Soil Instability	1,2,3	There is concern of potential impacts, but localized data does not currently exist.	Low	2030	General Fund, FEMA

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									HMGP, CONDME
2025-114 Conduct backup generator feasibility study	Collbran Conservancy District	District Manager	BOR	Thunderstorm / Hail / Lightning	1,2,3	Power outages are a continual issue, but unsure of availalble solutions.	Low	2029	General Fund
2025-115 Coordinate with county on implementation of upstream CWPP projects	Collbran Conservancy District	District Manager	Mesa County	Wildfire	1,2,3	Reduce the impacts of post-wildfire events on district infrastructure through effective fuels management on canal embankments.	Medium	2028	General Fund, FEMA HMGP, CSFS
2025-116 Establish a responder heat mitigaiton program for staff	De Beque FPD	Fire Chief		Extreme Heat	1,3	The Fire Protection District will purchase ThermoGuard PPE to protect first responders from heat-related illnesses during high-temperature operations. This advanced gear uses cooling fabrics and biometric monitoring to regulate body temperature, reducing the risk of heat exhaustion and heat stroke. By enhancing responder safety, performance, and endurance in extreme conditions, ThermoGuard supports mission readiness and helps ensure effective emergency response.	High	2026	General Fund, DFPC
2025-117 Clearing of trees and brush around stations	De Beque FPD	Fire Chief	Mesa/Garfield County, Wildfire Collaborative	Severe Wind/Tornado	1,2,3	Efforts to prevent station damage from high wind events.	Medium	2030	General Fund
2025-118 Defensible space and fuels mitigation	De Beque FPD	Fire Chief	Mesa/Garfield County, Wildfire Collaborative	Wildfire	1,2,3	Defensible space mitigation around stations.	Medium	2030	General Fund
2025-119 Public wildfire mitigation education	Grand Junction Rural FPD	Fire Chief	County	Wildfire	1,2,3	The district will amplify the county's wildfire-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review. Education will also continue through in-person events & ongoing public interactions.	High	2026	General Fund
2025-120 Establish a responder heat	Lower Valley FPD	Quartermaster		Extreme Heat	1,3	The Fire Protection District will purchase ThermoGuard PPE to protect first responders from	Medium	2028	General Fund, DFPC

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
mitigaiton program for staff						heat-related illnesses during high-temperature operations. This advanced gear uses cooling fabrics and biometric monitoring to regulate body temperature, reducing the risk of heat exhaustion and heat stroke. By enhancing responder safety, performance, and endurance in extreme conditions, ThermoGuard supports mission readiness and helps ensure effective emergency response.			
2025-121 Develop local CWPP	Lower Valley FPD	Fire Marshall		Wildfire	1,2,3	Developing a local CWPP tailored to the fire district allows for focused assessment of community risks, resources, and priorities unique to the area. This targeted approach enhances wildfire preparedness, mitigation strategies, and response coordination, ultimately improving protection of local residents, infrastructure, and natural resources more effectively than a broader county-wide plan.	High	2028	General Fund, FEMA HMGP, CSFS, CO NDME
2025-122 Conduct annual training on heat and cold stress awareness and prevention	Lower Valley FPD	Fire Marshall		Severe Winter Weather	1,3	Develop and implement a recurring training program for all fire district personnel focused on recognizing, preventing, and responding to heat and cold-related illnesses. The training will cover early warning signs of heat exhaustion, heat stroke, frostbite, and hypothermia, as well as proper hydration, clothing protocols, work/rest cycles, and emergency response procedures. Include scenario-based exercises and integrate OSHA and NFPA guidelines	Low	2030	General Fund
2025-123 Public hazard mitigation education	Lower Valley FPD	Fire Marshall		Drought, Earthquake, Severe Winter Weather, Thunderstorm / Hail / Lightning, Wildfire	1,3	The district will amplify the county's hazard-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast in alignment with county efforts, following the county's annual content review for each hazard.	High	2027	General Fund
2025-124 Piping and lining of canals	Orchard Mesa Irrigation District	District Manager	BOR	Drought	2,3	Replacement of earthen canals will help to reduce water losses. Lining/piping to reduce drought's impact to infrastructure by limiting water loss to seekage and evaporation.	High	2029	General Fund, FEMA

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
									HMGP, CO NDME
2025-125 Public earthquake mitigation education	Orchard Mesa Irrigation District	District Manager		Earthquake	1,3	The district will amplify the county's earthquake-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	Low	2027	General Fund
2025-126 Adding venting to Vinelinds Power Plant	Orchard Mesa Irrigation District	District Manager	Grand Valley Water Users Assn., Sorenson Engineering	Extreme Heat	1,2,3	Venting needed to prevent overheating events.	High	2027	General Fund, FEMA HMGP, CO NDME
2025-127 Canal #2 mitigation	Orchard Mesa Irrigation District	District Manager	BOR	Flood / Dam / Levee Incident	1,3	Mitigate flash flood impacts to irrigation infrastructure by addressing and preventing issues caused by sheet flows from the desert.	High	2030	General Fund, FEMA HMGP, CO NDME
2025-128 Conduct a localized landslide risk assessment	Orchard Mesa Irrigation District	District Manager	CDOT	Landslide/Debris Flow/Rock Fall	1,3	To understand the more immediate risks to prioritize.	Medium	2030	General Fund, FEMA HMGP, CO NDME
2025-129 Mouth of siphon fencing or grates & grate cleaners	Orchard Mesa Irrigation District	District Manager	BOR	Severe Wind/Tornado	1,2,3	To reduce debris from being introduced into and clogging the system.	Low	2030	General Fund
2025-130 Automated ice removal (heated) system at grates	Orchard Mesa Irrigation District	District Manager	Grand Valley Water Users Association	Severe Winter Weather	1,2,3	To reduce the need to manually remove ice, ensuring system performance remains adequate.	Medium	2030	General Fund
2025-131 Add bracing to flume walls	Orchard Mesa Irrigation District	District Manager		Soil Instability	1,2,3	Bracing will help to mitigate effects of erosion on system.	High	2030	General Fund
2025-132 Install lightning rod at power plant	Orchard Mesa Irrigation District	District Manager		Thunderstorm / Hail / Lightning	1,2,3	Past lightning events have impacted the power plant's operations.	Low	2030	General Fund, CO NDME

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
2025-133 Debris removal/burning along canals	Orchard Mesa Irrigation District	District Manager	FPDs	Wildfire	1,3	Clearing of land surrounding the canals through removal and burning.	Low	2030	General Fund, FEMA HMGP, CSFS
2025-134 Public earthquake mitigation education	Plateau Valley FPD	Fire Chief		Earthquake	1,3	The district will amplify the county's earthquake-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review.	Low	2030	General Fund
2025-135 Establish a responder heat mitigaiton program for staff	Plateau Valley FPD	Fire Chief		Extreme Heat	1,3	The Fire Protection District will purchase ThermoGuard PPE to protect first responders from heat-related illnesses during high-temperature operations. This advanced gear uses cooling fabrics and biometric monitoring to regulate body temperature, reducing the risk of heat exhaustion and heat stroke. By enhancing responder safety, performance, and endurance in extreme conditions, ThermoGuard supports mission readiness and helps ensure effective emergency response.	Medium	2030	General Fund, DFPC
2025-136 Dam inundation education	Plateau Valley FPD	Fire Chief		Flood / Dam / Levee Incident	1,2,3	Develop a public hazard information campaign related to identified dam inundation areas. This annual spring event will be posted through the district's social media accounts.	Medium	2030	General Fund
2025-137 Conduct annual training on heat and cold stress awareness and prevention	Plateau Valley FPD	Fire Chief		Severe Winter Weather	1,3	Develop and implement a recurring training program for all fire district personnel focused on recognizing, preventing, and responding to heat and cold-related illnesses. The training will cover early warning signs of heat exhaustion, heat stroke, frostbite, and hypothermia, as well as proper hydration, clothing protocols, work/rest cycles, and emergency response procedures. Include scenario-based exercises and integrate OSHA and NFPA guidelines.	Medium	2030	General Fund

Mitigation Action ID & Title	Local Government	Local Govt. Lead	Partnering Organization(s)	Primary Hazard Mitigated	Relevant Goal(s)	Action Details / Benefits	Priority	Estimated Comp-letion	Potential Funding Source(s)
2025-138 Monitor and assess expansive soils areas around stations.	Plateau Valley FPD	Fire Chief		Soil Instability	1,2,3	Continual effort to mitigate losses to the station, structural mitigation solutions will be evaluated if necessary.	Medium	2030	General Fund
2025-139 Backup power supply for Mesa Station & others as funding permits	Plateau Valley FPD	Fire Chief		Thunderstorm / Hail / Lightning	1,3	Evaluate solutions for auxiliary power for the stations and implement.	Medium	2030	General Fund, FEMA HMGP
2025-140 Public wildfire mitigation education	Plateau Valley FPD	Fire Chief	County	Wildfire	1,2,3	The district will amplify the county's wildfire-related website/social media content sharing by utilizing its own social media and website. This information will be broadcast each spring, following the county's annual content review. Education will also continue through in-person events & ongoing public interactions.	High	2026	General Fund

1.4 Mitigation Capabilities

The mitigation capability assessment evaluates Mesa County's capacity to implement and manage the comprehensive mitigation strategy outlined in this HMP. Each local government's strengths, weaknesses, and resources are identified here to evaluate and maintain effective and appropriate management of the county's hazard mitigation program.

Mitigation capabilities are classified into the following types:

- Planning & Regulatory
  - Plans
  - Building Code, Permitting, & Inspection
  - Land Use Planning & Ordinances
- Administrative & Technical
  - Administration
  - Staff
  - Technical
- Financial
  - Funding Resources
- Education & Outreach
  - Programs & Organizations

Note that the capability assessment asked different questions depending on the type of local government, as some are not applicable to special districts and, therefore, not assessed.

Planning and regulatory capabilities are powerful tools for implementing hazard mitigation. The county and local governments currently utilize or have implemented many of these capabilities, as shown in **TABLE 3** and **TABLE 4**. The county supports local governments by providing some of these capabilities. It is essential for the county to regularly review these tools, identify opportunities for additional risk-reduction efforts, and explore ways to enhance municipalities' capabilities.

Table 3 Planning and Regulatory Capabilities, County & Municipalities

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Comprehensive, Master, or General Plan	Yes	Yes	Yes – updated in 2025	Yes	Yes	Yes
Capital Improvement Program or Plan (CIP)	Yes	Yes	Yes	Yes	Yes	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Floodplain Management Plan	No	No	No	No	Yes	No – Dam modeling
Community Wildfire Protection Plan (CWPP)	Yes	Yes	Yes	Yes	Yes	Yes
Erosion / Sediment Control Program	Yes	No	No	Yes	Yes	No
Economic Development Plan	Yes	No	Yes	Yes	Yes	Yes
Building Codes	IBC/IRC 2024	IBC/IRC 2024	IBC/IRC 2024	IBC/IRC 2024	IBC 2024	IBC/IRC 2024
Building Code Effectiveness Grading Schedule (BCEGS) Rating	Yes – Comm 80.40, Res 70.76	No	No	No	No	Yes
Site Plan Review Requirements	Yes	Yes	Yes	Yes	Yes	Yes
Zoning Ordinance	Yes	Yes	Yes	Yes	Yes	Yes
Subdivision Ordinance	Yes	No	Yes	Yes	Yes	Yes
National Flood Insurance Program (NFIP) Participant	Yes	Yes	Yes	Yes	Yes	Yes
Flood Insurance Rate Map/DFIRM	Yes	Yes	Yes	Yes	Yes	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Flood Insurance Study	Yes	Yes	Yes	Yes	Yes	Yes
Floodplain Ordinance	Yes	Yes	Yes	Yes	Yes	Yes
Elevation Certificates for Floodplain Development	Yes	No	Yes	Yes	Yes	No
Community Rating System (CRS) Participant	Yes – Class 7	No	No	No	No	No
Open Space / Conservation Program	No	No	Yes – work with stakeholders to preserve the existing open space next to the river	Yes - Parks & Rec. Land use code	Yes	Yes – Riverbend Park
Growth Management Ordinance	Yes	No	Yes	Yes	Yes	No
Stormwater Program, Plan, or Ordinance	Yes	No	No	Yes	Yes	Yes
Hazard-Specific Ordinance or Plan (Steep Slope, Wildfire)	No	No	No	No	Yes	No
Local Emergency Operations Plan	Yes	No	No	Yes Updated in 2025	Yes	Yes – In process
Transportation Plan	Yes	No	No	Yes	Yes	Yes – Regional Plan
Land Use Plan	Yes	No	Yes	Yes	Yes	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Continuity of Operations Plan (COOP)	No – 2026 comp-letion	No	No	No	No - In development, but not adopted yet	Yes – In process with EOP

Table 4 Planning and Regulatory Capabilities, Special Districts

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Comprehensive, Master, or General Plan	Yes	No	Yes	No	Yes	Yes	No	No
Capital Improvement Program or Plan (CIP)	Yes	Yes	No	Yes	Yes	Yes	No	Yes
Community Wildfire Protection Plan (CWPP)	No	No	No	Yes	Yes	Yes	No	Yes
Erosion / Sediment Control Program	No	No	No	No	No	No	Yes	No
Site Plan Review Requirements	Yes	Yes	No	Yes	No	Yes	Yes	Yes
Local Emergency Operations Plan	No	No	No	Yes	No	Yes	No	Yes
Continuity of Operations Plan (COOP)	No	No	No	No	No	Yes	No	No

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Other Relevant Permitting or Inspections:			Dam inspections yearly, comp-rehensive dam/canal every six years			Fire code/ planning review and fire inspection s	Sub-division reviews, field inspectio ns	

Administrative and technical capabilities include staff, working groups, and technology, which are vital for a community to implement hazard mitigation. The county and local governments currently utilize or have implemented many of these capabilities, as shown in **TABLE 5** and **TABLE 6**.

Table 5 Administrative and Technical Capabilities, County & Municipalities

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Planning Commission	Yes	No	Yes	Yes	Yes	Yes
Emergency Manager	Yes	No	No	Yes New in 2025	Yes	Yes
Building Official	Yes	No	Yes	Yes	Yes	Yes
Floodplain Administrator	Yes	Yes	Yes	Yes	Yes	Yes
Community Planner	Yes	No	Yes	Yes	Yes	Yes
Transportation Planner	Yes	No	No	Yes	Yes	No
Civil Engineer	Yes	Yes	Yes	Yes	Yes	Yes
GIS Coordinator	Yes	Yes	No	Yes	Yes	Yes
Resiliency Planner	No	No	No	No	No	Yes
Planner/Engineer (Land Development)	Yes	No	Yes	Yes	Yes	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Engineer/Professional (Construction)	Yes	No	No	Yes	Yes	Yes
Planner / Engineer / Scientist (Natural Hazards)	Yes	No	No	Yes	Yes	Yes
Other Relevant Staff:						
GIS Analysis	Yes	No	No	Yes	Yes	Yes
Warning Systems / Services (general)	Yes	Yes	No	Yes	Yes - Everbridge	No
Warning Systems / Services (flood)	No	No	Yes	Yes	Yes - Carson Reservoir - high hazard dam. Messages out to affected properties, and siren for this.	No
Warning Systems / Services (other / multi hazard)	Yes - Geological Hazards (West Salt Creek Landslide)	No	No	Yes	Yes - Wildfire	No
Grant Writing / Management	Yes	Yes	No	Yes	Yes	Yes
Hazard data and information	No	No	No	No	Yes – remapping of Colorado River from CWCB	Yes – Railroad companies
Mutual Aid	Yes	No	No	No	Yes - Within the FD, CO Warn, Formal agreement	Yes – countywide EMS/Fire/Police

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
					with Clifton Water, and informal with Ute Water, IGAs with CDOT	

Table 6 Administrative and Technical Capabilities, Special Districts

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Emergency Manager	No	No	No	No	Yes	No	No	No
Civil Engineer	Yes	Yes	No	No	No	No	No	No
GIS Coordinator	Yes	Yes	No	No	No	No	Yes	No
Planner / Engineer (Land Development)	No	Yes	No	No	No	No	No	No
Engineer/Professional (Construction)	No	Yes	No	No	No	No	No	No
Planner / Engineer / Scientist (Natural Hazards)	No	No	No	No	No	No	No	No
Other Relevant Staff:			Farmers Conser-vation Alliance, BOR staff					
GIS Analysis	Yes	Yes -model-ing system	No	No	No	No	Yes	No
Warning Systems / Services (general)	No	No	No	No	No	No	Yes	No
Warning Systems / Services (flood)	No	Yes	No	No	No	No	Yes	No

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Warning Systems / Services (other / multi hazard)	No	Yes – chem-icals, water quality	No	No	No	No	Yes	No
Grant Writing / Management	Yes	No	Yes	No	No	Yes	Yes	No
Hazard data and information	No	No	No	No	No	No	No	No
Mutual Aid	No	Yes – with other water districts	No	Ye s	No	Yes	No	Yes

A community's ability to implement a comprehensive mitigation strategy depends on available funding. The county and local governments currently utilize or have implemented some of these capabilities, as shown in **TABLE 7** and **TABLE 8**.

Table 7 Financial Capabilities, County & Municipalities

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Levy for Specific Purposes with Voter Approval	No	No	No	Yes	Yes	No
Utilities Fees	No	Yes	Yes	Yes	Yes	Yes
System Development / Impact Development Fee	No	Yes	Yes	Yes	Yes	Yes
General Obligation Bonds to Incur Debt	No	No	Yes	Yes	Yes	Yes
Special Tax Bonds to Incur Debt	No	No	No	Yes	Yes	No
Withheld Spending in	No	No	No	No	Yes	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Hazard-Prone Areas						
Stormwater Utility Fees	No	No	No	Yes - Drainage impact fees	Yes	No
Capital Improvement Project Funding	No	Yes	No	Yes	Yes	Yes
Community Development Block Grants (CDBG)	No	Yes	No	No	Yes	No
Federal funding programs (non-FEMA)	Yes -BLM Community Assistance Grant	No	No	Yes - Have applied for BOR grants but currently frozen	Yes – grants for transportation, firefighter	Yes
Stormwater Service Fees	No	No	No	No	No	No
State funding programs	Yes - DOLA, CAFA, FRWRM	No	No	No – DOLA funding but not specific to hazards	Yes - Reimbursement for ambulance transfers for Medicaid patients. Transportation funds from state. Forest service	Yes

Table 8 Financial Capabilities, Special Districts

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Levy for Specific Purposes with Voter Approval	Yes	Yes	No	Yes	No	Yes	No	Yes
Utilities Fees	Yes	Yes	Yes	No	No	No	No	No
System Development / Impact Development Fee	Yes	Yes	No	No	No	No	No	No
General Obligation Bonds to Incur Debt	Yes	Yes	No	No	No	No	No	No
Special Tax Bonds to Incur Debt	No	No	No	No	No	No	No	No
Withheld Spending in Hazard-Prone Areas	No	No	No	No	No	No	No	No
Stormwater Utility Fees	Yes	Yes	No	No	No	No	No	No
Capital Improvement Project Funding	Yes	No	No	Yes	No	Yes	Yes	No
Community Development Block Grants (CDBG)	No	Yes	No	Yes	No	Yes	No	No

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Federal funding programs (non-FEMA)	No	No	No	No	No	No	No	No
Stormwater Service Fees	No	No	No	No	No	No	No	No
State funding programs	Yes - SRF, CDPHE, DOLA	Yes - SRF	No	Yes – DOLA, DHSEM	No	Yes - Several grant programs through the state - Firefighter health and safety grant, EMS provider grant	No	No
Other Relevant Funding:	No	No	No	No	No	Yes - Wildfire Mitigation Grant	No	No

Education and outreach are essential capabilities, allowing a community to continue the conversation with the public regarding hazard risks and mitigation opportunities. The county and local governments currently utilize or have implemented some of these capabilities shown in **TABLE 9** and **TABLE 10**.

Table 9 Education and Outreach Capabilities, County & Municipalities

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Public Hazard Education / Outreach Program	Yes – Brochures on flooding	No	No	Yes - Information on dams in Glade Park, high	Yes - High water event education,	Yes

Capability	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
				water year, and flooding. Through city comm-unications	FD education, water safety, heat safety	
Community newsletters	Yes – Comm-issioners	No	Yes	Yes - weekly updates through comm-unications	Yes - yearly calendar	Yes
Hazard awareness campaigns (ie. Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	Yes - StormReady	No	No	Yes – through the Fire Dept.	No	Yes
Local news	Yes	No	Yes	Yes - when needed	Yes - Daily publication, two TV stations	Yes
Social media	Yes	No	Yes	Yes	Yes - Facebook, Instagram, Engage GJ	Yes
Local Citizen Groups That Communicate Hazard Risks	Yes	No	No	No	No	No

Table 10 Education and Outreach Capabilities, Special Districts

Capability	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Public Hazard Education / Outreach Program	No	Yes – Children's water festival	No	Yes	No	Yes	No	Yes
Community newsletters	No	No	No	No	No	No	No	No
Hazard awareness campaigns (ie. Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)	No	Yes – drought specific DRIP	No	Yes - Firewise	No	Yes - Firewise	No	Yes
Local news	No	Yes	No	Yes	No	Yes	No	No
Social media	No	Yes	No	Yes	Yes	Yes	No	No
Local Citizen Groups That Communicate Hazard Risks	No	No	No	No	No	No	No	No

1.4.1 Capabilities to Add/Enhance

Local governments are encouraged to use this assessment to identify mitigation capabilities that can be expanded and improved. Their ability to do so depends on elected leaders, management, and available resources, including funding and staffing. Grant opportunities are also available to support these enhancements.

The list below outlines the specific capabilities each local government plans to develop or enhance over the next five years. Additionally, the updated mitigation strategy details several actions by local governments aimed at strengthening these mitigation capabilities.

- **Mesa County**
  - Implementation of the Colorado Wildfire Resiliency Code
  - Update building codes to 2021 standards
  - Improve permitting and inspection capabilities
  - Update land use planning and ordinances
  - Update the 2007 Stormwater Management Manual (SWMM)
- **Town of Collbran**
  - Installation of a flood warning system along Buzzard Creek and Plateau Creek
- **Town of De Beque**
  - The need for an updated comprehensive plan.
  - Capacity to administer grants.
- **City of Fruita**
  - Strengthen partnerships towards hazard mitigation with the Lower Valley Fire District, RiversEdge West, and Grand Valley Irrigation Company
  - Become a Firewise community
  - Evaluate annual fee structure for utilities
  - Consider implementing a growth management ordinance
  - Improve open space/conservation program
  - Continually update to the latest version of building codes
  - Update stormwater management plan
- **City of Grand Junction**
  - Develop an updated Continuity of Operations Plan
- **Town of Palisade**
  - Purchase equipment for wildfire mitigation (thinning) and water distribution system improvements. Develop appropriate equipment to access the watershed.
- **Clifton Sanitation District**
  - Develop a general plan to include hazard information contained in the HMP
- **Clifton Water District**
  - The district would like to increase capacity by adding a staff position to assist with grant application development/project implementation/project management
- **Collbran Conservancy**
  - Develop a general plan to include hazard information contained in the HMP
- **De Beque Fire Protection District**
  - Develop a localized CWPP to build upon the recent countywide efforts
- **Grand Junction Rural Fire Protection District**
  - The district is focused on backfilling a position to increase capacity and assist with grant application development/project implementation/project management

- **Lower Valley Fire Protection District**
  - Develop a localized CWPP to build upon the recent countywide efforts
- **Orchard Mesa Irrigation District**
  - Develop a formalized Capital Improvement Program
- **Plateau Valley Fire Protection District**
  - Develop a general plan to include hazard information contained in the HMP

Specific to FEMA's High Hazard Potential Dam (HHPD) Program, the county will focus on enhancing and continuing coordination and communication with the State's Dam Safety Engineer. The county recently found value in previous meetings pertaining to the Vega Dam. Current limitations relate to not having available digital flood inundation mapping, to integrate into alert systems and contribute to future planning efforts. The county is also aware of recent studies that have been completed but is unsure how to access this information. Both of these limitations will be discussed with the State's Dam Safety Engineer to identify potential solutions.

1.5 Compliance with Floodplain Requirements

The National Flood Insurance Program (NFIP) provides federally backed flood insurance to homeowners, renters, and business owners in participating communities. The Flood Insurance Rate Map (FIRM) is the primary tool for identifying flood hazards' extent and location, showing base flood elevations and the 100- and 500-year floodplain boundaries. FIRMs provide detailed and consistent data and represent the minimum oversight area under their floodplain management program for many communities.

Participants in the NFIP must, at a minimum, regulate development in floodplain areas by NFIP criteria. Before issuing a permit to build in a floodplain, participating jurisdictions must ensure the following requirements are met:

- New buildings and those undergoing substantial improvements must, at a minimum, be elevated to protect against damage by the 100-year flood.
- New floodplain development must not aggravate existing flood problems or increase damage to other properties.

The NFIP looks to reduce flood risk after a flood event. It does this through substantial damage/substantial improvement rules. These rules apply when a structure is more than 50% damaged or improved (by cost). The owner must build in a way that complies with current building codes and ordinances by going through the floodplain application and permit process. This applies even if the structure was exempt from those rules before the damage or improvement. It also applies to damage from non-flood events, such as fire or wind. Substantial damage or substantial improvement allows communities to require owners of structures built before they joined the NFIP to comply with current standards. Communities are responsible for

making substantial damage or substantial improvement determinations and notifying property owners.

Mesa County, the City of Grand Junction, the City of Fruita, and the Towns of Collbran, De Beque, and Palisade all currently participate in the NFIP program. The county and participating communities are currently in good standing with the provisions of the NFIP and will continue compliance, monitored by FEMA regional staff. Maintaining compliance under the NFIP is an essential component of flood risk reduction.

Mesa County is the only jurisdiction that participates in FEMA's Community Rating System (CRS) Program and is rated a Class 7 community, which provides a 15% policy discount to insurance premiums. The county is currently updating its CRS classification (October 2025).

TABLE 11 details the current policy coverage across the county for NFIP participants (as of October 2025). Of these 233 total policies, there is $62,259,000 in total coverage. The City of Fruita is the only community with a repetitive loss property. It has only one, which is classified as 'single family'. There are no severe loss properties within any jurisdiction.

Table 11 NFIP Participation and Insurance Policy Details

Jurisdiction	Regular Program Entry	FIRM Effective Date	CRS Participant / Class / Discount	Policies in Force	Total Coverage (Building & Contents)
Mesa County	7/3/1978	7/6/2010	Y / 7 / 15%	134	$34,964,000
Collbran	4/15/1982	7/6/2010	N/A	6	$1,209,000
De Beque	4/17/1989	7/6/2010	N/A	0	0
Fruita	12/1/1981	7/6/2010	N/A	13	$3,425,000
Grand Junction	1/6/1983	7/6/2010	N/A	77	$21,826,000
Palisade	2/5/1986	7/6/2010	N/A	3	$1,105,000

Source: FEMA OpenData (10/23/2025)

Adopting floodplain management rules is only effective if the rules are followed and enforced. Implementation and enforcement of local floodplain regulations (i.e., "compliance") is achieved through the following:

- Continuing to participate in FIRM updates and adopt floodplain maps when created/updated
- Implementing, maintaining, and updating floodplain ordinances
- Continued designation of a local floodplain manager whose responsibilities include reviewing floodplain development permits to ensure compliance with local floodplain management ordinances and rules

- Suggest improvements to the enforcement of, and compliance with, regulations and programs
- Promote and educate the public on the benefits of flood insurance

NFIP compliance is implemented through the following designations:

- **Mesa County:** The Public Works Director has been appointed the Floodplain Administrator to administer and implement the provisions of the community floodplain ordinance and other appropriate sections of 44 CFR pertaining to floodplain management.
- **Town of Collbran:** The Town Administrator has been appointed as the Floodplain Administrator to implement and enforce the provisions of this Chapter and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- **Town of De Beque:** The Town Administrator has been appointed as the Floodplain Administrator to implement and enforce the provisions of this Chapter and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- **City of Fruita:** The City Engineer has been appointed as the Floodplain Administrator to implement and enforce the provisions of this Chapter and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- **City of Grand Junction:** The Director of Engineering and Transportation has been appointed as the Floodplain Administrator to implement and enforce the provisions of this Chapter and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- **Town of Palisade:** The Town Administrator has been appointed as the Floodplain Administrator to implement and enforce the provisions of this Chapter and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.

1.6 Plan Monitoring and Maintenance

Mesa County and the LPT have agreed upon the following HMP maintenance procedures. During the 2024-2025 planning process, it was determined that the county emergency manager would serve as the primary point of contact for these maintenance tasks. This individual will coordinate all local efforts to monitor, assess, and update the HMP. Each participating local government will be responsible for implementing its specific mitigation actions and reporting on the status of these actions to the county emergency manager.

Throughout the year, the county emergency manager will monitor events that may require the LPT to revisit sections of the HMP. Reasons for this revisitation may include, but are not limited

to, disaster events (impacting the county or other communities nationwide), changes in hazard risk or vulnerability due to population change, development, climate change impacts, changes in available funding resources, updated hazard studies or information, changes in governmental organizational structure, or public input/concerns.

The county emergency manager will track hazard events that do not require an immediate update to the HMP for integration into the five-year update.

Annually, from mid-November to January, the county emergency manager will request updates from all LPT members on the status of the mitigation actions identified in this HMP. The responses will be compiled into a report and provided to the governing bodies of each local government. After reviewing the progress report, the governing bodies or the LPT may request a follow-up with the organization responsible for implementing an action to discuss project conditions. An evaluation of the HMP's effectiveness will be measured directly from these annual progress reports.

Starting in the third year of the HMP's five-year lifespan, the emergency manager will begin efforts to secure funding and resources for the next update process. At this time, it will be determined who will lead this effort and if outside organizations or consultants will be utilized.

1.7 Planning Integration

Integrating the HMP into other planning mechanisms is essential to effectively implementing the mitigation strategy. This also benefits communities by ensuring that there are no strategic conflicts across planning documents. The following bullet list shows how local governments successfully integrated the 2020 HMP into other planning efforts.

- **Mesa County –** Mesa Together Master Plan referenced the 2020 HMP and defines policies specific to flooding, wildfire, and drought. The 2020 HMP was also used for grant applications. The County Emergency Manager also encouraged the local hospitals to use the 2020 HMP when they are doing their own vulnerability assessment.
- **Collbran –** Due to a lack of capacity and planning efforts, the 2020 HMP was not incorporated into other planning efforts.
- **De Beque –** The previous HMP was not integrated due to a lack of capacity because of staff turnover from the COVID-19 pandemic and generally a small staff.
- **Fruita –** The County HMP is referenced in the 2020 Fruita in Motion Comprehensive Plan. There are also references to flooding in within the plan’s policies.
- **Grand Junction –** The city’s EOP references the 2020 HMP.
- **Palisade –** The 2022 Town of Palisade Game Plan, the town’s comprehensive plan, dedicates a chapter to Community Resilience**.** The chapter refers to the 2020 HMP and incorporates related hazard information.
- **Clifton Sanitation –** N/A. New participant in the 2026 HMP.
- **Clifton Water –** N/A. New participant in the 2026 HMP.

- **Collbran Conservancy –** N/A. New participant in the 2026 HMP.
- **De Beque FPD –** The 2020 HM was referenced during annual capital improvement planning efforts.
- **Grand Junction Rural FPD –** Due to a lack of capacity and planning efforts, the 2020 HMP was not incorporated into other planning efforts.
- **Lower Valley FPD –** The 2020 HMP was referenced when establishing the annual budget for mitigation projects.
- **Orchard Mesa Irrigation –** N/A. New participant in the 2026 HMP.
- **Plateau Valley FPD –** Due to a lack of capacity and changes in staffing, the 2020 HMP was not incorporated into other planning efforts.

The following list provides details on each participating jurisdiction's planned integration efforts for the 2026 HMP.

- **Mesa County –** The county will integrate the updated HMP's risk assessment and mitigation strategy into all facility hazard plans. It will also be utilized to support future mitigation grant applications.
- **Collbran –** The town will review the HMP's mitigation strategy during its annual capital improvement planning process.
- **De Beque –** The town will incorporate hazard information and mitigation strategies from the HMP into the comprehensive plan update.
- **Fruita –** The city will integrate the mitigation strategy into its five-year capital improvement planning and will also utilize the risk assessment for future grant applications.
- **Grand Junction –** The city will integrate the newly identified and ongoing mitigation actions into all updates of the ten-year capital purchase program.
- **Palisade –** Wildfire risk information from the 2026 HMP will be incorporated into the town's new Wildfire Ready Action Plan. The town will also utilize HMP to be an influencing document for future capital improvements and development plans for the town.
- **Clifton Sanitation –** The district will review the HMP's mitigation strategy during its annual capital improvement planning process. The HMP will also inform the future planned rate update study.
- **Clifton Water –** The district will review the HMP's mitigation strategy during its annual capital improvement planning process.
- **Collbran Conservancy –** The district will review the HMP's mitigation strategy during its upcoming system improvement plan.
- **De Beque FPD –** The district will continue to integrate the HMP's mitigation strategy into annual capital improvement planning and will utilize for future localized Community Wildfire Protection Plan (CWPP) development.

- **Grand Junction Rural FPD –** The district will integrate the newly identified and ongoing mitigation actions into all updates of the ten-year capital purchase program.
- **Lower Valley FPD –** The FPD hopes to integrate the HMP's mitigation strategy into a localized Community Wildfire Protection Plan (CWPP), tailored to address the district's unique risks and vulnerabilities.
- **Orchard Mesa Irrigation –** The district will integrate the HMP's mitigation strategy into annual capital improvement planning.
- **Plateau Valley FPD –** The district will continue to integrate the HMP's mitigation strategy into annual capital improvement planning and will utilize for future localized Community Wildfire Protection Plan (CWPP) development.

1.8 Continued Public Engagement

Continuing public engagement over the HMP's next five-year lifespan is crucial to maintaining community momentum in implementing the mitigation strategy. The list below identifies these planned public engagement efforts for each local government.

- **Mesa County –** As identified in the new mitigation actions captured in this plan, the county plans to disseminate information (maps, documents, & other websites) relating to hazard risk and mitigation to the county's website/social media sites. These annual information campaigns will be broadcast throughout the year. This content will be shared with all local governments, allowing them to utilize it for their own public education efforts.
- **Collbran –** The town will post key takeaways and mitigation action details on the town's website, to be updated every six months.
- **De Beque –** The town will regularly utilize social media and its monthly newsletter to amplify hazard and related mitigation messaging/information from the county as content is shared/made available.
- **Fruita –** The city will continue public engagement through the two new mitigation actions identified in this HMP. Additionally, the city will provide seasonal postings relating to hazards and mitigation through a number of tools, including: City Link (utility bill mailers, the city website/social media (Facebook), and the weekly City Manager newsletter.
- **Grand Junction** – The city will utilize social media and its public information system to annually report of progress made at implementing the HMP.
- **Palisade –** Public surveys through mailers and social media to obtain feedback from the community on mitigation projects and priorities. Hazard specific information will be distributed based on seasonal impact of the hazard.
- **Clifton Sanitation –** The district will post information relating to its identified mitigation actions and status updates to the district's website and will update regularly.

- **Clifton Water –** The district will continue to utilize the Drought Response Information Project (DRIP) resources to disseminate drought and other hazard information regarding individual mitigation actions that residents can implement.
- **Collbran Conservancy –** The district plans to produce informative videos to post on it's website highlighting mitigation projects and challenges.
- **De Beque FPD –** The district will continue public engagement through its FireWise program in addition to its bi-annual safety day event with local schools.
- **Grand Junction Rural FPD –** The district will utilize social media and its public information system to annually report of progress made at implementing the HMP.
- **Lower Valley FPD –** The FPD will continue to actively engage the public through social media, platforms they already use effectively, and by attending community events such as farmers markets to discuss wildfire mitigation, preparedness, and safety.
- **Orchard Mesa Irrigation –** The district will continue public engagement regarding progress made towards implementing the HMP during the annual public meetings in January.
- **Plateau Valley FPD –** The district will continue to actively engage the public through social media, platforms they already use effectively, and by attending community events to discuss wildfire mitigation, preparedness, and safety.

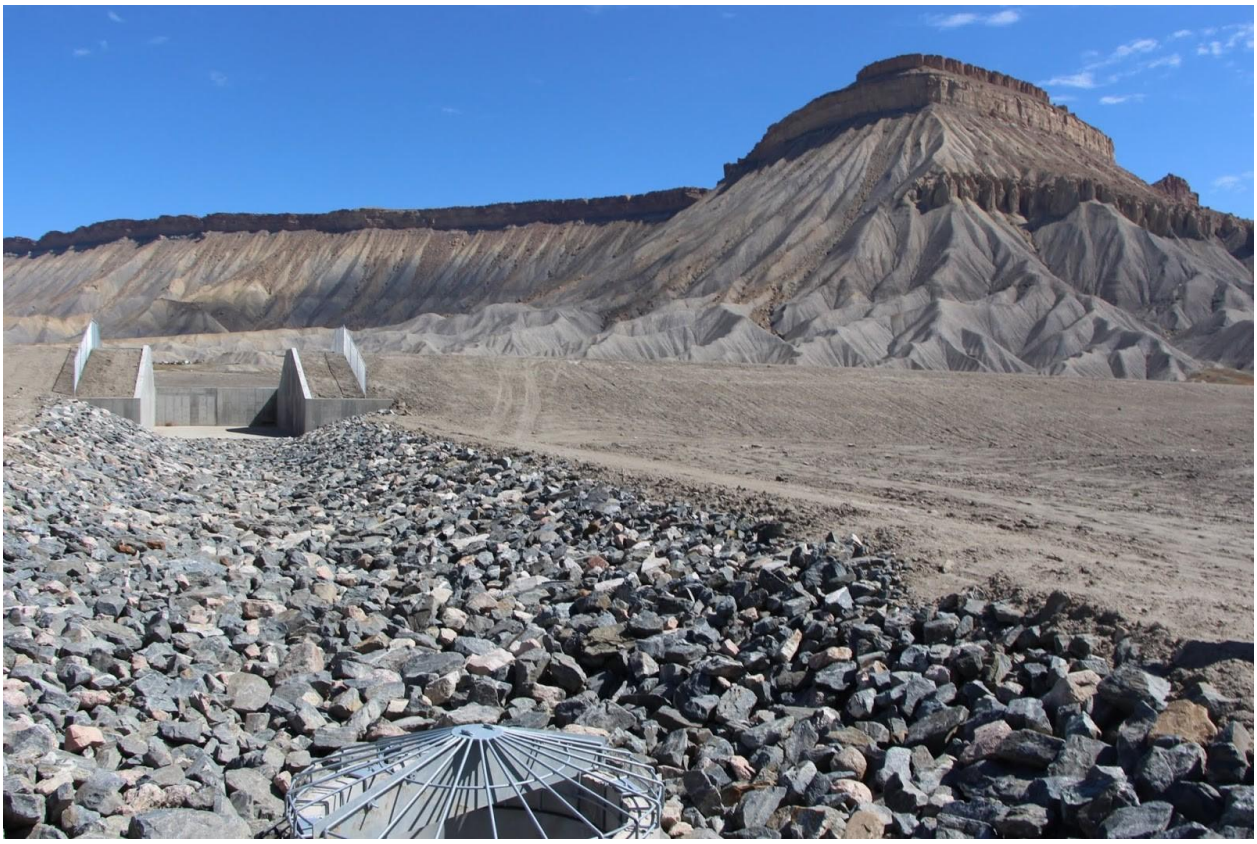
1.9 Changes in Community Priorities

Communities are constantly evolving throughout the HMP's five-year lifespan. This can result in shifts in local government priorities related to hazard mitigation. Factors that could impact these priorities include recent disaster events, changes in local resources, needs, or capabilities; new state or federal policies and funding resources; newly identified hazard impacts from updated risk assessments; or changes in growth and development. Conversely, some communities may not have experienced significant changes that would affect the updated HMP. The following list provides details on how this HMP was updated in response to these potential changes in each local government.

- **Mesa County –** The county has noted increased public recognition and concern about the risk of wildfires, drought, and post-wildfire flooding/debris flows. Additional community concerns relate to potential water quality issues related to these events.
- **Collbran –** The town has noted increased public recognition and concern about the risk to wildfires.
- **De Beque –** The town has noted increased public recognition and concern about the risk to wildfires and concerns over potential water quality issues.
- **Fruita –** The city has noted increased public recognition and concern about the risk of wildfires and drought. There are also higher public expectations for government messaging and response to events.

- **Grand Junction –** The city has noted increased public recognition and concern about the risk of wildfires and drought. This has solidified the need for continued and additional wildfire and drought mitigation.
- **Palisade –** The town has noted increased public recognition and concern about the risk to wildfires and vulnerabilities of its aging infrastructure.
- **Clifton Sanitation –** This is the first time the district has participated in the HMP planning process.
- **Clifton Water –** This is the first time the district has participated in the HMP planning process.
- **Collbran Conservancy –** This is the first time the district has participated in the HMP planning process.
- **De Beque FPD –** There have been no changes to the district's priorities.
- **Grand Junction Rural FPD –** The district has noted increased public recognition and concern about the risk to wildfires. This has solidified the need for continued and additional wildfire mitigation across all public and private land.
- **Lower Valley FPD –** The FPD's community priorities have remained consistent since the previous County HMP.
- **Orchard Mesa Irrigation –** This is the first time the district has participated in the HMP planning process.
- **Plateau Valley FPD –** The district has noted increased public recognition and concern about the risk to wildfires and has ranked the risk to wildfire as the highest natural hazard it faces.

Figure 2 Bosley Wash Dam



2 Planning Process

This HMP has been adopted by local governments within Mesa County, as authorized by the State of Colorado. This HMP was developed following current state and federal rules and regulations governing local HMPs and shall be monitored and updated on a routine basis to maintain compliance with the following legislation and guidance:

- Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C., Section 322, Mitigation Planning, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390) and by FEMA's Interim Final Rule published in the Federal Register on February 26, 2002, at 44 CFR Part 201

The following FEMA guides and reference documents were used to prepare this document:

- FEMA. Local Mitigation Planning Policy Guide. April 11, 2025
- FEMA. Local Mitigation Planning Handbook. June 2025

2.1 Background

The 2026 Mesa County HMP is a multi-jurisdictional plan including many local municipalities and special districts (i.e., Plan Participants, Participating Local Governments). This updated HMP was built off previous county HMPs developed in 2004, 2010, 2015, and 2020, and also closely referenced the 2023 State of Colorado Enhanced State Hazard Mitigation Plan (E-SHMP). The HMP must be updated and approved by FEMA every five years to keep it current and to maintain eligibility for FEMA Hazard Mitigation Assistance (HMA) Program Grants.

2.2 Methodology

The planning process was initiated in August 2024 with the county hiring a consultant to help guide the HMP's development. Initial efforts included the identification of the Local Planning Team, which included all Plan Participants and Stakeholders (a full roster is provided in **APPENDIX B – LOCAL PLANNING TEAM)**. These individuals and organizations were invited to participate via email, announcements at other meetings and events, individual discussions, and through other interactions. The roster highlights those individuals who participated in the planning workshops and details those community sectors that each individual represents.

A summary of those sectors invited to the planning process included:

- Hazard Mitigation (Emergency Management, Public Works, Floodplain Admin., GIS)
- Regulating Development (Zoning, Planning, Community/Economic Development, Building Officials, Planning Commissions, Elected Officials)
- Neighboring Communities

- Businesses, Academia, Other Private Interests (Utilities, Chambers of Commerce, Dam Owners, Educational Centers, Major Lifeline Employers)
- Nonprofit & Community Based Orgs. (Faith-based, Disability, NGO, Rural Support, Health & Human/Social Services, Housing Agencies)
- State Dam Safety Agency
- Public

A total of three Steering Committee workshops were held between March and August 2025. Additionally, two rounds of individual coordination meetings were facilitated with each Plan Participant. Summaries from these workshops are provided in a following section. The planning process followed FEMA's recommended four-step mitigation planning process, as shown in **FIGURE 3**.

Figure 3 Mitigation Planning Process



2.2.1 Participating Local Governments

The following local governments were formal participants in the planning process and formally adopted this HMP:

- Mesa County
- Town of Collbran
- Town of De Beque
- City of Fruita
- City of Grand Junction
- Town of Palisade
- Clifton Sanitation District
- Clifton Water District
- Collbran Conservancy District
- De Beque Fire Protection District (FPD)
- Grand Junction Rural Fire Protection District (FPD)
- Lower Valley Fire Protection District (FPD)
- Orchard Mesa Irrigation District
- Plateau Valley Fire Protection District (FPD)

Participation in the planning process was closely tracked to ensure all entities remained engaged across the planning process. **TABLE 12** shows organizational participation at LPT meetings, workshops, and webinars, in addition to non-HMP meetings where the HMP was discussed. Additional individual one-on-one discussions, emails, and meetings were also utilized as needed throughout the process. Event agendas can be found in the **HMP ANNEX**.

Table 12 Local Government Participation Tracker

Local Government	Pre-Kickoff	Kickoff Workshop	Risk Assessment Workshop	1-1 Meetings	Mitigation Strategy Workshop
Mesa County	●	●	●	●	●
Town of Collbran		●		●	
Town of De Beque		●	●	●	●
City of Fruita		●		●	
City of Grand Junction		●	●	●	●
Town of Palisade		●	●	●	

Local Government	Pre-Kickoff	Kickoff Workshop	Risk Assessment Workshop	1-1 Meetings	Mitigation Strategy Workshop
Clifton Sanitation District		●		●	
Clifton Water District		●	●	●	●
Collbran Conservancy District		●	●	●	●
De Beque Fire Protection District		●	●	●	
Grand Junction Rural Fire Protection District		●		●	
Lower Valley Fire Protection District		●		●	
Orchard Mesa Irrigation District		●	●	●	●
Plateau Valley Fire Protection District		●		●	

2.2.2 Stakeholders

The planning process also provided an opportunity for neighboring communities, private and non-profit organizations, and local, regional, state, and federal agencies to be involved in the planning process. These stakeholders are individuals or groups that a mitigation action or policy affects. All stakeholders were invited to engage in each LPT workshop and contribute pertinent information to support the revision of the HMP. These contributions offered diverse insights from the community, which are essential components of an effective and comprehensive planning process.

Stakeholders invited to participate and contribute to the HMP update included the following:

- **Bureau of Land Management -** Invited to participate in HMPC workshops.
- **Bureau of Reclamation -** Invited to participate in HMPC workshops
- **Center for Independence -** Invited to participate in HMPC workshops
- **Colorado Office of Dam Safety -** Invited to participate in HMPC workshops
- **Colorado Division of Homeland Security and Emergency Management (DHSEM) -** Participated in HMPC workshops / provided data utilized in the risk assessment / provided guidance relating to the new FEMA planning policy, / Reviewed the updated draft HMP.
- **Colorado Division of Water Resources -** Invited to participate in HMPC workshops.

- **Colorado Mesa University -** Invited to participate in HMPC workshops.
- **Colorado Parks & Wildlife -** Invited to participate in HMPC workshops.
- **Colorado River District -** Invited to participate in HMPC workshops.
- **Colorado State Forest Service -** Invited to participate in HMPC workshops.
- **Colorado State Patrol -** Invited to participate in HMPC workshops.
- **High & Significant Hazard Potential Dam Owners -** Invited to participate in HMPC workshops / Provided the opportunity to review the updated draft HMP.
- **Hilltop Community Resources -** Provided information specific to the vulnerable populations they serve. Help to disseminate the public survey.
- **Grand Junction Economic Partnership -** Invited to participate in HMPC workshops.
- **Grand Valley Connects –** Provided information specific to the vulnerable populations they serve. Help to disseminate the public survey.
- **Grand Valley Power -** Invited to participate in HMPC workshops.
- **La Plaza -** Provided information specific to the vulnerable populations they serve. Help to disseminate the Spanish version of the public survey.
- **National Weather Service – GJT -** Invited to participate in HMPC workshops. Provided data utilized in the risk assessment.
- **Neighboring Communities -** Invited to participate in HMPC workshops.

2.2.3 Incorporation of Existing Plans and Information

In addition to the data provided by stakeholders mentioned previously, all HMP-relevant existing plans, studies, reports, and technical information were reviewed during the update process. The following list provides an overview of how these resources were incorporated into the 2026 HMP.

- **Colorado Enhanced State HMP (2023) -** Informed the mitigation strategy and risk assessment.
- **National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (2025) -** Informed the risk assessment of past events.
- **NOAA National Weather Service (NWS) Storm Prediction Center -** Informed the risk assessment.
- **NWS Grand Junction Weather Forecast Office -** Informed the risk assessment on past significant events.
- **2023 Mesa County Community Wildfire Protection Plan -** Informed the County Profile, informed the wildfire section of the risk assessment
- **Mesa Together -** Informed the County Profile, providing a baseline understanding of development trends and anticipated growth areas.
- **2024 Mesa County Capital Improvement Plan –** Informed the mitigation strategy and action development discussion.

- **2020 One Grand Junction -** Informed the mitigation strategy and action development discussion.
- **2020 Fruita in Montion -** Informed the mitigation strategy and action development discussion.
- **2022 Palisade Comprehensive Plan -** Informed the mitigation strategy and action development discussion.
- **High Hazard Potential Dam Emergency Action Plans** (multiple) **-** Informed the mitigation strategy, action development discussion, and the Flood / Dam-Levee Incident hazard profile and risk assessment.

2.3 Planning Activities

The following section details activities utilized as part of the HMP update, including meetings and workshops. Significant points of discussion and decisions made are provided. Detailed agendas and participation tracking documentation are included in the **HMP ANNEX**.

2.3.1 Pre-Kickoff Meeting

In August 2024, the county's designated project manager, the Mesa County Emergency Services Director, the consultant team, and the State DHSEM Mitigation Planning Supervisor held an initial meeting before the kickoff workshop. The following topics were discussed.

- Recent grant funding received since the previous plan
- Community engagement and outreach
- Changes to FEMA planning requirements
- High Hazard Potential Dam Funding
- Project Schedule
- Planning Team
- Hazards to Profile
- Next Steps

2.3.2 LPT Kickoff Workshop

The LPT gathered on November 12, 2024, at the Mesa County Workforce Center in Grand Junction, as well as virtually, for the kickoff workshop. The entire LPT roster was invited to attend this hybrid-style workshop. The following topics were discussed.

- **Project Overview -** Project scope and schedule were shared and discussed.
- **Roles and Responsibilities of Participating Local Governments—**All participants were informed of the participation requirements necessary to receive FEMA approval of the updated HMP. At this point, all municipalities planned to participate fully in the process, and some special districts were still considering and would have follow-up discussions with the Project Manager and County Emergency Services Director.

- **Public Involvement Strategy—**The LPT discussed the project's public engagement plan and suggestions on preferred community outreach methods. They also discussed possible pathways to conducting outreach and engaging vulnerable populations. For example, they discussed setting up a call with the Hilltop Connections Program to leverage their existing knowledge of the community and local organizations.
- **Recent Community Planning—**The LPT discussed recent planning efforts, such as updates to Comprehensive Plans in the County and municipalities, and the County Community Wildfire Protection Plan. The group also discussed development trends in the past five years and future growth areas.
- **Hazards to Profile –** Hazards from the previous HMP and the 2023 Colorado Enhanced State Hazard Mitigation Plan were reviewed for inclusion in the updated HMP. The final list is documented in the **IDENTIFIED HAZARD OF CONCERN** Section.
- **Recent Events –** Hazard events occurring since the last HMP were reviewed.
- **Individual Coordination Meetings—**Throughout the planning process, Individual meetings were scheduled with each participating local government and the consultant team. These one-on-one meetings helped to guide and capture the local inputs that are vital for a successful and ultimately FEMA-approved HMP.

2.3.3 LPT Risk Assessment Workshop

The LPT was reconvened in person on April 16, 2025, at the Mesa County Workforce Center in Grand Junction for the risk assessment workshop. The entire LPT roster was invited to attend the workshop. Before the workshop, the LPT received a draft version of the Hazard Identification and Risk Assessment (HIRA) and had the opportunity to review and provide comments to the consultant team. The workshop consisted of reviewing the information in the HIRA and the LPT, providing further input into the information presented. The information was presented in the form of an ArcGIS Briefing, which allowed for virtual zooming into specific hazard areas, aiding in discussion. In addition to the discussion on the HIRA, the LPT also discussed the next steps in scheduling individual coordination meetings.

2.3.4 Individual Coordination Meetings

After the Risk Assessment Workshop, virtual individual coordination meetings took place between each local government and the consultant team. Two rounds of meetings were conducted with each local government to gather specific input for inclusion in the plan. The following outlines the topics discussed during each round of these coordination meetings.

Round 1 (May 2025-June 2025)

- Recent community planning
- Notable hazard event details
- Past mitigation action reporting
- Mitigation capability assessment

- 2020 HMP incorporation
- Local vulnerabilities
- Vulnerability changes relating to development
- Hazard risk ranking

Round 2 (July 2025)

- New mitigation actions/projects
- Future HMP integration
- Continued public engagement
- Changing priorities

2.3.5 LPT Mitigation Strategy Workshop

The final LPT workshop took place on June 30, 2025 at the Mesa County Workforce Center in Grand Junction. The purpose was to discuss the mitigation strategy components and give the LPT an update on planning progress including public engagement activities. The following topics were discussed.

- **Project Overview and Updates -** All participants were again informed of the purpose of mitigation planning and the participation requirements necessary to receive FEMA approval of the updated HMP.
- **Public Engagement –** The LPT was provided an update on the public engagement activities to date and upcoming. A summary of the public survey was also provided.
- **Mitigation Strategy –** The various component s of the mitigation strategy were explained to set the foundations for a discussion actions. The LPT review the 2020 goals and provided minor revisions to objective 2.3. The LPTO also discussed comped projects since 2020 and ongoing actions.
- **Mitigation Actions/Projects –** FEMA's recommended four types of mitigation projects were reviewed and discussed as a group. The FEMA requirements specific to mitigation actions were reviewed as well as sources for ideas for new mitigation actions. High Hazard Potential Dam requirements were also discussed.
- **Remaining Plan Update Input –** The LPT discussed and determined the mitigation action prioritization criteria they wanted to use in developing mitigation actions. Future and ongoing plan maintenance were also discussed. The scheduling of individual coordination meetings was presented to the LPT.
- **Next Steps—**The next steps for the consultant and the LPT were discussed. These include the individual coordination meetings and finalization of the draft HMP. The LPT was asked to review the draft HMP and formally adopt the plan.
- **Mitigation Resources –** Various mitigation resources were shared with the LPT, including hazard viewers, action ideas, and grant funding resources. The slide deck with these resources was shared with LPT following the meeting.

2.3.6 Draft Plan Review

Following the final round of coordination meetings, a complete draft of the updated HMP was provided to the Steering Committee for review and comment. A copy of the HMP was also provided to all high and significant-hazard dam owners to review.

2.4 Public and Stakeholder Participation

Public and stakeholder participation was an essential aspect of the HMP update, ensuring the plan was developed with all residents of Mesa County in mind. The public engagement strategy was discussed early in the planning process with the LPT to generate ideas for effectively providing information to the public and capturing public input to incorporate into the plan.

2.4.1 Project Messaging

It was decided that public engagement messaging relating to the HMP would utilize several existing communication channels. Project-related content was developed, and dissemination was coordinated through the Sheriff's Office Public Information Officer (PIO), who then coordinated with a larger group of PIOs across the county. Both social media (Facebook and Instagram) and hardcopy messaging were utilized.

2.4.2 Community-Based Organizations

During the kick-off workshop, the LPT discussed various community-based organizations in Mesa County that serve vulnerable and underserved populations. Often, these populations have the greatest challenges recovering from a disaster and find it challenging to engage meaningfully in these types of planning processes. Following the discussion with the LPT, the following community-based organizations were identified and engaged with directly:

- La Plaza – Purpose: "Serve and cultivate the well-being of migrants and immigrants in the valley. Serve the City of Grand Junction, City of Fruita, and the Town of Palisade."
- Grand Valley Connects – A Mesa County Public Health program that provides short-term linkage case management services to community members with unmet needs. Serve all communities in Mesa County.
- Hilltop Community Resources is a local non-profit organization that connects and provides programs to community members who need help accessing medical care, therapeutic services, family support, and care for aging adults.

Initial coordination meetings were held with these organizations, the county Emergency Services Director, and the consultant team to introduce the planning process and gauge their willingness to participate.

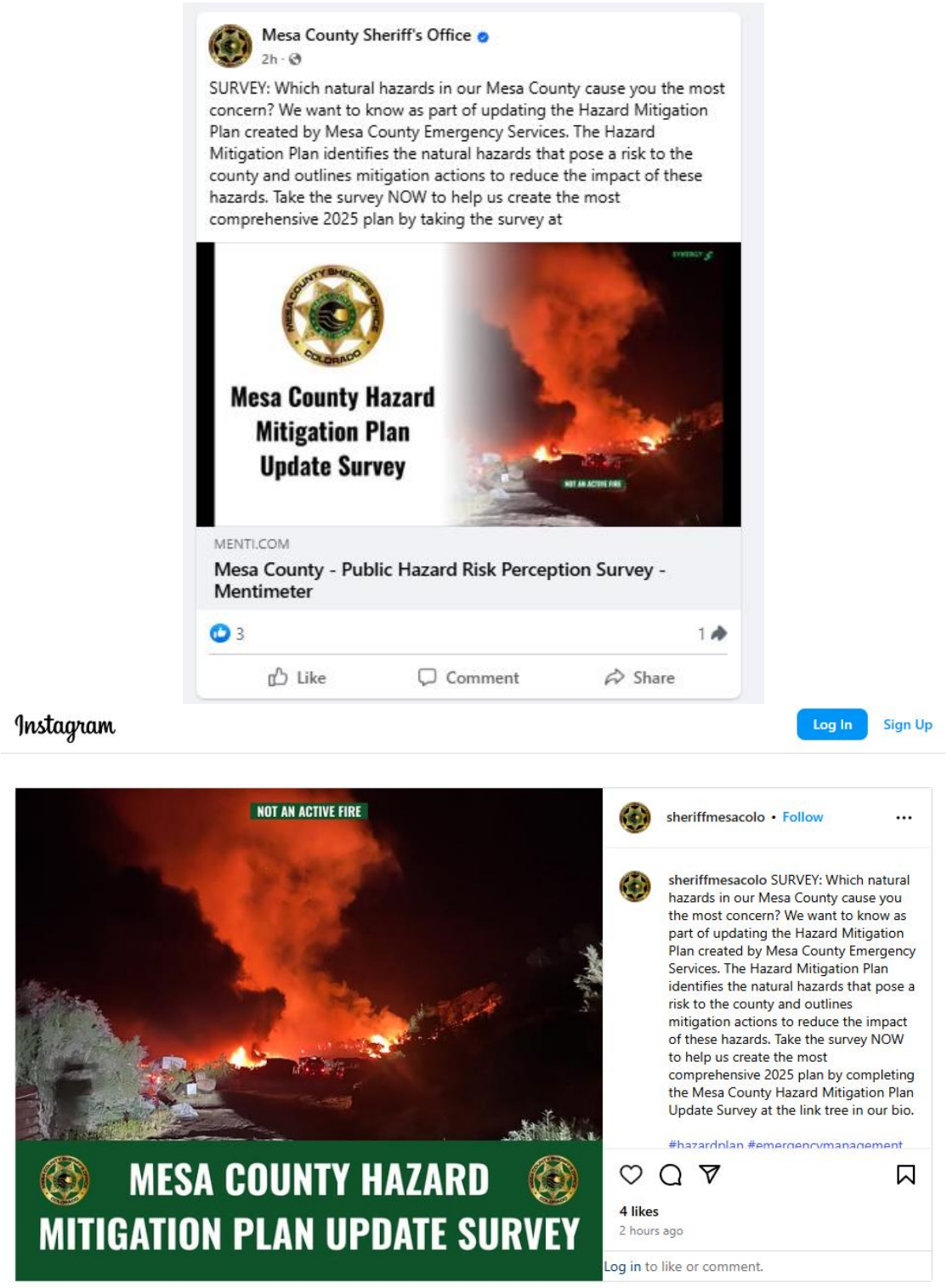
Following these meetings, a Natural Hazards Risk Awareness survey was sent to the organizations, asking for their input on how disasters have impacted the under-resourced communities they serve daily in the past and their concerns about the impacts of future

disasters on these populations. These organizations were also encouraged to disseminate the various community surveys developed as part of the planning process.

2.4.3 Community Surveys

The community survey was developed in both digital and hard-copy formats, in English and Spanish. La Plaza was generous enough to help with the Spanish translation of the hardcopy survey. The online survey was open to the public from March through June 2025. The Mesa County Sheriff's Office PIO was crucial in disseminating posts through social media (see **FIGURE 4**). The following are examples of related messaging.

Figure 4 Examples of Social Media Posts Advertising the Public Survey



In total, 92 responses were received for the digital English version of the survey, and no responses were received from the Spanish version. Hardcopy public surveys were also received at the Beacon Fest mentioned in the following section. Two responses were received for the

community-based organization survey. Responses to these surveys were reviewed during LPT workshops, informing the mitigation strategy, planning process, and risk assessment chapters of this HMP. The public suggested a number of mitigation actions for the LPT to consider. These were compiled into a 'Mitigation Strategy Action Ideas' document that was provided to the LPT. A number of these suggested actions helped to inform the new mitigation strategy and actions identified in this plan. These focused on a number of topics, including public education, fuels reduction, and continued public engagement on hazard mitigation. A summary of the results of the survey and the action ideas can be found in **APPENDIX C - HMP ADDITIONAL APPENDICES**.

2.4.4 Presentations and Table-top Events

During the planning process, two in-person events were held to promote engagement and inform the public about hazards in their communities.

On March 13, 2025, the Emergency Services Director held a one-day class through New Dimensions titled "How Does Mesa County Plan for Emergencies." New Dimensions is an organization "offering Grand Valley adults 50 and over the opportunity to enroll in various non-credit classes focused on academic and personal enrichment." As part of the class, the Director provided an overview of the hazard mitigation plan and shared the link to the public survey.

On April 16, 2025, the Sheriff's Office and the consultant team attended Beacon Fest in Grand Junction. Beacon Fest is an annual free expo for older adults on the western slope. At Beacon Fest, attendees were given information about the hazard mitigation planning process and hazards in general. Attendees were also asked to share their hazards of concern by placing a color dot next to them on a board (see **FIGURE 5**). Sharing information about past disasters and concerns for future events was also encouraged.

Figure 5 Beacon Fest Activities







2.4.5 Public Review Draft and Comment

The two-week public review and comment period was held in December 2025 and was widely communicated through the identified messaging tools. Individuals had the opportunity to submit comments via an online survey. No comments were submitted.

3 Community Profile

The following section provides an overview of Mesa County and the participating governments. **FIGURE 6** provides an overview of the planning area and the boundaries of the municipalities. **FIGURE 7** and **FIGURE 8** show the boundaries of the fire protection districts and special districts.

Figure 6 Planning Area Overview

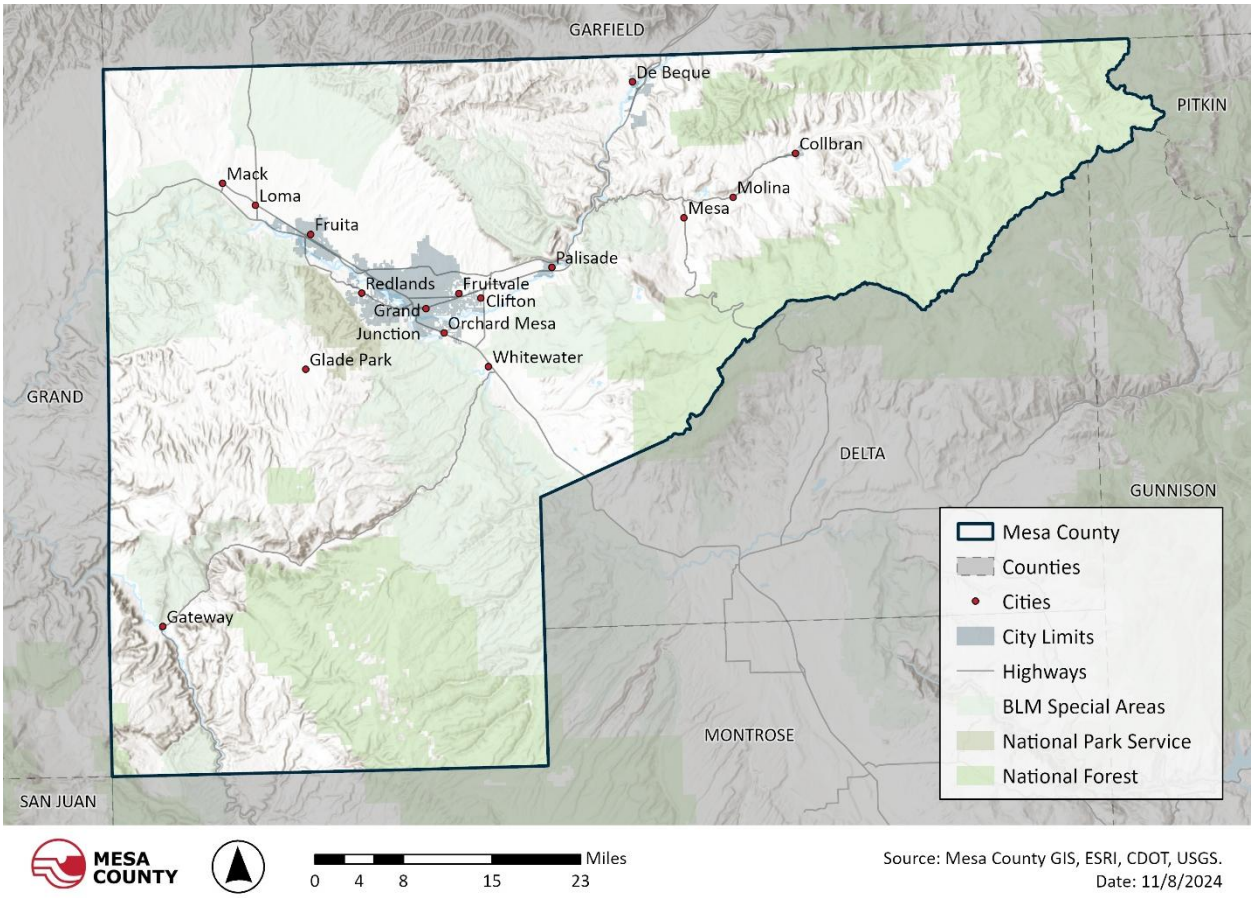


Figure 7 Planning Area Overview: Fire Protection Districts

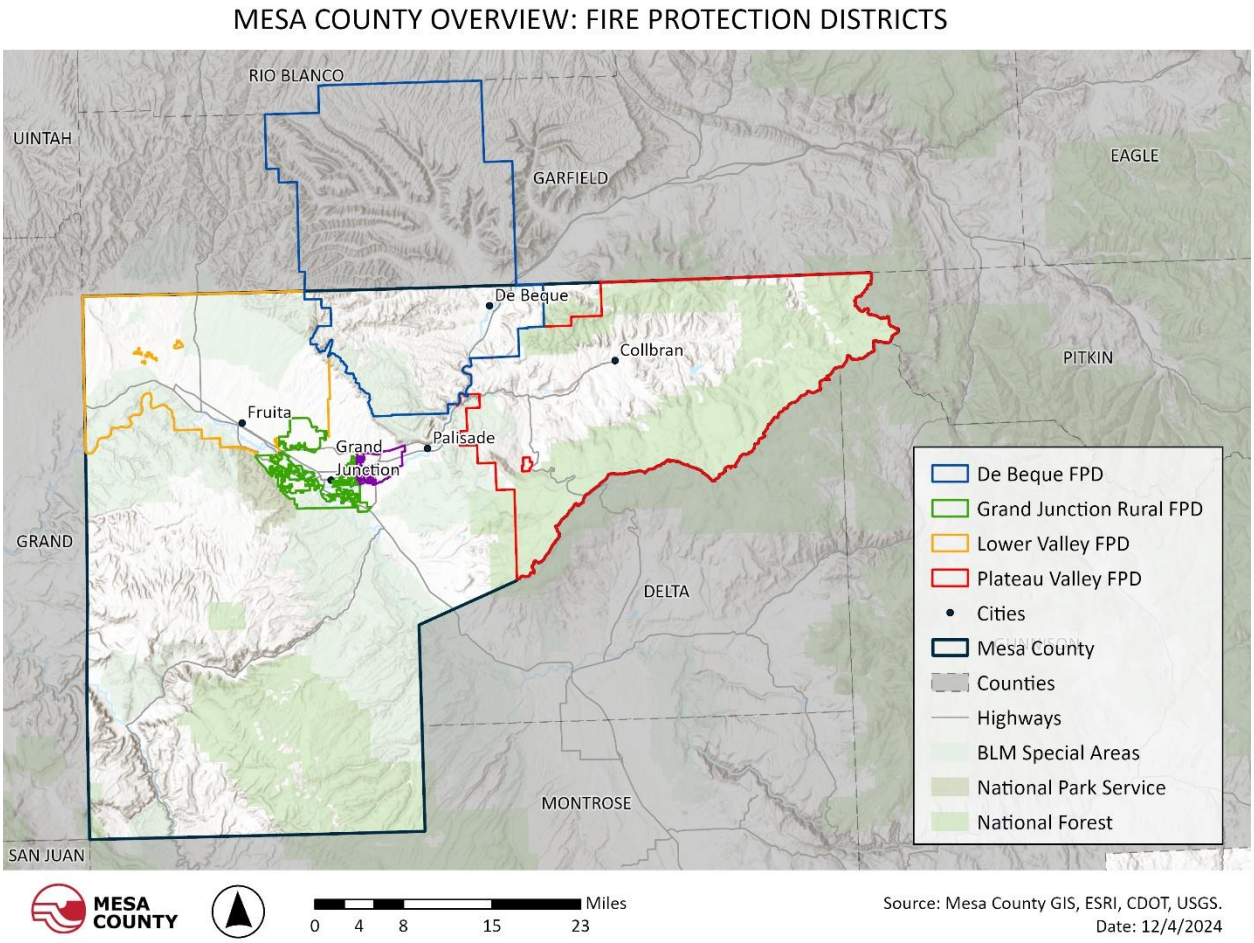
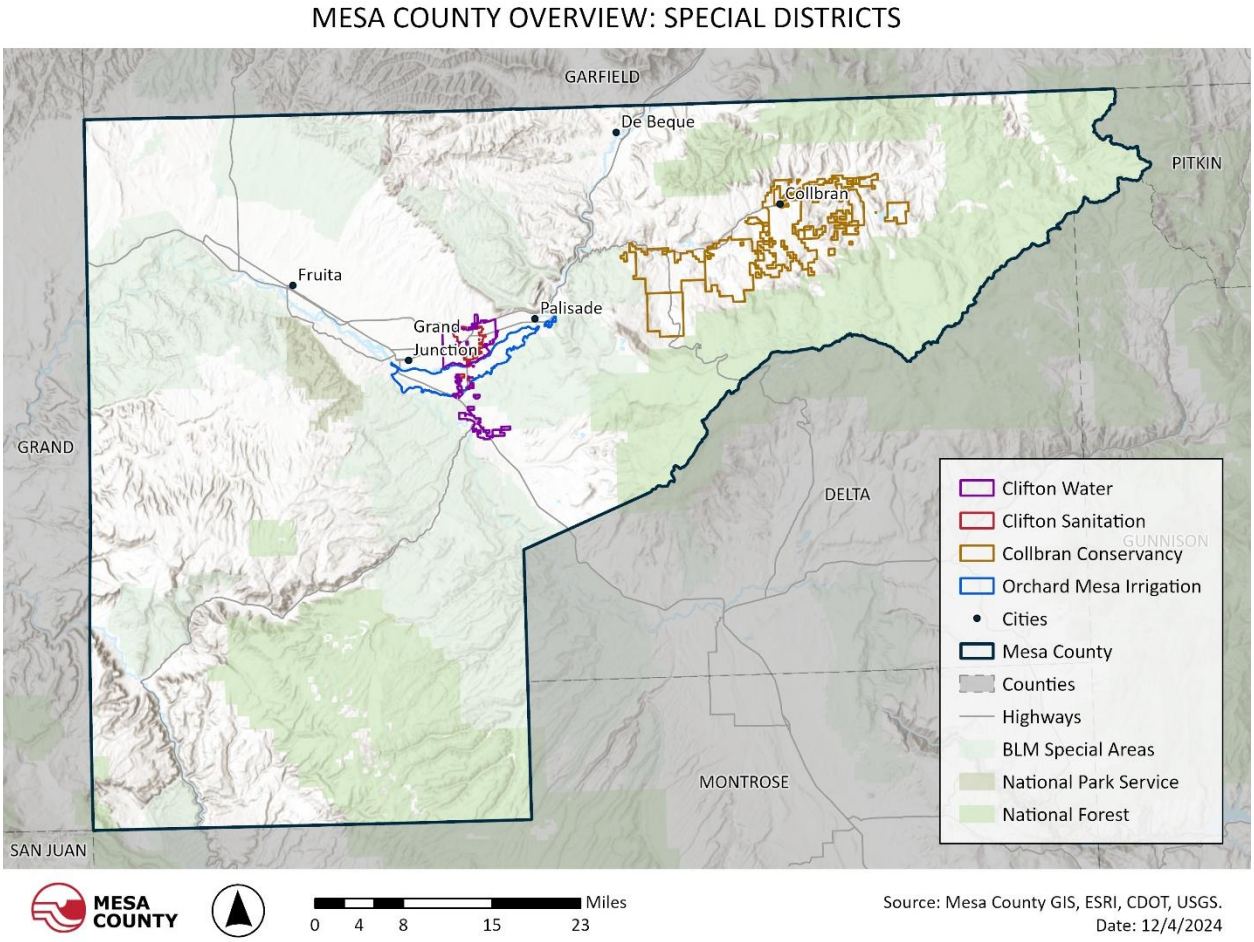


Figure 8 Planning Overview: Special Districts



3.1 Climate and Geography

Mesa County has semi-arid conditions that contribute to a unique landscape dominated by desert vegetation and rugged terrain. Summers in Mesa County feature high temperatures, often reaching the 90s and sometimes exceeding 100 degrees Fahrenheit. The dry heat is relieved by cool evenings, which provide some respite from the daytime heat. The region receives relatively low annual precipitation, averaging about 9 to 12 inches, with most falling in the spring and early summer months. In contrast, winters are cold, with temperatures frequently dropping below freezing, especially at night. Winters see occasional snowfall, which typically melts quickly.

Mesa County is situated on the western border of Colorado, approximately 250 miles west of Denver. Interstate 70, the state's primary east-west transportation corridor, runs directly through Mesa County. As one of Colorado's 64 counties, Mesa County spans 3,309 square miles, with about 73% of the land being publicly owned, primarily managed by the U.S. Forest

Service and the Bureau of Land Management. The city of Grand Junction serves as the county seat and is the largest city in Western Colorado. This area functions as the banking center, healthcare service provider, and retail hub for a large geographic region that includes much of western Colorado and eastern Utah.

The landscape of Mesa County features many unique characteristics, as it is located in a river valley surrounded by notable natural landmarks. To the west lies the Colorado National Monument, to the east is the Grand Mesa National Forest, and to the north are the Bookcliffs. These natural wonders offer a diverse range of recreational activities year-round.

The Colorado National Monument showcases a stunning geological landscape of towering red sandstone monoliths against deep, sheer-walled canyons, which are scattered throughout the park's 20,000 acres. The Grand Mesa National Forest is renowned as the largest flat-topped mountain in the world, boasting over 200 lakes and serving as the site of the Powderhorn Mountain Resort.

3.2 Demographics

According to the Colorado Department of Local Affairs, Demography Office, the total population of Mesa County in 2023 was 157,316. The median age of residents in the county is 42 years old, 4 years older than the state, while the largest age group is 60 years old or older.

Most of the population is located in the incorporated areas of the county, centered around the Colorado and Gunnison Rivers and along Interstate 70 and Highway 50. **TABLE 13** shows how the population of each municipality and the county's unincorporated areas have changed between 2010 and 2023 estimates from the Demography Office.

Table 13 Population Change 2010-2023

Jurisdiction	July 2010	July 2020	July 2023	% Change
Unincorporated County	71,124	73,311,	74,071	4%
Town of Collbran	704	368	370	-47%
Town of De Beque	500	492	492	-2%
City of Fruita	12,680	13,367	13,706	8%
City of Grand Junction	59,426	65,904	68,405	15%
Town of Palisade	2,721	7,562	2,593	-5%
Mesa County Total	147,155	156,004	157,316	8%

According to the U.S. Census Bureau, 15% of Mesa County residents identify as Hispanic, compared to 22% in the state. **TABLE 14** shows the race and ethnicity percentages for Mesa County compared to those of the State of Colorado, based on data from the American Community Survey five-year estimates (2019-2023).

Table 14 Race and Ethnicity Demographics

	Hispanic	White	Black or African American	American Indian or Alaska Native	Asian	Native Hawaiian or Pacific Islander	Non-Hispanic Other	Two or more races
Mesa County	15%	80%	0.6%	0.4%	1%	0%	0.5%	3.3%
Colorado	22%	66%	3.8%	0.4%	3.2%	0.1%	0.4%	4.2%

Future population growth projections provided by the Demography Office are shown in **TABLE 15** and demonstrate that the county anticipates continued growth through 2050, similar to the State of Colorado.

Table 15 Projected Population Growth for Mesa County

	2030	2035	2040	2045	2050
Mesa County	174,827	187,931	198,890	207,560	214,206
Colorado	6,386,542	6,740,040	7,047,614	7,292,579	7,491,886

3.3 Underserved Communities and Populations

TABLE 16 compares selected community demographics in Mesa County to those in the State of Colorado, using data from the U.S. Census Bureau's American Community Survey five-year estimates (2019-2023). From the perspectives of hazard mitigation planning and emergency management, it is crucial to consider populations that may be particularly vulnerable to or disproportionately affected by disasters. Mesa County has a higher percentage of residents aged 65 and older, as well as residents with at least one disability, and a higher percentage of residents living in mobile homes compared to the state.

During the planning process, the county considered communities and populations that may have been historically underserved. Special efforts, as described in the Planning Process chapter, were made to ensure that these groups were actively involved in the HMP planning process and had the opportunity to contribute their unique perspectives.

Table 16 Underserved and Vulnerable Populations in Mesa County Compared to the State of Colorado

Demographic	Mesa County	Colorado
Total Population	157,316	5,810,774
Under 5 years old (%)	5.2%	5.4%
Under 18 years old (%)	21%	22%

Demographic	Mesa County	Colorado
65 years old and Older (%)	20%	15%
Persons in Poverty (%)	11%	9%
Persons with a Disability (%)	15%	11%
Speak English less than "very well" (%)	2%	6%
Households with Broadband Internet Subscription (%)	92%	93%
Total Housing Units	67,708	2,545,124
Total Occupied Housing Units (%)	93%	91%
Owner Occupied Homes (%)	72%	66%
Renter Occupied Homes (%)	28%	34%
Mobile Homes (%)	8%	4%
Only 1 vehicle is available	30.1%	30.2%

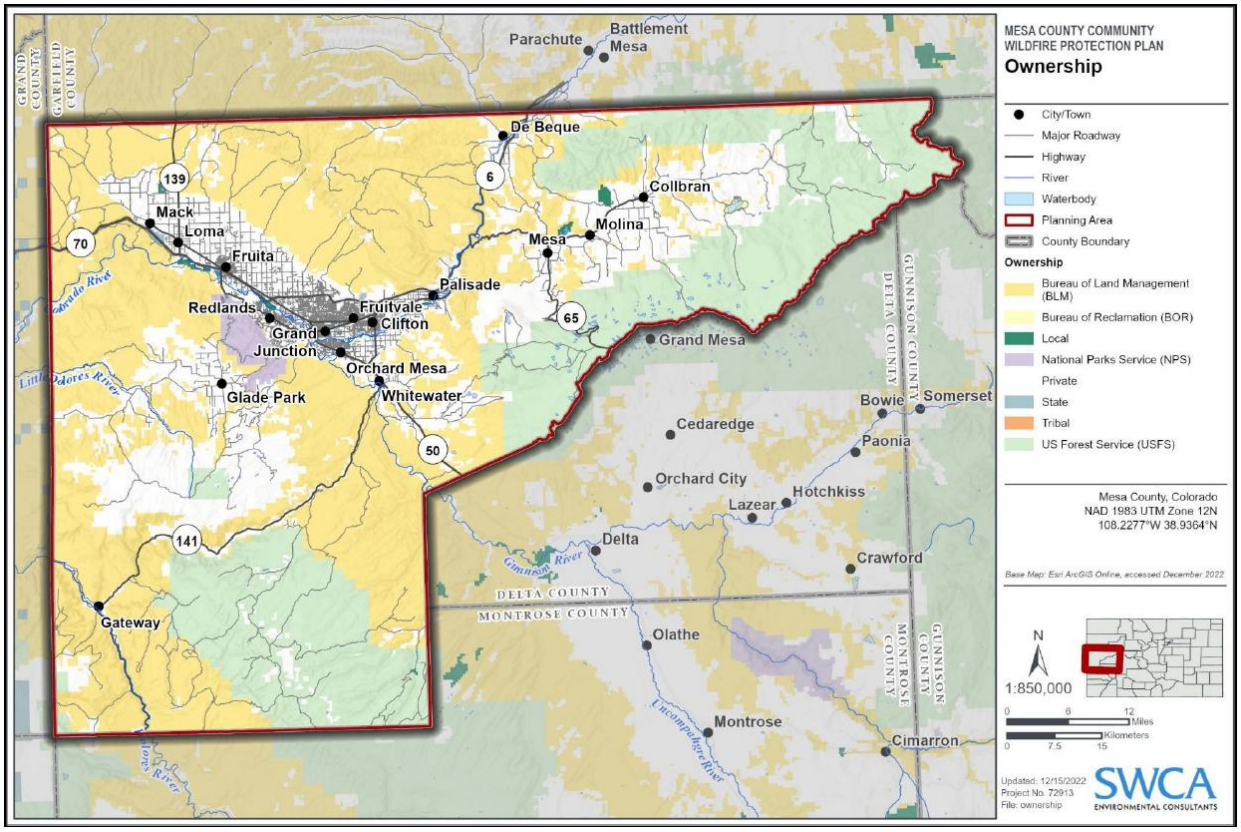
3.4 Land Ownership

Of the land in Mesa County, 73% is owned and managed federally. The 2023 Mesa County Community Wildfire Protection Plan details land ownership as shown in the recreated table, **TABLE 17**, and in **FIGURE 9**.

Table 17 Land Ownership in Mesa County

Landowner	Percentage Ownership
Bureau of Land Management Grand Junction Office	45.86%
U.S. Forest Service: Grand Mesa, Gunnison and Uncompahgre National Forests	26.7%
National Park Service: Colorado National Monument	0.9%
U.S. Bureau of Reclamation	0.35%
State of Colorado	4.2%
Private	26.7%

Figure 9 Land Ownership



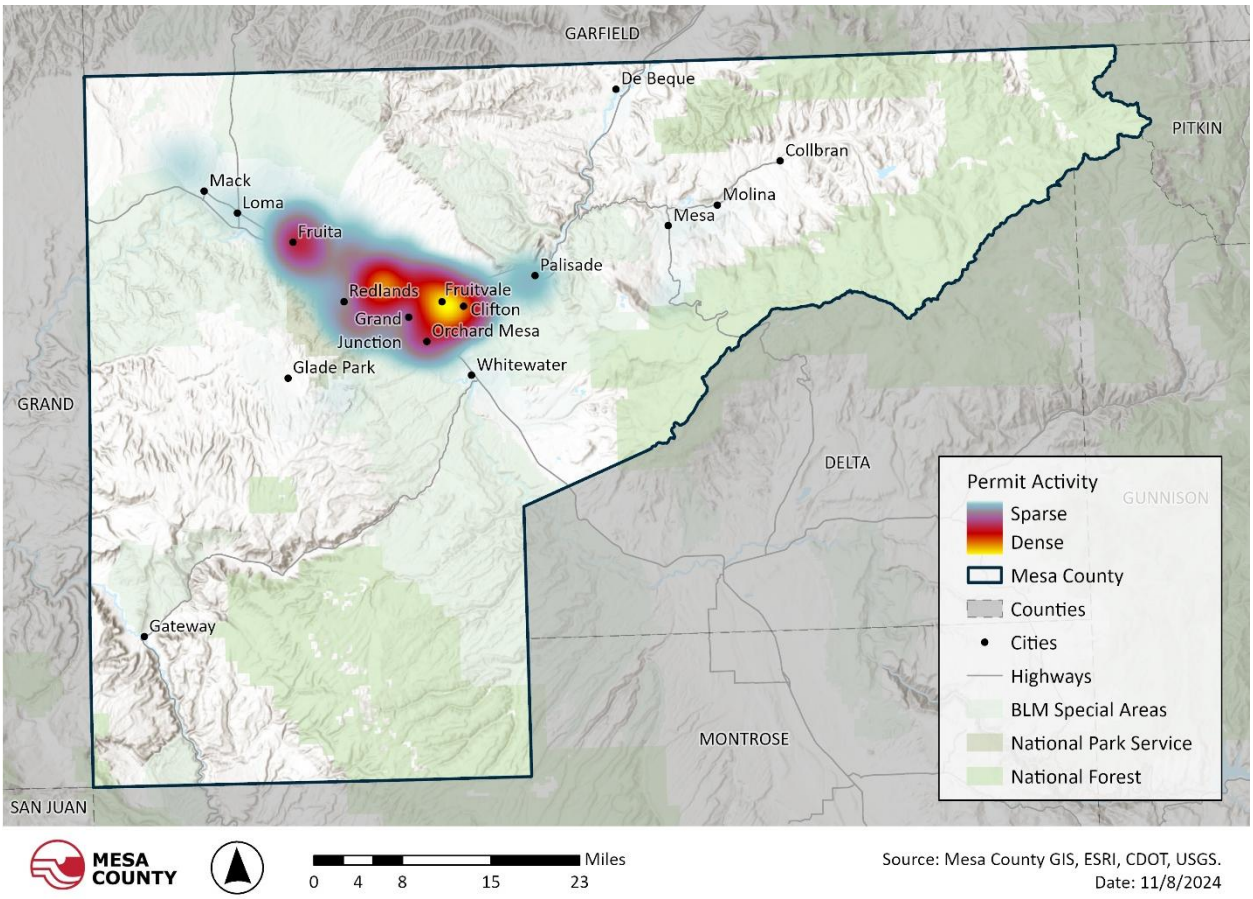
3.5 Development Trends

Mesa County has nearly equal amounts of unincorporated and incorporated areas, with population centers primarily located along the Colorado and Gunnison Rivers, as well as along I-70 and Highway 50. Development pressures on agricultural land exist, but the overall population density remains low. Residents value the small-town atmosphere and are concerned that growth could impact the sense of community, culture, and history that they cherish. Historically, unincorporated areas in Mesa County have contributed approximately a quarter of the county's overall growth.

Considerable infill development is underway in Grand Junction, including the Redlands 360 development, which has been annexed into the city and is planned to include 2,500 future homes. Smaller subdivisions are being developed northwest of Fruita and Grand Junction in the Loma area. The City of Fruita is actively annexing and subdividing land, while the Town of Palisade has imposed a moratorium on new development. Collbran does not wish to grow. Gateway functions as a built-out resort community, whereas the community of Mesa features the Powderhorn Resort Planned Unit Development (PUD).

FIGURE 10 shows the areas where building permits were issued in the county between 2018 and 2023. The concentration of building activity has been in or near the incorporated communities along the I-70 corridor.

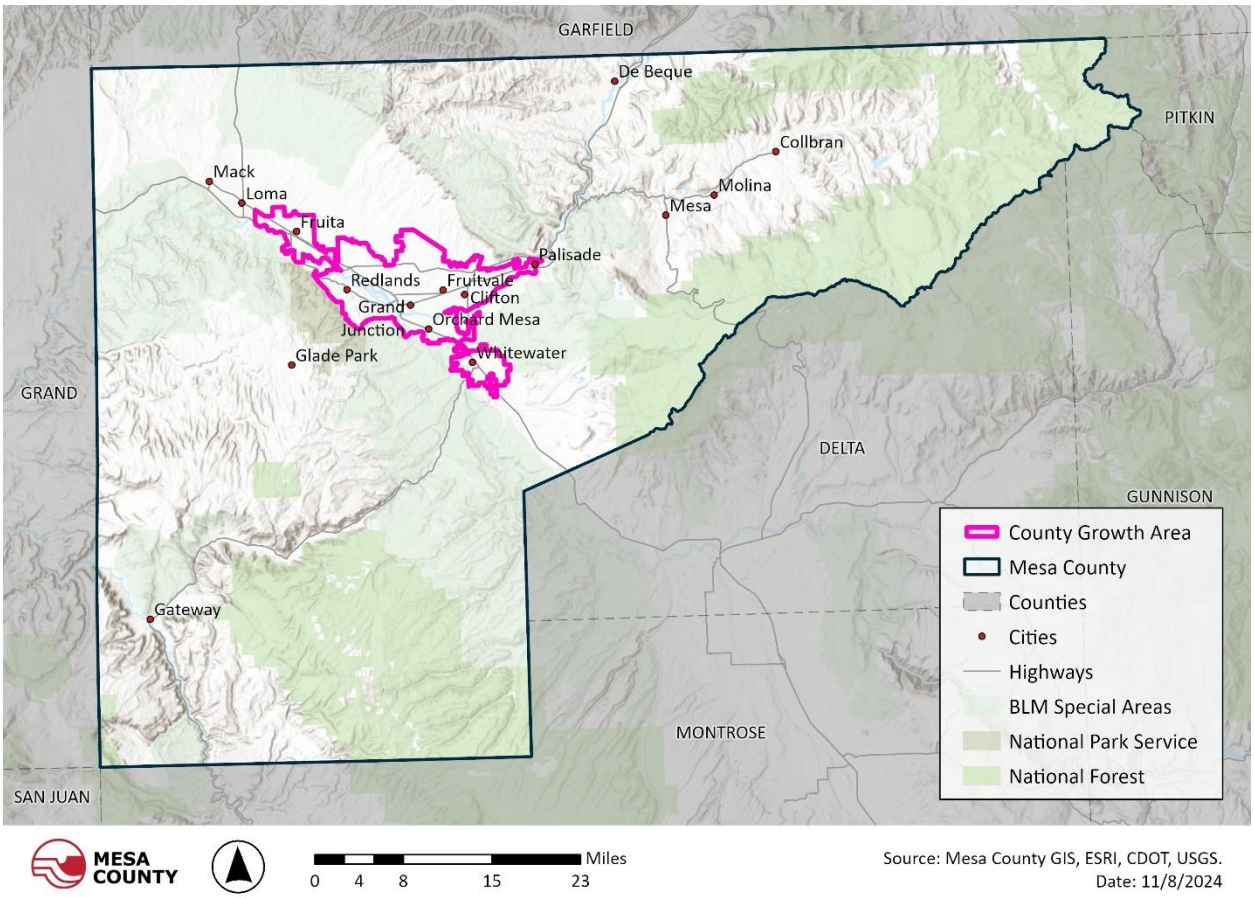
Figure 10 Building Permit Activity, 2018-2023



The county features a patchwork of incorporated areas surrounded by unincorporated land, which is likely to be developed and annexed in the future; however, there are currently no major developments planned for unincorporated areas. The county is exploring options to bring services to the Whitewater area to attract developers and potentially become an incorporated community. However, some areas currently lack access to potable water, and Clifton Water is working to increase capacity. The unincorporated areas of Loma and Mack also have the potential for growth and will require improvement services. The priorities outlined in the 2023 County Comprehensive Plan focus on areas facing barriers to development due to a lack of services, with the county planning to enhance services to facilitate development, which could lead to the construction of 15,000 to 25,000 homes.

FIGURE 11 shows the possible areas of future growth for the County.

Figure 11 Mesa County Future Growth Areas



3.5.1 Zoning and Subdivision Codes

The Zoning and Subdivision codes provide the standards for development and establish where certain types of development can occur within each community. As shown in **MITIGATION CAPABILITIES**, all participating municipalities have their own zoning codes and subdivision regulations to guide development within their boundaries.

3.5.2 Building Codes

As shown in the **MITIGATION CAPABILITIES** section, all participating municipalities have their building codes that establish the standards for the building of structures within their jurisdictional boundaries.

4 Hazard Identification and Risk Assessment

4.1 Risk Assessment Overview

4.1.1 Introduction

A hazard risk assessment is the process of measuring the potential loss of life, personal injury, economic injury, and property damage that can result from natural hazards. It allows a community to identify potential hazards and vulnerable assets. The process focuses on the following elements:

- Hazard identification – Use all available information to determine the types of disasters may affect a jurisdiction, how often they occur, and their potential severity.
- Vulnerability identification—Use the best available data to determine the impact of hazard events on the county's people, property, environment, economy, and lands.
- Loss evaluation—Use the best available data to estimate potential damages, losses, or costs that can be avoided through mitigation.

The risk assessment for this hazard mitigation plan update evaluates the risk of hazards prevalent in the planning area and meets the requirements of the DMA (44 CFR, Section 201.6I(2)).

This chapter provides detailed hazard profile sections for each of the 11 hazards assessed in this plan. Each profile follows the same outline and addresses the following topics:

- General background
- Past events
- Location
- Severity
- Warning time
- Secondary hazards
- Exposure and vulnerability
- Future trends in development
- Probability of future occurrences
- Climate change impacts

4.1.2 Identified Hazard of Concern

For this plan update, the LPT considered the full range of natural hazards that could impact the planning area and then identified the most significant concern. The process incorporated a review of the State of Colorado and current local HMP, as well as information on the frequency, magnitude, and costs associated with hazards that have impacted or could impact the planning area. Anecdotal information regarding natural hazards and the perceived vulnerability of the

planning area's assets to them was also taken into account. Based on this review, this plan profiles the following hazards of concern:

- Avalanche
- Drought
- Earthquake
- Extreme Heat*
- Flood/Dam and Levee Incident
- Landslides (Debris Flows* and Rockfalls)
- Severe Wind and Tornado
- Severe Winter Weather (Extreme cold)
- Soil Instability (Erosion*, Expansive Soils, and Ground Subsidence)
- Thunderstorm (Hail & Lightning)
- Wildfire

New hazards (*) profiled in this 2026 plan update include debris flows, erosion, and extreme heat. All other natural hazards profiled in the 2023 Colorado Enhanced State Hazard Mitigation Plan were reviewed for inclusion in this update. Those natural hazards not profiled in this plan (heaving bedrock and sinkholes/abandoned mines) do not currently present an immediate or impactful risk to Mesa County and are, therefore, not a mitigation priority. Pest infestations and pandemics are a concern for the county, but they are being addressed in other planning mechanisms.

4.1.3 Hazard Risk Ranking

Each local government determined a risk ranking for the hazards profiled in this plan. This risk ranking assessed the probability of each hazard's occurrence and its likely impact on the planning area's people, property/environment, and economy.



Initial rankings for the county were calculated using a four-category scale. For the probability of the hazard, the options included "unlikely (1)," "possible (2)," "probable (3)," and "likely (4)." For the impacts of the hazards, the scale included "minor (1)", "limited (2), "critical (3)", and "catastrophic (4)".

The rankings were then quantified by combining the impact scores and multiplying by the probability score, which

correlates to the "high", "moderate" (mod), and "low" risk rankings. **TABLE 18** provides the results for Mesa County.

Table 18 Mesa County Hazard Ranking Methodology

Hazard	Probability x	(Impact on People +	Impact on Property / Environment +	Impact on Economy)	= Relevant Risk	Risk Rank
Avalanche	1	4	3	2	**9**	Low
Drought	4	3	3	3	**36**	High
Earthquake	1	4	4	4	**12**	Low
Extreme Heat	3	3	2	2	**21**	Mod
Flood/Dam-Levee Incident	4	4	4	4	**48**	High
Landslide (Debris Flow & Rockfall)	4	4	4	3	**44**	High
Severe Wind/Tornado	3	2	4	2	**24**	Mod
Soil Instability (Erosion, Expansive Soils, & Ground Subsidence)	2	1	2	1	**8**	Low
Severe Winter Weather (Extreme Cold)	4	3	1	2	**24**	Mod
Thunderstorm (Hail & Lightning)	4	2	3	1	**24**	Mod
Wildfire	4	4	4	4	**48**	High

TABLE 19 and **TABLE 20** present the final risk rankings for each participating local government, which were built upon Mesa County's ranking. There are cases where local jurisdictional hazard rankings are higher than the county. Reasons for this include local perceptions of greater risk from a hazard due to prior hazard events or increased vulnerabilities within a community.

Note: Select hazards were identified as affecting the county, but have not been identified as a mitigation priority by some local governments. Reasons for this include:

- The hazard does not present an immediate or impactful risk.
- The hazard has been mitigated through existing capabilities.
- The local government cannot mitigate the hazard as it occurs outside of its jurisdiction.

These hazards are denoted as not applicable (N/A) and additional details are provided in the relevant 'Local Vulnerability' sections within each hazard profile.

Table 19 Hazard Risk Rankings, Municipalities

Hazard	Mesa County	Collbran	De Beque	Fruita	Grand Junction	Palisade
Avalanche	Low	N/A	N/A	N/A	N/A	N/A
Drought	High	High	Mod	Mod	High	High
Earthquake	Low	Low	Low	Low	Low	Low
Extreme Heat	Mod	Mod	Low	Mod	High	High
Flood/Dam-Levee Incident	High	Mod	Low	High	Mod	Low
Landslide (Debris Flow, Rockfall)	High	High	Low	N/A	Low	Low
Severe Wind/Tornado	Mod	Low	Low	Mod	Low	Mod
Severe Winter Weather (Extreme Cold)	Mod	Mod	Low	Mod	Low	Low
Soil Instability (Erosion, Expansive Soils, Ground Subsidence)	Low	Low	Low	Low	Low	Mod for the watershed / Low for Town
Thunderstorm (Hail, Lightning)	Mod	Low	Low	Low	Low	Low
Wildfire	High	High	Mod	Mod	High	High

Table 20 Hazard Risk Rankings, Special Districts

Hazard	Clifton Sanitation	Clifton Water	Collbran Conservancy	De Beque FPD	Grand Junction Rural FPD	Lower Valley FPD	Orchard Mesa Irrigation	Plateau Valley FPD
Avalanche	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Drought	N/A	High	High	N/A	N/A	N/A	Mod	N/A
Earthquake	Low	N/A	Low	N/A	N/A	N/A	Low	Low
Extreme Heat	Low	Low	Low	Mod	N/A	Low	High	Low
Flood/Dam-Levee Incident	High	Low	Low	N/A	N/A	N/A	High	High
Landslide (Debris Flow, Rockfall)	Low	Low	High	N/A	N/A	N/A	High	N/A
Severe Wind/Tornado	N/A	N/A	Low	Low	N/A	N/A	Mod	N/A
Severe Winter Weather (Extreme Cold)	Low	Low	N/A	N/A	N/A	Low	High	Low
Soil Instability (Erosion, Expansive Soils, Ground Subsidence)	N/A	N/A	High	N/A	N/A	N/A	High	Low
Thunderstorm (Hail, Lightning)	N/A	N/A	Low	N/A	N/A	N/A	Low	Low
Wildfire	Mod	Low	High	High	High	Mod	Mod	Mod

4.2 Disaster Declaration History

Mesa County has been designated in numerous state and federal disaster declarations. Droughts, floods, pandemics, severe winter weather, thunderstorms, and wildfires have significantly impacted the county and its communities, as illustrated in the following tables.

4.2.1 State of Colorado Disaster Declarations

Mesa County has been a designated county in 20 state disaster declarations. Most declarations were related to wildfire (7) and winter weather (6). The remaining declarations were related to landslides/rockfalls, drought, extreme weather, and biological hazards. **TABLE 21** shows these state declarations by date and designated areas. Due to the regional nature of most of these hazards, many of the declarations were statewide.

Table 21 State Disaster Declarations, Including Mesa County

Year	Hazard	Locations Affected
1984	Flooding	Delta, Dolores, Hinsdale, Saguache, Mesa, Montrose, Moffat, Rio Blanco, Pitkin, San Miguel, Ouray, Eagle, Gunnison, Town of Silt
1998	Landslides, Rockfalls	Archuleta, Garfield, Mesa, Gunnison, Rio Blanco
2002	Wildfires	Statewide
2002	Drought	Statewide
2003	Snow	Statewide
2005	Hurricane Katrina Evacuation	Statewide
2008	Wildfire: Housetop Fire	Mesa
2009	Severe Blizzard	Statewide
2009	Severe Spring Snowstorm	Statewide
2012	Wildfire	Mesa County
2013	Winter Storm	Statewide
2014	Landslide	Mesa County
2014	Extreme Weather	Statewide
2017	Wildfire	Statewide
2018	Wildfire	Statewide
2020	COVID-19	Statewide
2020	Wildfire	Mesa, Garfield
2020	Wildfire	Statewide
2021	Severe Winter Weather	Statewide
2022	Avian Influenza	Statewide
2023	Extreme Cold	Statewide

4.2.2 Federal Disaster Declarations

Federal disaster declarations are issued for hazard events that cause more damage than state and local governments can handle without assistance from the federal government. A federal disaster declaration puts recovery programs into motion to help disaster victims, businesses, and public entities. Federal disaster declarations have occurred 8 times since 1955, with 3 being Major Disaster designations. These events are listed in **TABLE 22**.

Table 22 Federal Disaster Declarations

Year	Declaration Number	Declaration Type	Declaration Title
1977	EM-3025-CO	Emergency	Drought
1984	DR-719-CO	Major Disaster	Severe Storms, Mudslides, Landslides & Flooding
2002	FM-2422-CO	Fire Management	Co - Dierich Fire - 06/10/02
2002	DR-1421-CO	Major Disaster	Wildfires
2005	EM-3224-CO	Emergency	Hurricane Katrina Evacuation
2020	FM-5335-CO	Fire Management	Pine Gulch Fire
2020	DR-4498-CO	Major Disaster	COVID-19 Pandemic
2020	EM-3436-CO	Emergency	COVID-19

4.2.3 United States Department of Agriculture (USDA) Disaster Designations

The U.S. Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency (EM) loans available to producers suffering losses in those counties and counties that are contiguous to a designated county. In addition to EM loan eligibility, other emergency assistance programs, such as the Farm Service Agency (FSA) disaster assistance programs, have historically used disaster designations as a trigger for eligibility. A USDA disaster declaration designates counties that have experienced at least a 30% loss in one or more crops or livestock due to a natural hazard event.

Between 2018 and 2023, Mesa County was included in 21 USDA Disaster Declarations (see **TABLE 23**). Most of the declarations were related to drought events except for two events related to hard freeze.

Table 23 USDA Disaster Declarations, Including Mesa County

Crop Year	Disaster Number	Hazard Type
2018	S4304	Drought
2018	S4308	Drought
2018	S4309	Drought
2018	S4318	Drought
2018	S4329	Drought
2018	S4336	Drought
2018	S4352	Drought
2019	S4481	Drought
2019	S4569	Drought
2020	S4648	Drought
2020	S4655	Drought
2020	S4696	Hard Freeze
2020	S4745	Drought
2021	S4917	Drought
2021	S4925	Drought
2021	S5018	Hard Freeze
2022	S5147	Drought
2022	S5175	Drought
2023	S5382	Drought
2023	S5598	Drought
2023	S5635	Drought

4.3 Exposure Analysis

4.3.1 Lifelines

Lifeline structures in Mesa County were gathered through collaboration with the Mesa County GIS Department, which provided detailed geospatial data on critical infrastructure across the county. This data was organized by FEMA Lifeline type, as summarized below:

- **Safety & Security**
  - Armories (National Guard)
  - Fire Hydrants
  - Fire Stations
  - Libraries
  - Police Stations
  - Schools
- **Food, Hydration, & Shelter**
  - Cold Storage Facilities
  - Convenience Stores
  - Hotels
  - Meat Processing Plants
  - Restaurants
  - Supermarket
- **Health & Medical**
  - Hospitals
  - Medical Office
  - Nursing Homes
- **Energy**
  - Powerlines
  - Power Plants
  - Substations
  - Transmission Lines
- **Communications**
  - Communication Sites
  - Communication Towers
- **Transportation**
  - Airports
  - Bridges
  - Bus Routes
  - Bus Stop
  - Railroads
  - Road Centerlines
- **Hazardous Materials**
  - Mines
  - Pipelines
- **Water Systems**
  - Water Plants

A baseline of FEMA Lifeline data can be found in **TABLE 24**.

Table 24 Baseline of FEMA Lifeline Structures in Mesa County

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	14	0	1	3	4	0	0	**22**
De Beque	6	1	1	0	3	0	0	**11**
Fruita	42	3	17	11	349	18	0	**440**
Grand Junction	788	4	113	79	1,457	345	1	**2,787**
Palisade	6	0	5	3	6	16	0	**36**
Unincorporated	1,300	17	28	9	1,146	250	3	**2,753**
Grand Total	**2,156**	**25**	**165**	**105**	**2,965**	**629**	**4**	**6,049**

Source: Mesa County GIS

In addition to FEMA Lifeline structures, an analysis was also conducted on FEMA Lifeline systems, with a baseline of this data presented in the **TABLE 25** below. A disruption along any point in these Lifeline systems could have cascading impacts across the county.

Table 25 Baseline of FEMA Lifeline Systems in Mesa County

Lifeline System	Total Miles
Energy (Power and Transmission Lines)	2,522.6
Hazardous Material (Natural Gas)	1,487.8
Transportation (Roadways, Railways, and Bus Routes)	3,534.3
Water (Canals)	355.9

Source: Mesa County GIS

These Lifelines are mapped in **FIGURE 12** and **FIGURE 13.**

Figure 12 Mesa County FEMA Lifelines

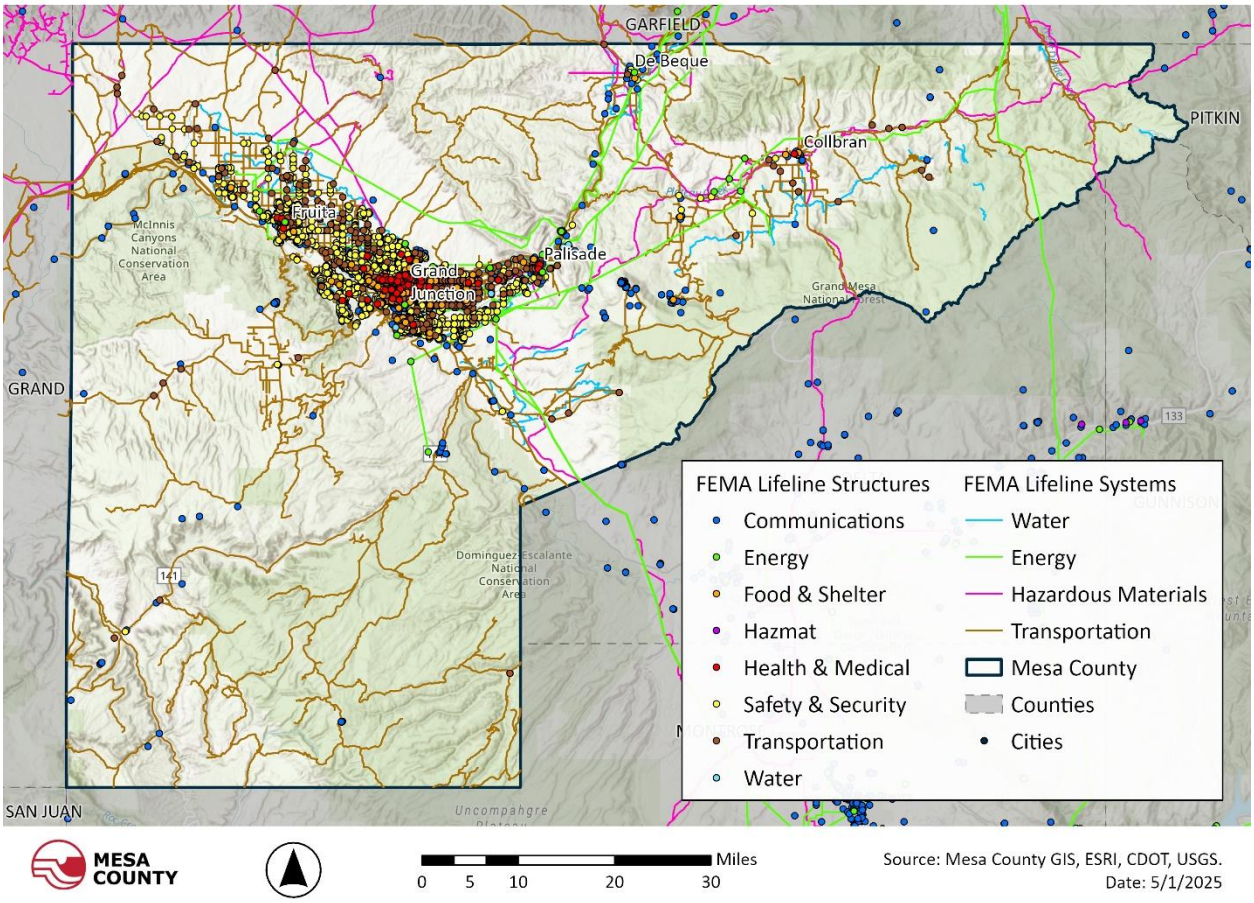
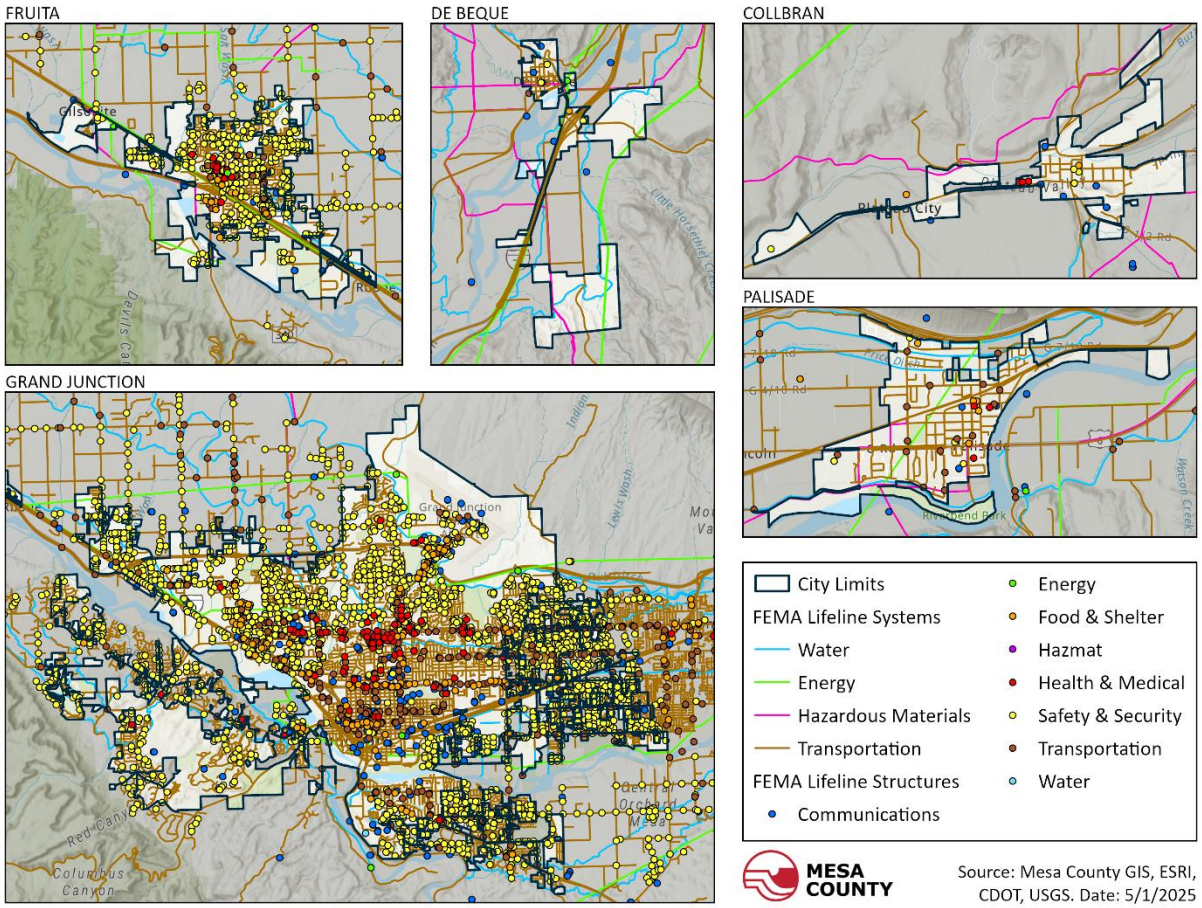


Figure 13 Mesa County FEMA Lifelines: Local Governments



4.3.2 Structure Inventory

Mesa County Assessor data was used for structure exposure analysis. The analysis provides total land value, improved value, and total number of structures on each parcel in hazard risk areas across the county. **TABLE 26** summarizes the baseline of the structure data used for analysis.

Table 26 Baseline of Structures in Mesa County

Local Government	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$346,780	$3,517,450	$3,864,230	27
Collbran	Commercial	$480,790	$3,168,920	$3,649,710	22
Collbran	Industrial	$15,630	$112,340	$127,970	1
Collbran	Other	$3,449,100	$37,763,570	$41,212,670	36
Collbran	Residential	$7,455,550	$19,627,240	$27,082,790	187
Collbran	**Total**	**$11,747,850**	**$64,189,520**	**$75,937,370**	**273**

Local Government	Structure Type	Land Value	Improved Value	Total Value	Total Structures
De Beque	Agriculture	$226,930	$4,696,120	$4,923,050	30
De Beque	Commercial	$4,048,870	$13,696,150	$17,745,020	28
De Beque	Industrial	$759,250	$326,870	$1,086,120	2
De Beque	Other	$1,659,770	$24,201,870	$25,861,640	22
De Beque	Residential	$4,945,250	$22,580,870	$27,526,120	199
De Beque	**Total**	**$11,640,070**	**$65,501,880**	**$77,141,950**	**281**
Fruita	Agriculture	$959,030	$14,902,170	$15,861,200	74
Fruita	Commercial	$33,545,290	$87,795,730	$121,341,020	194
Fruita	Industrial	$9,945,250	$31,518,830	$41,464,080	43
Fruita	Other	$19,243,160	$161,486,640	$180,729,800	100
Fruita	Residential	$441,337,320	$1,393,556,720	$1,834,894,040	5,415
Fruita	**Total**	**$505,030,050**	**$1,689,260,090**	**$2,194,290,140**	**5,826**
Grand Junction	Agriculture	$3,050,490	$35,633,650	$38,684,140	164
Grand Junction	Commercial	$483,935,180	$1,424,664,870	$1,908,600,050	2,534
Grand Junction	Industrial	$96,519,260	$320,695,820	$417,215,080	536
Grand Junction	Other	$296,101,940	$1,878,168,190	$2,174,270,130	1,254
Grand Junction	Residential	$2,201,428,620	$7,733,755,610	$9,935,184,230	28,107
Grand Junction	**Total**	**$3,081,035,490**	**$11,392,918,140**	**$14,473,953,630**	**32,595**
Palisade	Agriculture	$1,171,670	$7,920,520	$9,092,190	33
Palisade	Commercial	$12,866,290	$28,429,090	$41,295,380	89
Palisade	Industrial	$419,520	$1,633,220	$2,052,740	5
Palisade	Other	$11,081,160	$43,358,390	$54,439,550	32
Palisade	Residential	$89,697,860	$246,965,180	$336,663,040	1,120
Palisade	**Total**	**$115,236,500**	**$328,306,400**	**$443,542,900**	**1,279**
Unincorporated	Agriculture	$62,306,410	$917,687,250	$979,993,660	4,019
Unincorporated	Commercial	$52,310,560	$140,677,500	$192,988,060	402
Unincorporated	Industrial	$10,082,070	$24,452,850	$34,534,920	79
Unincorporated	Other	$85,868,100	$223,128,760	$308,996,860	305

Local Government	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Unincorporated	Residential	$1,865,552,390	$5,266,130,650	$7,131,683,040	22,623
Unincorporated	**Total**	**$2,076,119,530**	**$6,572,077,010**	**$8,648,196,540**	**27,428**
	Grand Total	**$5,800,809,490**	**$20,112,253,040**	**$25,913,062,530**	**67,682**

Source: Mesa County Assessor

These structures are mapped in **FIGURE 14** and **FIGURE 15**.

Figure 14 Mesa County Structures

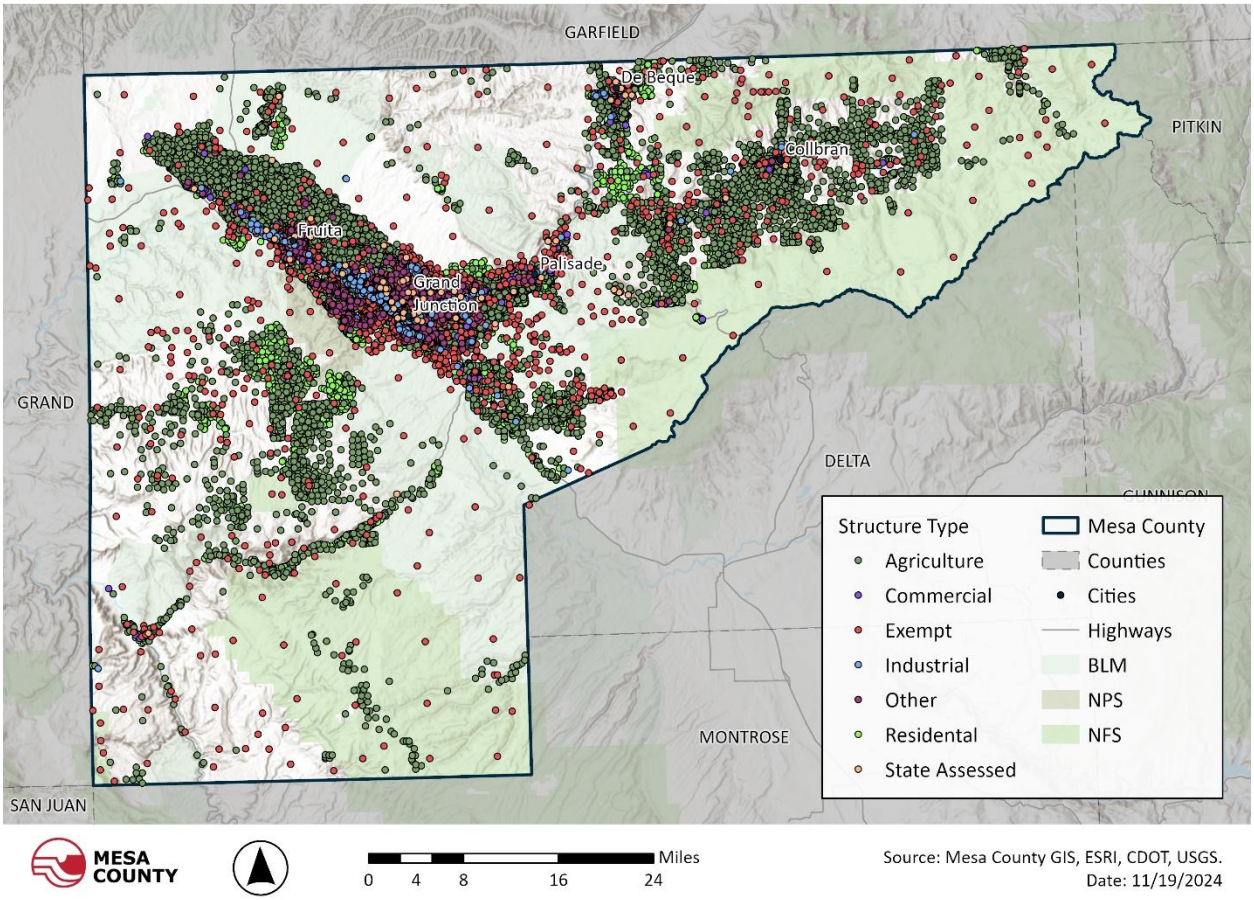
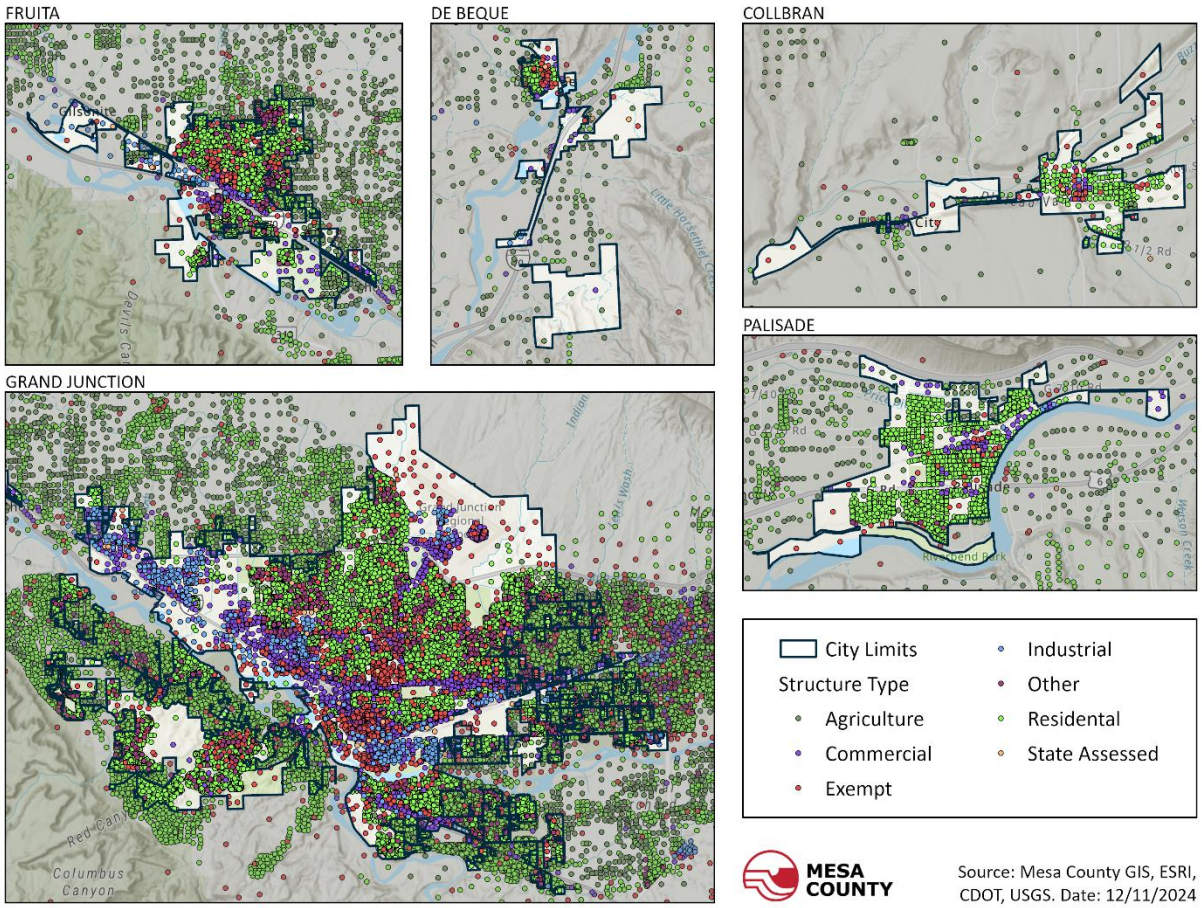


Figure 15 Mesa County Structures: Local Governments



4.4 Hazard Data Viewers

The information in the following risk and vulnerability assessments is considered a snapshot in time based on the best available data during this plan's development. It is expected that over the 5-year life of this updated HMP, many of these data sets will continue to be improved and enhanced while new data sources will also become available. For communities to ensure they are referencing the latest and greatest hazard data, it is important that they are aware of how to access this information.

Fortunately, communities can now leverage state and federal web map viewers to assess the most current hazard mapping available for many of the hazards profiled in this plan. Details on these currently available tools are shared below and you can access the platforms by clicking the title of the tool.

- **Colorado Forest Atlas – Wildfire Risk Viewer** – is a web-mapping application that allows users to identify specific wildfire risk levels within a ½-mile radius of a home or any other point of interest on the map. A risk level description and link to additional resources are provided for users wanting to reduce their risk.

- **Colorado Water Conservation Board – Future Avoided Cost Explorer (FACE)** – is an interactive viewer for impacts reported in terms of expected annual damages, the expense that would occur in any given year if monetary damages from all hazard probabilities and magnitudes were spread out over time. Utilizing fire, flood, and drought hazard models, various population growth and climate change scenarios are presented, detailing the sectors included in the analysis.
- **Colorado Drought Plan - Visualization Story Map** – is an interactive viewer for sector vulnerability to drought in each county. This map shows the vulnerability assessment findings in the 2018 State of Colorado Drought Mitigation and Response Plan.
- **Dam Safety - Dams (state.co.us)** - Colorado's Decision Support Systems (CDSS) is a water management system developed by the Colorado Water Conservation Board (CWCB) and the Colorado Division of Water Resources (DWR) for each of Colorado's major water basins.
- **CO Hazard Mapping & RiskMAP Portal** - The vision of Colorado's Risk MAP Program is to deliver quality data that increases public awareness and leads to action that reduces risk to life and property. Risk MAP builds on flood hazard data and maps produced during the Flood Map Modernization (Map Mod) program. Building on the success of Map Mod, FEMA will collaborate with federal, state, and local stakeholders to achieve the five goals of the Risk MAP program:
    - Address gaps in flood hazard data
    - Public awareness/outreach
    - Hazard mitigation planning
    - Enhanced digital platform
    - Alignment and synergies
- **FEMA National Risk Index (NRI)** is a tool to help illustrate the communities most at risk for 18 natural hazards. The Risk Index leverages available source data for natural hazards and community risk factors. The risk equation behind the Risk Index includes three components: a natural hazards component (Expected Annual Loss), a consequence-enhancing component (Social Vulnerability), and a consequence reduction component (Community Resilience).
- **Climate Mapping for Resilience and Adaptation (CMRA) Assessment** – is a tool that provides current and future climate hazard information to assist with prioritizing, identifying, and implementing climate-informed infrastructure investments. As a single source of historical and future climate data, the tool covers exposure to multiple hazards, the status of disadvantaged communities, and building codes. The information can support the planning and implementation of climate-resilient projects.
- **Climate Risk and Resilience Portal (ClimRR)** - provides future climate data to help us plan for and adapt to our changing world. Using one of the world's largest supercomputers, ClimRR models over 60 climate variables to provide the most sophisticated, accessible, dynamically downscaled projections for the United States.

- **Resilience Analysis and Planning Tool (RAPT)** – is a geographic information systems (GIS) tool to help emergency managers and community partners at all GIS skill levels visualize and assess potential challenges to community resilience. Hazard data include data layers of real-time radar and watch and warning notifications from the National Weather Service, live stream gauges, current wildfires, and historical hazard data.

4.5 Avalanche

4.5.1 General Background

An avalanche is a rapid downslope movement of snow, ice, and debris under the influence of gravity. They typically occur in mountainous regions, particularly in areas with steep terrain and heavy snow accumulation. Avalanches can vary in size, from small, localized slides to large, destructive events that bury everything in their path. They are most common in winter and spring, when snowpack instability increases due to factors like snow accumulation, warming temperatures, and changes in wind conditions.

An avalanche typically begins when a layer of snow becomes unstable, often triggered by heavy snowfall, rapid temperature changes, or human activity (e.g., skiing, snowboarding, or snowmobiling). When the snow layer on top becomes too heavy for the underlying layers to support, it can fracture and slide down the slope. Avalanches can be deadly and destructive, particularly in populated or developed areas, and they pose significant risks to outdoor enthusiasts in avalanche-prone terrain.

4.5.2 Past Events

Between 1996 and 2024, the National Centers for Environmental Information (NCEI) database recorded 10 avalanche events in Mesa County. Of these 10 events, 5 resulted in injury, death, or significant monetary losses. Additionally, since the last plan update in 2020, the Colorado Avalanche Information Center (CAIC) reported 3 avalanche incidents in the county. Details of these events are outlined below:

- **January 30, 1999:** Nine snowmobilers were traversing the north side of the Grand Mesa at the 10,600-foot level. The third snowmobiler in line triggered a small hard slab avalanche, which buried him under 5 feet of snow, ending with unsuccessful resuscitation efforts. (NCEI)
- **February 24, 2002:** A snowmobiler triggered a soft-slab avalanche near Flat Top Mountain in extreme northeast Mesa County, about 8 miles south-southwest of Sunlight Ski Area. This avalanche was about 300 feet across and 2 feet deep, beginning at an elevation of just below the 10,200-foot level. The avalanche ran approximately 400 vertical feet. The victim was found after having been buried for approximately 30 minutes. Resuscitation efforts were unsuccessful. (NCEI)
- **February 4, 2004:** An avalanche swept across Highway 65 at mile marker 36 on the Grand Mesa. One vehicle was buried, and the road was closed in both directions until

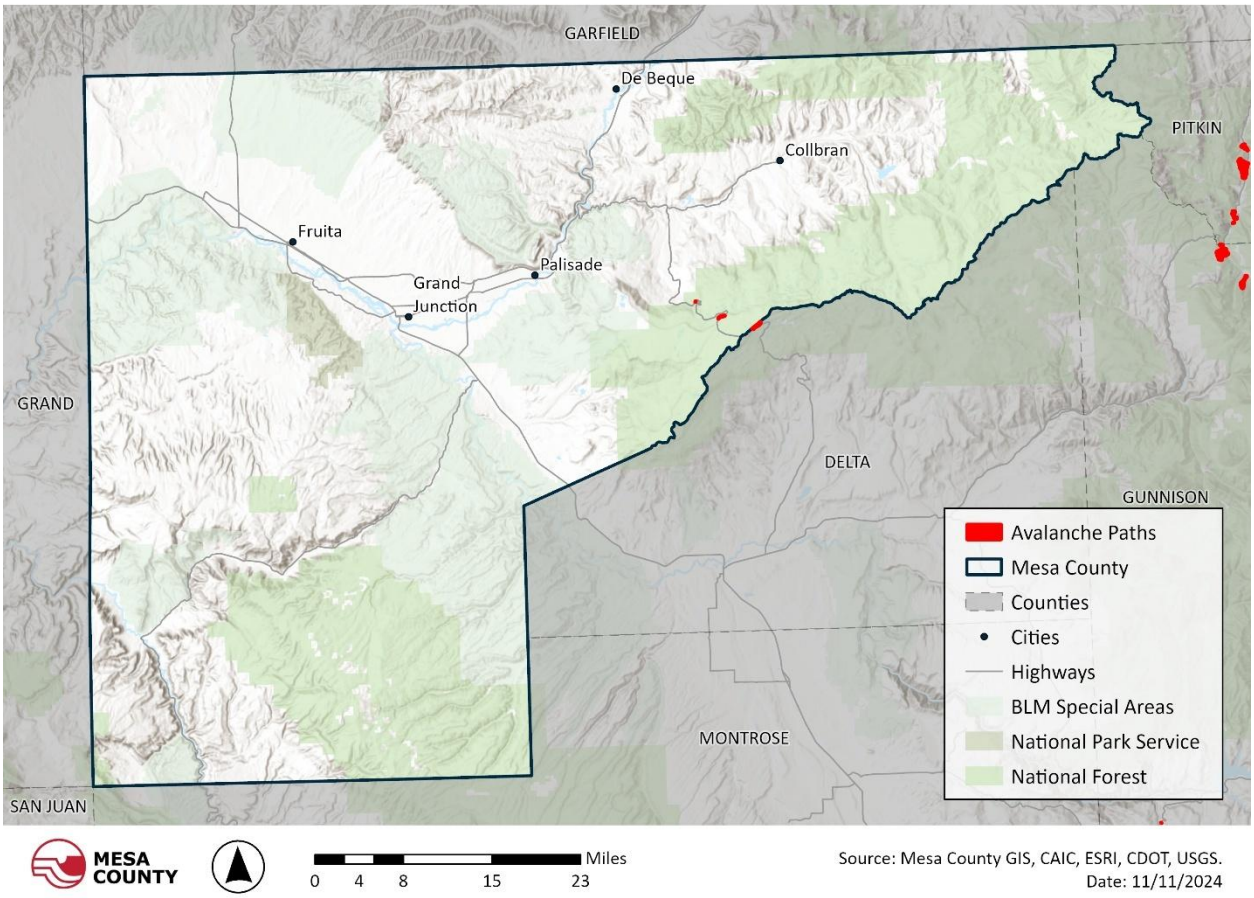
the next day. No injuries or fatalities were reported; however, $5,000 in property damage was reported. (NCEI)

- **April 1, 2005:** A backcountry skier was killed when he triggered an avalanche at about 10,560 feet above sea level on the Grand Mesa while ascending a slope. The skier was swept over some rocks and down into some trees. His companion notified 911 dispatch of the incident. CDOT employees and Mesa County Search and Rescue responded and found the victim approximately 2 hours after he was buried. (NCEI)
- **March 17, 2010:** Two cross-country skiers attempted to ski the Thunderbird area on the West side of the Grand Mesa. They were passing through a clearing when a wall of snow above them collapsed. They were both carried an estimated 300 to 800 feet down the slope. One of the skiers was dragged into several trees and seriously injured. Mesa County Search and Rescue responded, and the injured skier was airlifted to the regional trauma center. (NCEI)
- **March 11, 2022:** A snowmobiler near Crag Crest in Grand Mesa was caught in an avalanche. The snowmobiler was not buried. (CAIC)
- **February 25, 2023:** A snowmobiler entered the side hill at Muskrat Reservoir on Grand Mesa and triggered an avalanche, likely at a thin spot. Fortunately, no one was injured, although the snowmobiler had a close call as the avalanche ran up against his tunnel while he rode out. (CAIC)
- **February 8, 2024:** An avalanche occurred on a small, steep slope just southeast of Priest Mountain in the Grand Mesa National Forest. It was a soft slab avalanche that was unintentionally triggered by a snowmobiler. The snowmobiler was completely buried and lost consciousness. This group of snowmobilers was experienced and well-equipped and could rescue the snowmobiler without serious injuries. (CAIC)

4.5.3 Location

Avalanche risk areas within Mesa County are relatively limited, with no identified avalanche-prone zones in the local municipalities. Most of the reported avalanche events in the county have occurred in the Grand Mesa area, which is federally owned land. Based on historical data, areas along Highway 65 within the Grand Mesa National Forest are at the greatest risk of avalanches, as shown in **FIGURE 16**.

Figure 16 Mesa County Avalanche Paths



4.5.4 Severity

Avalanches can be extremely severe, with the potential to cause loss of life, serious injuries, and property damage. The force of an avalanche can be tremendous, capable of traveling at speeds of up to 80 miles per hour. The impact of an avalanche is often compounded by the heavy snow, debris, and ice that can bury individuals. In Mesa County, 3 deaths and 1 serious injury were reported due to avalanches since 1996.

TABLE 27 displays the avalanche destructive force scale, which measures the potential severity of damage an avalanche can cause, ranging from minor surface impacts to catastrophic destruction of structures and landscapes.

Table 27 Avalanche Destructive Force Scale

Size	Destructive Potential	Typical Length	Typical Deposit Volume
D1	Relatively harmless to people	Bus	Average apartment, ≤ 1 meter deep
D2	Injure, bury, or kill a person	Football field	Flood size of a large home, ~2 meters deep
D3	Bury or destroy a car or structure	1 km	Hockey rink, 2-3 meters deep
D4	Destroy a large truck or 4-hectare forest	2 km	4 hockey rinks, 4 meters deep
D5	Destroy a village or 40-hectare forest	3 km	5+ football fields, 8 meters deep

Source: Avalanche.org, Credit: Bruce Jamieson

4.5.5 Warning Time

Avalanches are difficult to predict precisely and can be sudden. In many cases, skiers, snowmobilers, or other backcountry recreationists trigger avalanches. Once triggered, an avalanche can occur almost instantly with little to no warning. Forecasting and alerts can provide warnings ahead of time for areas at high risk, but avalanches outside of these areas can still occur unexpectedly due to human activity, shifting weather conditions, or other natural disturbances like earthquakes.

4.5.6 Secondary Hazards

Debris flows can occur as a secondary hazard to avalanches. Avalanches often pick up and carry debris, including ice, rocks, and trees. The mixture of snow and debris can create destructive forces that can damage infrastructure and vegetation in their path.

Additionally, when an avalanche displaces large snowpacks, flooding can occur downstream. Snow deposited in bodies of water due to an avalanche can melt, especially in warm temperatures, and cause sudden flooding or dam overtopping that poses a risk to people and infrastructure.

4.5.7 Exposure and Vulnerability

4.5.7.1 Lifelines

Avalanches can disrupt transportation networks, damage infrastructure, and lead to long-term economic and environmental consequences. In Mesa County, Transportation is the primary Lifeline concern impacted by avalanches, as shown in **TABLE 28**. Highway 65 is in previous

avalanche path areas and is at risk of future events. An avalanche along this highway is not likely to cut off or isolate individuals but could temporarily disrupt normal traffic patterns.

Table 28 FEMA Lifeline Systems Exposed to Avalanche

Lifeline System	Total Miles
Energy	0
Hazardous Material	0
Transportation	0.7
Water	0
Total	**0.7**

Powerlines, communication towers, and other utilities in avalanche-prone areas are vulnerable to destruction and could have significant impacts to the Energy and Communication Lifelines in Mesa County. These systems being damaged or destroyed could hinger emergency response efforts.

4.5.7.2 People

Avalanches can cause significant loss of life and serious injury to people. Certain groups of people are at greater risk of avalanches due to their activities, geographic location, and experience. Backcountry skiers, snowboarders, and snowmobilers are at greater risk as they recreate in remote mountainous areas where avalanches are common. Hikers, climbers, or tourists who visit steep, slopy areas like Grand Mesa may be at higher risk as they may not have the knowledge or equipment to navigate the terrain safely.

Additional precautions, such as carrying avalanche equipment and communicating with a group about avalanche conditions before recreating, can reduce the risk of injury or death. The CAIC reported that a potential death was avoided in Mesa County during the February 8, 2024, avalanche event due to the snowmobiler group's experience and planning.

4.5.7.3 Structures

Relatively few structures are built in avalanche-prone areas due to risk to life and safety of people, financial risk, and accessibility challenges. Avalanche-prone areas are often in remote, mountainous terrain, making it difficult to construct homes and businesses in these areas.

While no structures were reported as being in avalanche-risk areas in Mesa County, structures located in the path of an avalanche can be buried or destroyed.

4.5.7.4 Natural, Historic, and Cultural Resources

Avalanches can have a significant impact on cultural resources in Mesa County. Avalanches can uproot trees and damage vegetation, impacting the trees themselves and the biodiversity they support. In the aftermath of a severe avalanche, the ecosystem can take years to recover and force wildlife to relocate, particularly if their food source has been disrupted. Historic and

cultural resources and buildings can be damaged or destroyed if located in the path of an avalanche.

4.5.7.5 Local Vulnerability

- **Mesa County –** Impacts to State Highway over Grand Mesa. Impacts to recreational activities such as the Nordic facility on the Grand Mesa, and snowmobiling. Potential impacts to Powderhorn Mountain Resort.
- **Collbran –** No known hazard areas within the city's boundaries. Not a mitigation priority.
- **De Beque –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Fruita –** No known hazard areas within the city's boundaries. Not a mitigation priority.
- **Grand Junction –** No known hazard areas within the city's boundaries. Not a mitigation priority.
- **Palisade –** No known hazard areas within the city's boundaries. Not a mitigation priority.
- **Clifton Sanitation –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Clifton Water –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Collbran Conservancy –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **De Beque FPD –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Grand Junction Rural FPD –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Lower Valley FPD –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Orchard Mesa Irrigation –** No known hazard areas within the district's boundaries. Not a mitigation priority.
- **Plateau Valley FPD –** No Plateau Valley FPD assets are located in avalanche-prone areas. An avalanche on Highway 65 could potentially increase the response time of first responders in the district. Not a mitigation priority.

4.5.8 Future Trends in Development

- **Mesa County –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran –** Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Future development is not anticipated to impact vulnerability to this hazard.

- **Grand Junction –** Future development is not anticipated to impact vulnerability to this hazard.
- **Palisade –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy –** Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.5.9 Probability of Future Occurrences

Between 1996 and 2024, 13 avalanche events were reported in Mesa County, 5 of which were significant and led to injury, death, or monetary losses. This historical trend indicates that while not every avalanche results in such severe consequences, the frequency of significant events is nearly once every five years.

4.5.10 Climate Change Impacts

According to the Colorado State Enhanced Hazard Mitigation Plan, warming temperatures are anticipated to lead to altered snowpack conditions and more unpredictable avalanche seasons. This includes earlier snowmelt, reduced snow accumulation in some areas, and more frequent freeze-thaw cycles. Additionally, warmer temperatures can bring more heavy, wet snow which can create unstable layers. These conditions can lead some areas to see fewer avalanches over time due to less snow, but larger and more extreme avalanches when they do occur.

4.6 Drought

4.6.1 General Background

Drought is a prolonged period of abnormally low rainfall, leading to a shortage of water, and can last for years. Drought is a normal part of the climate cycle, but the slow-moving nature of this hazard can create detrimental losses. While drought is typically thought of as impacting vegetation and crops, drought has repercussions across many aspects and sectors of

communities. Public water supply, energy production, public health, and wildlife are all affected by drought, as well as the potential increase of wildfires due to the lack of moisture. Drought is most commonly assessed as a deficit of precipitation, snowpack, soil moisture, and/or streamflow. It can be measured across a range of timescales, from months to years.

Drought is a complex and gradual phenomenon. Although often characterized as emergencies, droughts typically occur slowly, with impacts compounding over time, making it difficult to quantify when a drought begins and ends. Drought can often be defined regionally based on its effects:

- Meteorological drought is usually defined as a period of below-average precipitation.
- Agricultural drought occurs when there is an inadequate water supply to meet the needs of the county's crops and other agricultural operations, such as livestock.
- Hydrological drought is defined as deficiencies in surface and subsurface water supplies. It is generally measured as stream flow, snowpack, lake, reservoir, and groundwater levels.
- Socioeconomic drought occurs when a drought impacts health, well-being, and quality of life or when a drought starts to have an adverse economic impact on a region.

Hydrologic conditions constituting a drought for water users in one location may not constitute a drought for water users elsewhere. Similarly, water users with different types and locations of water supplies may feel the effects of drought in vastly different ways. Individual water providers may use additional criteria, such as rainfall or runoff, the amount or percentage of water in storage, or the expected supply from a water wholesaler, to define their water supply conditions. The complexity of drought can be further compounded by how water rights are managed. Water rights are subject to various legal doctrines.

Due to Colorado's semiarid conditions, drought is a natural but unpredictable occurrence. A lack of significant winter snowfall usually signals the onset of drought in western Colorado counties.

4.6.2 Past Events

In 2012, the U.S. Department of Agriculture (USDA) implemented program improvements to the disaster designation process, providing an expedited approach for drought-related disasters. The program improvements included Fast Track Secretarial disaster designations for severe drought, which provide for a nearly automatic designation when, during the growing season, any portion of a county meets the D2 (Severe Drought) drought intensity value for eight consecutive weeks or a higher drought intensity value for any length of time as reported in the U.S. Drought Monitor. As shown in **TABLE 23**, between 2018 and 2023, Mesa County received 19 USDA declarations for drought impacts, all of which were Fast Track Secretarial disaster designations.

FIGURE 17 highlights the periods of extreme and exceptional drought, based on National Drought Mitigation Center (NDMC) data, including the duration of the occurrence and the lowest and highest percentage of the county affected. It is worth noting the common overlap of extreme and exceptional drought categories. For example, in the 2002 to 2004 event, both extreme and exceptional drought occurred. A similar drought event took place from 2012 to 2013 and in 2020 to 2021, and in each of these periods, it led to an increased risk of cascading hazards of drought, including wildfire events.

Figure 17 Periods of Drought in Mesa County, 2000-2023

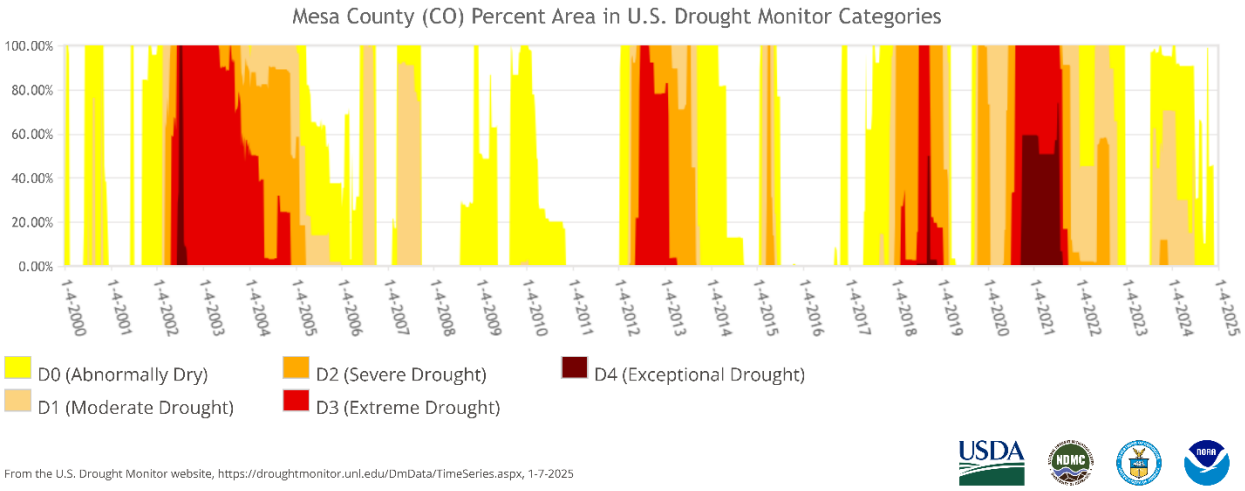


FIGURE 18, from the Colorado Enhanced State Hazard Mitigation Plan, shows the number of weeks in drought for each county between 2000 and 2023. During that time, Mesa County experienced 448 weeks of drought, among the highest in the state.

Figure 18 Weeks in Drought by County

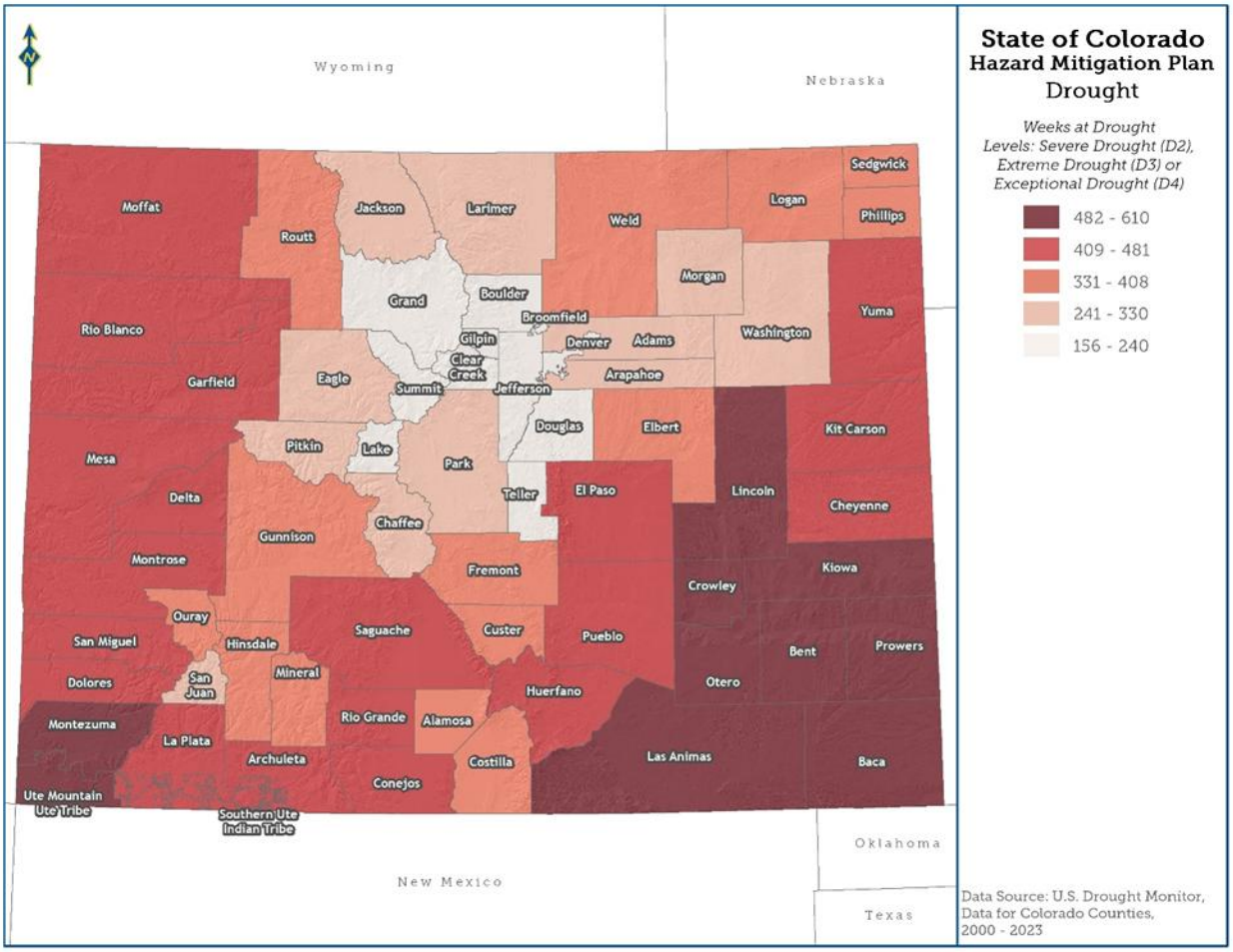
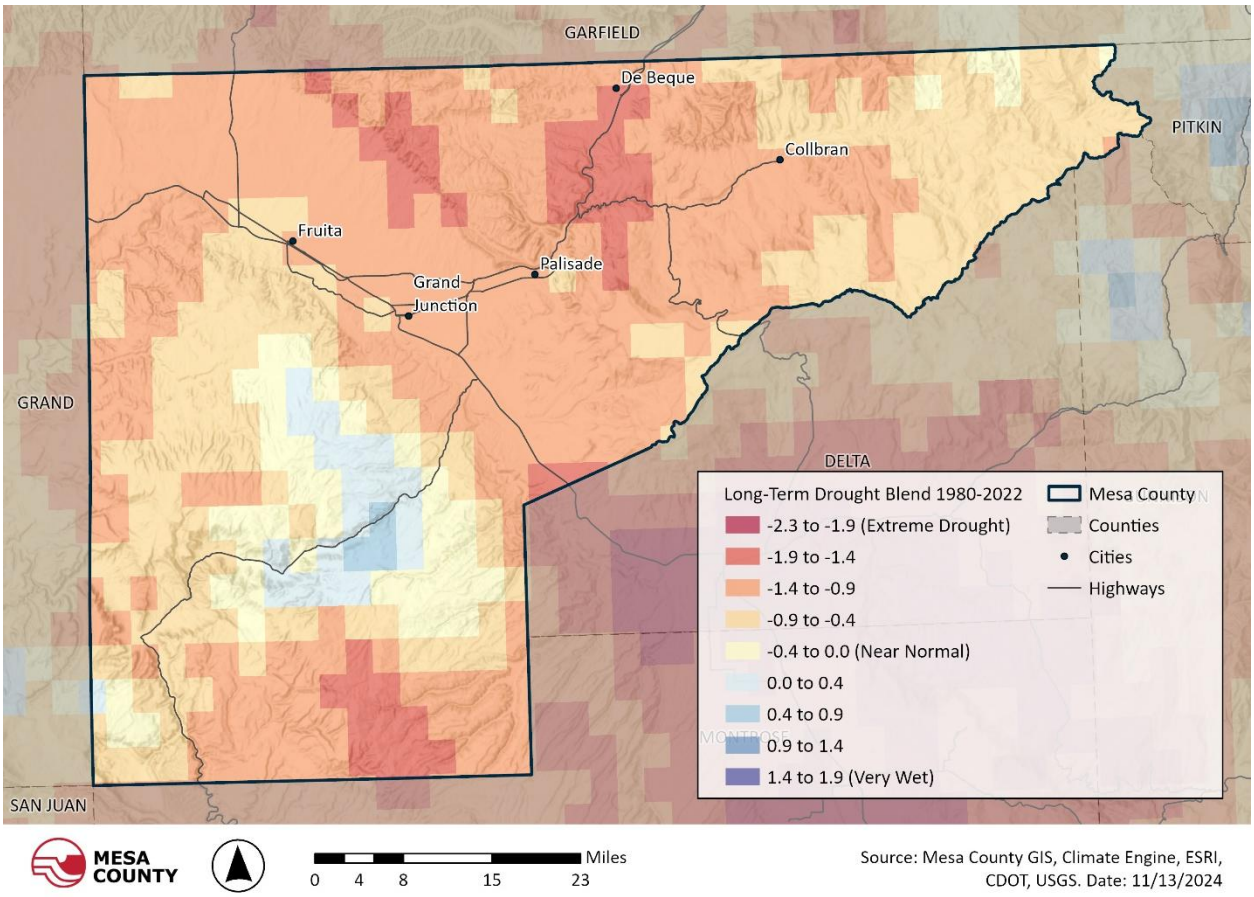


FIGURE 19 shows the historical periods of drought in Mesa County between 1980 and 2022.

Figure 19 Historical Drought in Mesa County, 1980-2022



4.6.3 Location

Drought is one of the few hazards with the potential to directly or indirectly impact the entire population of Mesa County, be it through water restrictions, higher water and food prices, reduced air or water quality, or restricted access to recreational areas. No portion of the county is immune from drought conditions.

4.6.4 Severity

Drought impacts are wide-ranging and may manifest in various forms, including economic, environmental, and/or societal. The most significant impacts associated with drought are those related to water-intensive activities such as agriculture, wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. A reduction in electric power generation and deterioration of water quality are also potential effects.

Drought conditions can also cause soil to compact, decreasing its ability to absorb water and making an area more susceptible to flash flooding and erosion. Drought may also increase the speed at which dead and fallen trees dry out and become more potent fuel sources for wildfires. Drought may also weaken trees in areas already affected by bark beetles infestations, causing more extensive damage to trees, and increasing wildfire risk, at least temporarily. An

ongoing drought severely inhibiting natural plant growth may impact critical wildlife habitats. Drought impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.

Lack of winter snowfall in the mountains can lead to agricultural impacts due to decreased streamflows. Droughts of just a few weeks during critical periods of plant development can have disastrous effects on agriculture production. Reduced reservoir storage from decreased mountain runoff can lead to water shortages. Droughts that occur in populated areas may not directly affect the residents but may increase the threat of wildfire in wildland urban interface areas.

Impacts from drought can also be exacerbated by dust settling on snow, which causes increased solar energy absorption. As a result, snowmelt takes place earlier in the season, and runoff magnitudes increase. Recent research has shown that dust deposition has increased throughout the western United States in the past 17 years, with the most significant increases in western Colorado. Rigorous sampling and analyses of dust by the Colorado Dust-on-Snow Program (CODOS) and U.S. Geological Survey (USGS) show that most dust being deposited to the Colorado mountain snowpack originates from source areas located outside of Colorado, scattered throughout the greater Colorado Plateau. Drought conditions in those dust source areas can increase the availability of dust for wind transport and, thereby, increase the dust-on-snow hazard in Colorado, even when the Colorado mountains are not experiencing drought conditions. In addition to earlier snowmelt due to dust on snow, runoff yields can be reduced in some years due to increased plant evapotranspiration. This is caused by the plant community becoming active sooner than usual because of earlier snowmelt and loss of snow cover.

The severity of drought depends on numerous factors, including the degree of moisture deficiency, duration, and size of the affected area. Drought severity categories are based on the possible impacts of the event, as shown in **FIGURE 20**.

Figure 20 Drought Categories and Possible Impacts

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: • short-term dryness slowing planting, growth of crops or pastures Coming out of drought: • some lingering water deficits • pastures or crops not fully recovered
D1	Moderate Drought	• Some damage to crops, pastures • Streams, reservoirs, or wells low, some water shortages developing or imminent • Voluntary water-use restrictions requested
D2	Severe Drought	• Crop or pasture losses likely • Water shortages common • Water restrictions imposed
D3	Extreme Drought	• Major crop/pasture losses • Widespread water shortages or restrictions
D4	Exceptional Drought	• Exceptional and widespread crop/pasture losses • Shortages of water in reservoirs, streams, and wells creating water emergencies

4.6.5 Warning Time

Only generalized drought warning can take place due to numerous variables. Currently, scientists are unable to predict drought more than a month in advance for most locations. Predicting drought depends on the ability to forecast precipitation and temperature. Anomalies in precipitation and temperature may persist for several months or potentially several decades, depending on interactions between the atmosphere, oceans, soil moisture, land surface processes, topography, internal dynamics, and the cumulative influence of weather systems on a global scale.

4.6.6 Secondary Hazards

Wildfire is the secondary hazard most commonly associated with drought. A prolonged lack of precipitation dries out vegetation, becoming increasingly susceptible to ignition as the duration of the drought extends. Drought can increase the speed at which dead and fallen trees dry out and become more potent fuel sources for wildfires. An ongoing drought severely inhibiting natural plant growth may impact critical wildlife habitats.

Drought conditions can cause soil to compact (ground subsidence), decreasing its ability to absorb water and making an area more susceptible to flash flooding and erosion. Drought impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.

4.6.7 Exposure and Vulnerability

4.6.7.1 Lifelines

The Lifelines most impacted by drought are Food, Water, and Shelter, which includes agriculture and water systems. Droughts can affect people and their livelihoods in a multitude of ways. Most critically, they can be detrimental to the supply of drinking water and available water for agricultural use.

The Health and Medical Lifeline can be impacted in the public health area. If water availability is an issue, medical facilities may be unable to perform the necessary duties due to sanitary concerns.

4.6.7.2 People

According to the State Demography Office, the county's population increased by 8% between 2010 and 2023 and is projected to continue growing through 2050. This projected population growth would add additional strain to the water supply.

The primary consideration in a drought is the effects of water availability and quality on public health. An immediate concern is the availability of safe drinking water during the drought, which affects everyone in the county. Those with breathing difficulties may be impacted if the soil is dry and strong winds occur, as air quality can worsen due to dust particles.

Some populations may be impacted financially, such as those in agriculture, landscaping, or water recreation jobs, and loss of income may be challenging to recover from. Individuals who rely on groundwater are the most vulnerable to drought.

4.6.7.3 Structures

Drought typically does not directly impact structures. Although water and sewer infrastructure may be affected by drought, other critical facilities are generally not. Secondary impacts from drought, such as wildfires and erosion, can significantly impact structures and municipal infrastructure.

4.6.7.4 Natural, Historic, and Cultural Resources

Environmental losses from drought are associated with damage to plants, animals, wildlife habitat, air and water quality, forest and range fires, degradation of landscape quality, loss of biodiversity, and soil erosion. Some of the effects are short-term, and conditions quickly return to normal after the end of the drought. Other environmental effects linger for some time or may even become permanent. Wildlife habitat, for example, may be degraded by losing wetlands, lakes, and vegetation. However, many species will eventually recover from this temporary aberration. The degradation of landscape quality, including increased soil erosion, may lead to a more permanent loss of biological productivity. Another example of this is the destruction caused by bark beetles. Drought stresses trees more, making them more vulnerable to bark beetle attacks. This can cause large pest infestation outbreaks, which can have long-term effects on the planning area.

Although environmental losses are difficult to quantify, growing public awareness and concern for environmental quality have forced public officials to focus more on these effects.

The geographic extent of drought can be far-reaching, and the effects can vary significantly across the impacted areas. In the region, abnormally low precipitation over an extended period stresses all ecosystems. As waterways decrease in flow, fish and aquatic plants can suffer, and recovering the populations may not be easy. Vegetation is food for animals and is essential to binding soils, which can dry out and struggle to grow back. Animals searching for water and food may have to travel farther, affecting migration and breeding. Natural areas such as wetlands that are essential to the environment's overall health can be destroyed if water levels decrease. The risk of wildfires increases as fuel dries out and becomes easier to ignite. Soil erosion from dying vegetation can impact air quality, as strong winds pick up the dry dust.

4.6.7.5 Local Vulnerability

Long-lasting droughts could harm industries such as agriculture and tourism that use or depend on water for their business. Reduced agricultural production may result in higher food prices. Local and regional tourism (skiing, fishing, rafting, etc.) may decline due to lower snowpack and water levels in lakes and rivers. These sectors may be affected by drought for years after the drought has passed.

Mesa’s economic base is largely dependent on agricultural activity. Drought from a lack of precipitation can drastically impact the county's economy. The loss of crops and livestock can have compounding and long-term consequences for the local economy.

Lack of water for irrigation and watering livestock can affect available water quality, as lower water levels result in higher salinity concentrations. The lack of water availability will increase costs, further limiting the value of the products.

Drought reduces cropland’s productivity, decreasing yield and resulting in lower-quality crops. The local and regional economies can feel the income loss for farmers due to a devastated

harvest. They can last an extended period, depending on the length of the drought and the possibility of recovery.

Drought can also impact manufacturing, tourism, commercial, and domestic use; depending on the sector's needs, poor water quality could result in higher costs to obtain water from acceptable sources. The following list provides additional vulnerability information identified by each local government.

- **Mesa County –** The county has faced near-constant drought since 2000 and documented local warming is expected to persist, increasing soil moisture loss and evapotranspiration. Impact on People: Strain on public water systems, especially in agricultural and unincorporated areas (lack of potable water). All municipal water comes from surface sources, such as snow or rainfall, or is taken directly from the Colorado and Gunnison Rivers. The available quantity of water is also dependent on the Colorado River Basin Compact. The impacts on agricultural production could be significant. Water quality is another concern that affects natural resources, especially the endangered species in the Colorado River. Drought can also influence recreational uses of water bodies and increase the risk of wildfires.
- **Collbran –** The top concern is drinking water availability. The town also recognized drought's influence on increased wildfire and flooding (baked soils) and related cascading impacts.
- **De Beque –** Have strong water rights. Currently, the sole source of water is from the Colorado River from Rome Creek. If the river has high turbidity or low water, the town would be out of treated water.
- **Fruita –** Residents in the agricultural industries will be impacted. Drought-specific watering times for downtown will be implemented during times of drought. Possible economic impacts due to less tourism in the area and the loss of recreation. Impacts on the electrical power grid and concerns with power outages.
- **Grand Junction –** Drought impacts are chronic and intensifying hazard. Long-term warming, earlier snowmelt, and extended drought are straining water availability and ecosystem function with potentially compounding effects. Impacts to water supplies is possible but mitigated through the regional drought response plan. Potential for water rights on the Colorado River could be impacted, but it's not rights that are currently in use.
- **Palisade –** Impacts on the watershed and the local agricultural industry can have ripple effects on the local economy. Increase in wildfire risk. Impacts to the recreational sector, especially if the Colorado River is low and people are unable to recreate on the river. Loss of natural species in the Colorado River is also a concern, both culturally and environmentally. Impacts on the town's water plant's ability to function. Possible changes to water rights with the Shoshone Water Rights.
- **Clifton Sanitation –** Drought does not pose a risk to the district's assets. Not a mitigation priority.

- **Clifton Water –** Not having an adequate water supply, which could also decrease the water quality.
- **Collbran Conservancy** – Drought leads to water transit loss, causing shortages for users. Dry canal banks increase the chances of canal issues.
- **De Beque FPD** – Drought does not pose a risk to the district's assets. Not a mitigation priority.
- **Grand Junction Rural FPD –** Drought does not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** Drought does not pose a risk to the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation –** Drought can lead to infrastructure drying up, which impacts earthen canals and their ability to transport water.
- **Plateau Valley FPD** – Drought does not pose a risk to the district's assets. Not a mitigation priority.

4.6.8 Future Trends in Development

The most significant impact of drought on future development will be the decreased water supply for the county's inhabitants. Careful monitoring of the area's water supply will help drive conservation efforts to minimize drought impacts. The county should develop a long-range water efficiency management plan and continue encouraging water conservation during drought and non-drought years.

The following list highlights future development trends for each local government.

- **Mesa County –** Increase in potable water due to more people moving into the area and using more water for household use. More development will increase the number of heat islands.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard. The town is in the process of acquiring secondary water rights.
- **Fruita –** Increase in potable water due to more people moving into the area and using more water for household use. Expect to have less demand for irrigation water. The Land Use Code has requirements for drought-tolerant landscaping that will mitigate some impacts.
- **Grand Junction –** Increased water demand as the community grows.
- **Palisade –** An increase in population and development would impact the water supply, but growth is currently not projected.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Increase in potable water due to more people moving into the area.

- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.6.9 Probability of Future Occurrences

From 2000 to 2023, the county experienced nine non-consecutive years of drought, predicting a 39% chance of drought occurring annually. The LPT noted that they feel the probability is much higher. The relatively steady issuing of USDA disaster declarations between 2000 and 2023 suggests the county will likely continue to experience a substantial drought sufficient to need aid.

4.6.10 Climate Change Impacts

Climate change threatens to alter the timing and distribution of precipitation in the state, and warmer temperatures will impact runoff, streamflow, evaporation, and soil moisture. Examining how our most precious natural resources will be affected and working to conserve and adapt where necessary will help to ensure a more secure water future.

The most likely impact on water supplies from climate change will be a shift in the timing of runoff. Projections indicate that runoff timing will shift an additional one to three weeks earlier by mid-century because of increased temperatures. This may affect water-right holders who traditionally divert surface water during the crop growing season, for example, or those with limited access and rights to water storage options. It is also likely to result in decreased late-summer streamflow due to increased temperatures, leading to earlier snowmelt, and a projection that precipitation is likely to increase in the winter months but decrease in the summer months. At the same time, increased population, higher crop irrigation requirements, and longer growing seasons will put additional pressure on a changing water supply.

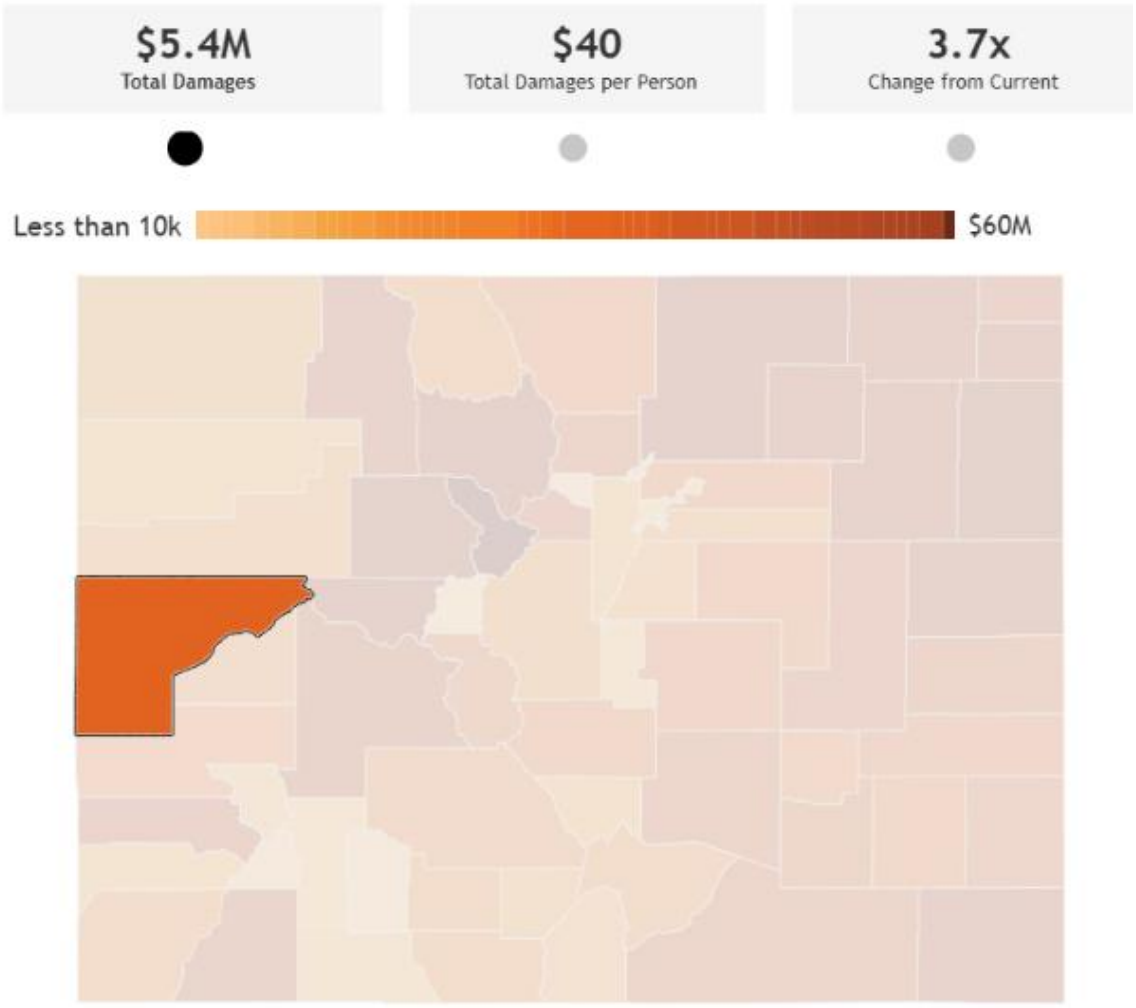
While projections of future precipitation changes do not agree on whether Colorado's annual precipitation will increase or decrease, future warming — shown in all projections — will reduce the runoff produced for a given amount of rainfall. Therefore, the projections show a tendency toward decreasing future annual streamflows for Colorado's rivers. Runoff and

streamflow may be further altered by the presence of dust-on-snow events that lead to early snowmelt.

The state developed the Future Avoided Cost Explorer (FACE) tool to understand the economic impacts of floods, droughts, and wildfires in 2050. It estimates the expected cost impacts of these three hazards on a selection of economic sectors under future climate and population scenarios. These costs are expressed in expected annual damages, which are a function of the hazard magnitude, probability, and exposed assets.

Two economic sectors, cattle, and crops, were analyzed to model drought scenarios. For the buildings sector, county-level changes in population were assessed to determine where increased development would occur. **FIGURE 21** from FACE estimates the potential future losses that drought will cause in the projected more severe climate. In Mesa County, with its current population, the county is expected to incur $5.4 million in total damages from future drought events, representing a 3.7-fold increase from current conditions.

Figure 21 Future Expected Drought Damages – More Severe Climate Scenario



4.7 Earthquake

4.7.1 General Background

An earthquake is the sudden shaking of the ground caused by the release of energy in the Earth's crust, often resulting from the movement of tectonic plates. This energy release generates seismic waves that can be felt as tremors or vibrations on the surface. Earthquakes vary in size, from small tremors that are barely perceptible to large events that can cause significant damage to infrastructure and property, and lead to loss of life. They typically occur along fault lines, where two blocks of the Earth's crust are in motion relative to each other. While earthquakes are most common in regions near tectonic plate boundaries, they can also occur in areas farther from these boundaries due to fault reactivation or human activities, such as mining or deep-well injection.

The impacts of an earthquake affect buildings, transportation systems, utilities, and the environment. Seismic activity is unpredictable, and preparedness measures, including emergency plans and resilient infrastructure, are important to mitigate the risks associated with this natural phenomenon.

4.7.2 Past Events

Since 1971, there have been 6 reported earthquake events in Mesa County with magnitudes greater than 2.5, all of which had epicenters within the county boundaries. No significant damages were reported due to these events in Mesa County. Details of these recorded events are provided in **TABLE 29**.

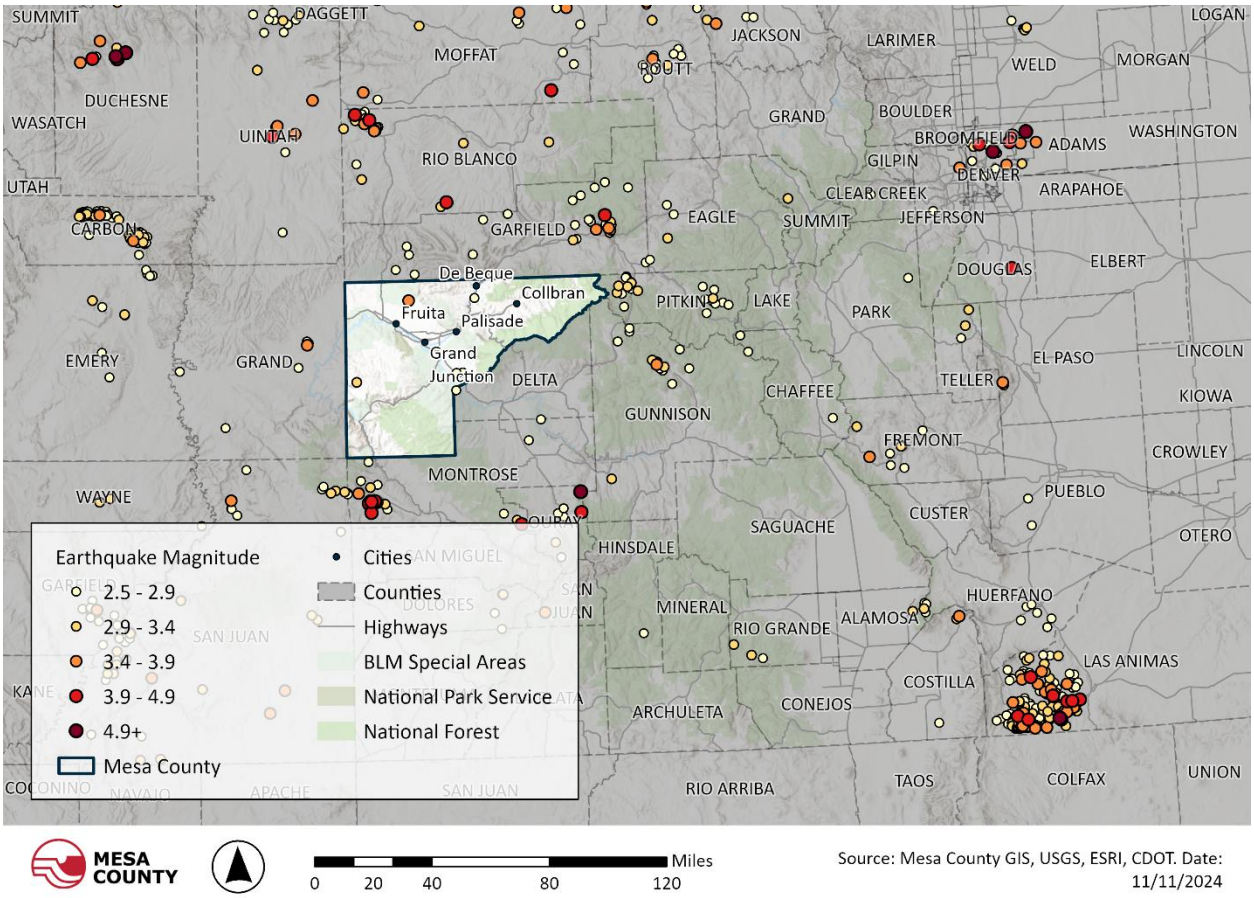
Table 29 Historical Earthquake Events 2.5+ M (1971-2024)

Date	Magnitude	Location
1971	4.5	Glade Park Fault (Mesa County HMP 2020)
January 30, 1975	3.7	14 km NNE of Fruita, Colorado (USGS)
December 6, 1985	3.1	38 km SW of Redlands, Colorado (USGS)
October 21, 1990	2.5	21 km SSE of Clifton, Colorado (USGS)
April 23, 1995	2.7	22 km S of Palisade, Colorado (USGS)
June 6, 2018	2.5	6 km S of De Beque, Colorado (USGS)

Source: US Geological Survey (USGS), Mesa County HMP 2020

It is important to recognize that earthquakes with epicenters outside of Mesa County can still impact the area, as seismic waves from large earthquakes can travel significant distances. While not directly centered in Mesa County, these events could still pose risks to residents, buildings, and critical infrastructure. **FIGURE 22** displays historical earthquakes that have occurred in the region surrounding Mesa County.

Figure 22 Mesa County Historical Earthquake Events 2.5M+ (1950-2024)

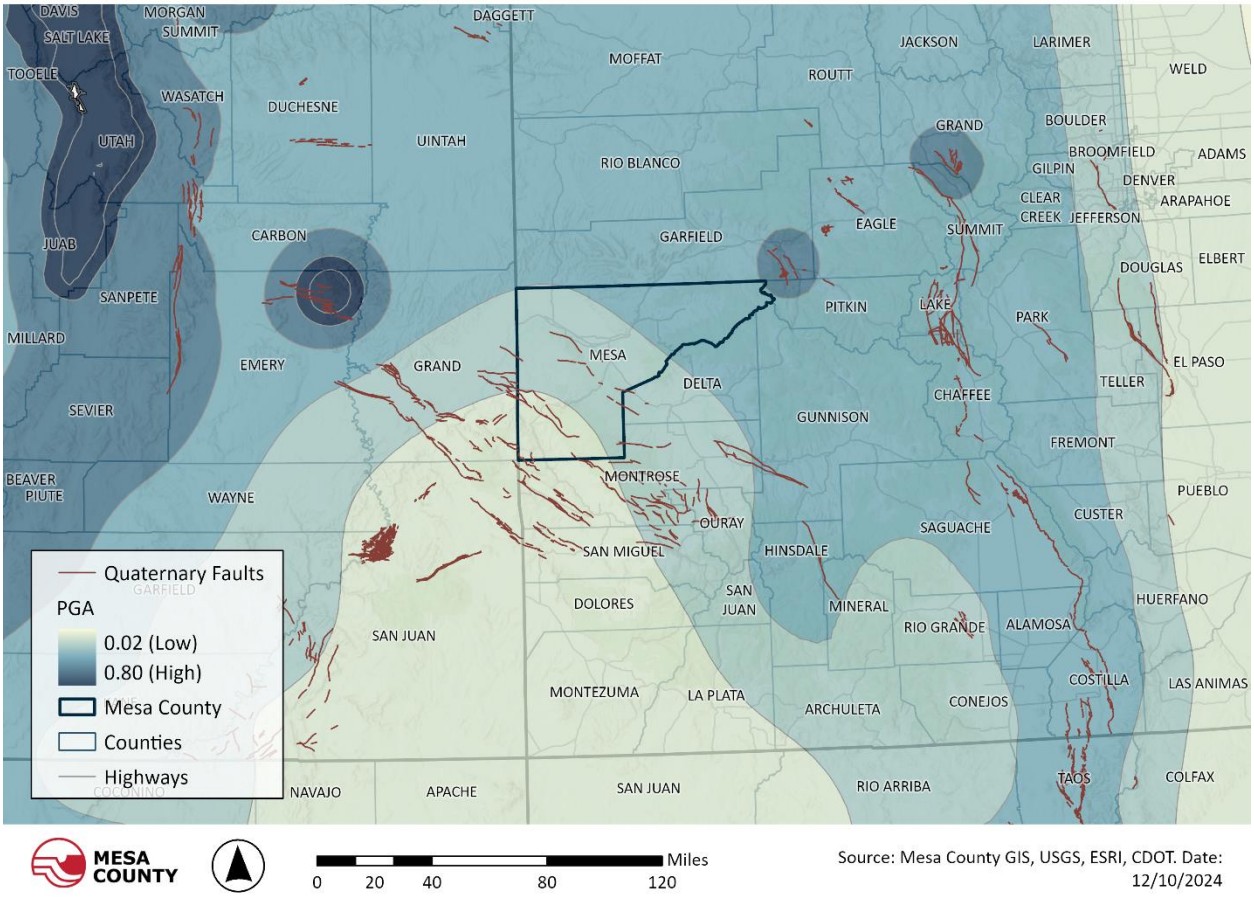


4.7.3 Location

Earthquakes are a regional hazard that can impact all areas within Mesa County. The peak ground acceleration (PGA) data indicates that the greatest magnitude of earthquakes in Mesa County is most likely to occur in the southwestern half of the county, where a significant concentration of fault lines exists, shown in **FIGURE 23** below.

The Uncompahgre fault system, which extends from Santa Fe, New Mexico, to Provo, Utah, could also influence seismic activity in the region and has been responsible for some historical earthquake activity in the area. The Grand Valley Fault, located in western Colorado, also has the potential to produce moderate earthquakes in the region.

Figure 23 Mesa County Peak Ground Acceleration (PGA) & Fault Lines



4.7.4 Severity

Earthquakes can range from minor shaking that is not detectable by humans without instruments to catastrophic events that affect people and infrastructure within thousands of square miles of the event. Most earthquakes in western Colorado range from 2.5 to 4.5 magnitude, which are not likely to result in significant structural damage. In Mesa County, the most severe earthquake was reported at 4.5 magnitude, and no significant damages were reported from any of the documented earthquakes.

The Colorado Geological Survey has estimated that the largest earthquake likely to occur on the Western Slope of Colorado is magnitude 6.5. If an earthquake of this magnitude did occur in Mesa County, damage to buildings, utilities, and other infrastructure is likely, particularly in areas near the epicenter. **TABLE 30** displays the magnitude and associated impacts of an earthquake event.

Table 30 Earthquake Magnitude and Intensity Scale

Scale	Intensity	Description of Effects	Richter Scale Magnitude
I	Not Felt	Detected only on seismographs.	
II	Weak	Some people feel it.	< 4.2
III	Weak	Felt by people resting; like a truck rumbling by.	
IV	Light	Felt by people walking.	
V	Moderate	Sleepers awake; church bells ring.	< 4.8
VI	Strong	Trees sway; suspended objects swing, objects fall off shelves.	< 5.4
VII	Very strong	Mild alarm; walls crack; plaster falls.	< 6.1
VIII	Severe	Moving cars uncontrollable; masonry fractures, poorly constructed buildings damaged.	
IX	Violent	Some houses collapse; ground cracks; and pipes break open.	< 6.9
X	Extreme	Ground cracks profusely; many buildings are destroyed; liquefaction and landslides are widespread.	< 7.3
XI	Disastrous	Most buildings and bridges collapse; roads, railways, pipes, and cables are destroyed; general triggering of other hazards.	< 8.1
XII	Catastrophic	Total destruction; trees fall; ground rises and falls in waves.	> 8.1

Source: USGS

4.7.5 Warning Time

Earthquakes typically have little to no warning due to their sudden onset, often with seconds to a minute notice. However, earthquake early warning systems have been developed to provide alerts seconds to minutes before a strong shake begins. These systems use seismic sensors to detect the initial seismic waves (P-waves), which are often much less damaging, to predict the arrival of the more hazardous waves (S-waves). The effectiveness of these systems largely depends on the proximity to the epicenter of the earthquake, and they still only offer several minutes of advanced notice at best.

4.7.6 Secondary Hazards

Earthquakes can result in numerous secondary hazards, including liquefaction, landslides, dam incidents, avalanches, and land subsidence. These secondary hazards can exacerbate damage and complicate emergency response efforts after an earthquake. Liquefaction can occur when

stiff soils act like a liquid due to earth-shaking, resulting in ground failure and structural damage. Dam failures can occur when shaking from an earthquake weakens or damages the structure. Land subsidence, landslides, rockfalls, and avalanches can occur suddenly when the ground is destabilized due to shaking and fault movements.

4.7.7 Exposure and Vulnerability

4.7.7.1 Lifelines

Earthquakes can significantly impact all Community Lifelines. Even minor damage may disrupt the Food, Hydration, and Shelter lifeline by displacing residents, damaging water infrastructure, and contaminating drinking water, affecting the Water Systems lifeline as well.

Communications, Energy, and Transportation infrastructure may suffer anything from reduced functionality to complete shutdowns due to damaged systems, collapsed bridges, or blocked roads. Notably, the Grand Junction State-Owned Building (SOB), a critical communications hub serving Mesa, Garfield, Pitkin, Eagle, Rio Blanco, and Routt Counties, is identified in the State E-SHMP as being vulnerable to seismic activity.

Health and Medical services could be disrupted by building damage or transportation issues, potentially requiring large-scale fatality management. Additionally, Safety and Security operations may be compromised, with increased risk of hazardous material releases from damaged facilities or transport routes.

Based on a 2,500-year probabilistic model of a 5.0 magnitude earthquake, FEMA's Hazus tool estimates minimal impacts in the area. It is important to note that the largest earthquake to occur in Mesa County was rated 4.5M, so these loss estimates may be higher than actual expected damages for a worst-case event. The full report is available in **HAZUS EARTHQUAKE RISK REPORT** with a summary listed below.

- Safety and Security: According to the HAZUS tool, all Lifelines will be at 50% functionality or greater within a day after an earthquake: 5 Hospital (524-bed capacity), 66 Schools, 1 Emergency Operation Center, 11 Police Stations, 18 Fire Stations.
- Transportation (Highway, Railway, Bus, and Airport): Approximately $3.63 million in estimated economic losses to transportation systems.
- Utility Systems (Potable and Wastewater, Natural Gas, Electrical Power, and Oil Systems, Communication): Approximately $89.71 million in estimated economic losses to utility systems.

4.7.7.2 People

An earthquake can have a significant impact on people's lives, both immediately and in the long term. Strong ground shaking can cause buildings to collapse, injuring or killing occupants and displacing families from their homes. Vital services such as water, electricity, and transportation may be disrupted, making it difficult for communities to access basic needs and emergency

care. Even minor earthquakes can lead to emotional stress, financial hardship, and long recovery periods, especially for vulnerable populations.

The HAZUS model estimates that the earthquake will displace approximately 50 households, with 27 individuals expected to seek temporary public shelter. In the most severe scenario (a 2:00 PM event), the model projects that 42 people would require medical attention without hospitalization, 5 individuals would need non-life-threatening hospitalization, and 1 fatality would occur.

4.7.7.3 Structures

Numerous factors influence property damage during earthquakes, including the age, type, and construction materials of buildings. Historic buildings are at higher risk. Damage can range from minor cracks to making a building uninhabitable. Estimating potential damages is complex due to many variables. Modern or retrofitted buildings are better able to withstand seismic events, but significant damage can still occur with high-magnitude earthquakes. Structures built before modern standards are especially vulnerable.

According to the FEMA HAZUS model, a 5.0 magnitude earthquake is projected to generate approximately 54,000 tons of debris and $364.35 million in building-related losses in Mesa County. It is estimated that around 1,924 buildings will suffer at least moderate damage, accounting for over 3% of the structures in the affected area. Out of these, 8 buildings may incur damage beyond repair, with most of the vulnerable structures being single-family residential homes.

4.7.7.4 Natural, Historic, and Cultural Resources

A study is currently underway to explore how earthquake shaking has impacted the hoodoo rock formations in Mesa County. The preservation of these tall, thin spires of rock are formed through a process of erosion and weathering, where softer rock layers erode more quickly than the harder layers above, creating pillars topped with resistant “capstones” This delicate and narrow structures make them susceptible to disturbance, such as earthquake. The fact that their intact presence in the county suggests that there has been minimal severe earthquakes in the county over time.

4.7.7.5 Local Vulnerability

- **Mesa County –** Impacts to lifelines. Structures, especially hospitals and historical structures, will be impacted by heavy shaking. Indirect impacts to the county in the event of an event on the Wasatch Fault in Utah will bring survivors and possibly injured to the county
- **Collbran –** The primary concerns relate to damage to water and sewer infrastructure. The town’s spring-fed water source could also be relocated or eliminated. Potential for rivers being blocked by rockfall/etc.
- **De Beque –** Infrastructure and structural stability of underground utilities.

- **Fruita –** Infrastructure and structural stability. Older, historical buildings in the downtown area, including the Civic Center, which houses the City Administration, are vulnerable to earthquake hazards. The buildings in the downtown area is also connected, and there is concern for cascading hazards, such as fires. The Fertilizer Plan (Silo) located within town is also a concern.
- **Grand Junction –** Infrastructure and structural stability of underground utilities.
- **Palisade –** Aging infrastructure that is not designed or capable of surviving an earthquake of significant magnitude.
- **Clifton Sanitation –** The district's infrastructure is all buried and vulnerable to ground shaking from an earthquake.
- **Clifton Water –** Earthquake does not pose a risk to the district's assets. Not a mitigation priority.
- **Collbran Conservancy** – Earthquakes pose a potential risk to the Vega Dam, which could cause damage such as cracking that might lead to dam failure and loss of water in the reservoir. Additionally, syphon leakage could occur, limiting the district's ability to transport water.
- **De Beque FPD** – Earthquake does not pose a risk to the district's assets. Not a mitigation priority.
- **Grand Junction Rural FPD –** Earthquake does not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** Earthquake does not pose a risk to the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation** – All concrete infrastructure, including the pump house and syphons, can be affected by earthquakes. Cracks and damage to this infrastructure could result in significant water loss.
- **Plateau Valley FPD** – An earthquake could lead to foundation damage to FPD structures and affect roadways, potentially increasing the response time of first responders in the district.

4.7.8 Future Trends in Development

- **Mesa County –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Any increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Fruita –** Future development will be required to meet the modern building codes.
- **Grand Junction –** Any increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Palisade –** Future development will be required to meet the modern building codes.

- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy –** Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.7.9 Probability of Future Occurrences

Since 1971, Mesa County has experienced 6 earthquakes with a magnitude of 2.5 or greater, averaging one per decade, according to the USGS. Predicting the exact timing or location of future earthquakes is impossible, but a high-magnitude earthquake in the region could affect the county.

4.7.10 Climate Change Impacts

Earthquakes are caused by the movement of tectonic plates, which are not influenced by surface-level weather or climate patterns. Therefore, climate changes are unlikely to impact future earthquake events' frequency, location, or severity. NASA reports, "most quakes occur far beneath Earth's surface, well beyond the influence of surface temperatures and conditions. Additionally, we know the statistical distribution of earthquakes is approximately equal across all types of weather conditions".[1]

4.8 Extreme Heat

4.8.1 General Background

Definitions of extreme heat events, also called heat waves, vary depending on the source, data availability, time period of extreme heat occurrence, and the type of heat metric utilized. Extreme heat is most dangerous when temperatures remain high for multiple days, referred to as an extreme heat event. The National Weather Service defines a heat wave as one or more days of unseasonably hot weather in a relatively short time. According to the Colorado

[1] Can Climate Affect Earthquakes, Or Are the Connections Shaky? - NASA Science

Department of Public Health and Environment (CDPHE), extreme heat is generally defined as (1) two or three consecutive days at or above 97; or (2) multiple days when the temperature is 10 degrees or more above the average high temperature for the region.

4.8.2 Past Events

The NCEI Storm Events Database has six records of excessive heat and heat events for the Grand Valley region between 1950 and September 2024. The following are two significant events identified in the database.

- **July 9, 2021** - A large ridge of high pressure dominated the western United States for several days. This resulted in scorching heat and dry weather across the lower elevations of western Colorado. Conditions were exceptionally dry which translated to single digit humidity at the surface. Record breaking high temperatures occurred through the period with overnight lows only dropping into the 60s and 70s in the valleys. The Grand Junction Regional Airport set a new all-time record high on July 9th with a high of 107 degrees, breaking the old all-time record of 106 degrees.
- **June 1, 2022**—Various automated weather stations reported high temperatures of 100 to 105 degrees. The Grand Junction Regional Airport set a new record high temperature for the day of 102 degrees. A 52-year-old man who was mountain biking the end of the Palisade Plunge trail outside of Palisade ran out of water while biking and died of heat-related illness.

According to temperatures recorded at the Grand Junction Airport, 39 consecutive days with a maximum temperature above 90°F were recorded between June 25, 2018, and August 2, 2018. The Fruita HCN weather station recorded a 49-day streak of consecutive days with a maximum temperature above 90° between June 28, 2003, and August 15, 2003.

4.8.3 Location

The entire county is at risk of extreme heat events; however, these events may be exacerbated in more urbanized areas, such as the communities along I-70. This is due to reduced airflow, reduced vegetation, and increased waste heat generation, which can contribute to temperatures several degrees higher than in surrounding rural or less urbanized areas. This phenomenon is known as the urban heat island effect.

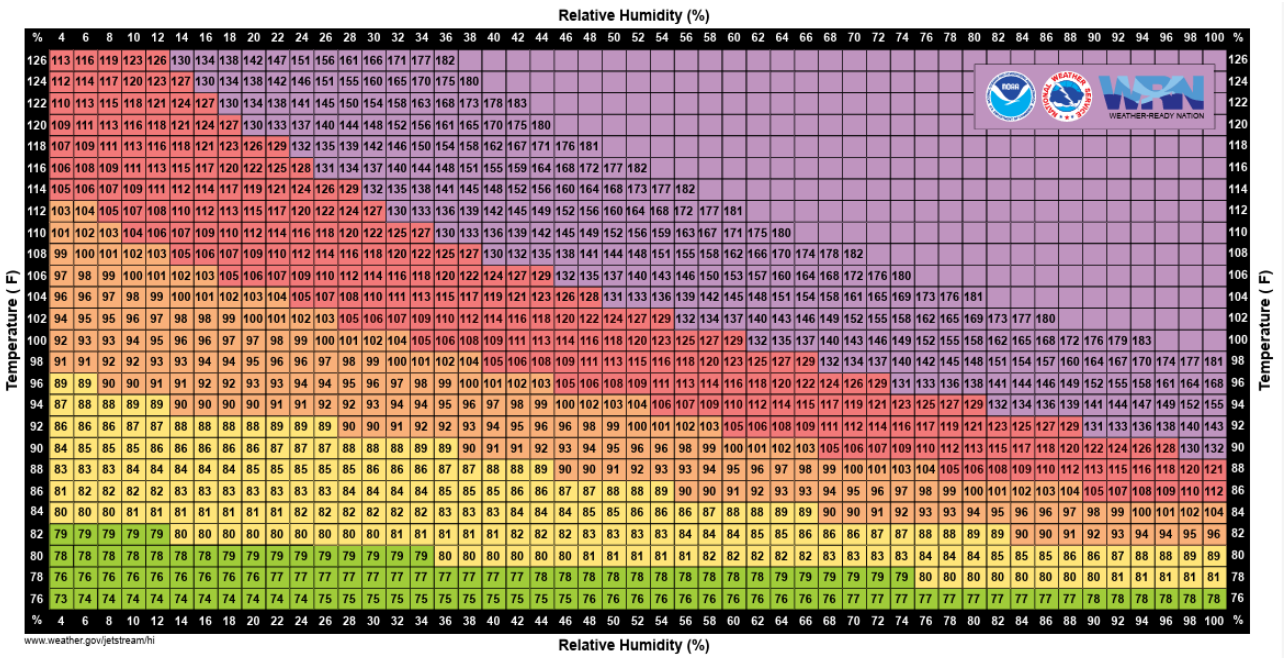
4.8.4 Severity

The severity of an extreme heat event is influenced by multiple factors, not just meteorological ones. While the departure from typical temperatures is the basis for an event to occur, the level of exposure and the lack of access to cooling options can significantly increase risk and even be deadly. The characteristics of the buildings in which people reside, along with the availability of air conditioning or other means of temperature control, also play critical roles. Populations that are particularly vulnerable to heat due to health reasons or occupational hazards, such as those

in construction or agriculture, can be affected even when temperatures do not reach extreme levels.

When issuing alerts on extreme heat, the National Weather Service uses the heat index (see **FIGURE 24**) to chart the apparent temperature, which is the temperature that feels like it is relative to humidity combined with air temperatures. The Heat Index assumes shady conditions with a light wind. In areas where the relative humidity is low, such as Mesa County, the apparent temperature can be lower than the air temperature, for example, if the air temperature is 100°F and the relative humidity is 15%, the heat index will be 96°F.

Figure 24 National Weather Service Heat Index



Classification	Heat Index/Apparent Temperature	General Affect on People in High Risk Groups
Extremely Hot	≥130°F	Heat/Sunstroke HIGHLY LIKELY with continued exposure
Very Hot	105°F - 129°F	Sunstroke, heat cramps, or heat exhaustion LIKELY, and heatstroke POSSIBLE with prolonged exposure and/or physical activity
Hot	90°F - 104°F	Sunstroke, heat cramps, or heat exhaustion POSSIBLE with prolonged exposure and/or physical activity
Very Warm	80°F - 89°F	Fatigue POSSIBLE with prolonged exposure and/or physical activity

4.8.5 Warning Time

NOAA issues outlooks for extreme heat 8 to 14 days and 3 to 7 days in advance, providing hourly forecasts, advisories, watches, and warnings when dangerous heat becomes likely or imminent. Each NWS Forecast Office issues heat alerts for their local area. The following are general guidelines that are considered when issuing an alert.

- Excessive Heat Warning – Issued within 12 hours of the onset of extremely dangerous heat conditions. Generally, this Warning is issued when the maximum heat index temperature is expected to be 105°F or higher for at least 2 days and nighttime air temperatures don't drop below 75°F.
- Excessive Heat Watch – Issued when conditions are favorable for an excessive heat event in the next 24 to 72 hours. A Watch is issued when the risk of a heat wave has increased, but its occurrence and timing are still uncertain.
- Heat Advisory – Issued within 12 hours of the onset of extremely dangerous heat conditions. Generally, this Advisory is issued when the maximum heat index temperature is expected to be 100°F or higher for at least 2 days, and nighttime air temperatures will not drop below 75°
- Excessive Heat Outlooks – Issued when the potential exists for an excessive heat event in the next 3 to 7 days.

Between 2017 and 2024, the Grand Valley NWS zone received a total of 12 alerts (3 Watches and 8 Advisories) for heat or excessive heat. The most extensive advisory was in effect for four total days, from July 12, 2024, to July 15, 2024.

4.8.6 Secondary Hazards

Secondary hazards to extreme heat events can include power outages due to the overloading of electrical grids as people use more air conditioning to cope with the heat. This can disrupt daily life and exacerbate health risks, especially for those reliant on electrically powered medical equipment. Additionally, extreme heat can deteriorate road surfaces, leading to damage to infrastructure and an increased risk of traffic accidents. Extreme heat can also magnify drought conditions. Wildfires are another significant secondary hazard, as prolonged high temperatures can dry out vegetation, making it more susceptible to ignition.

4.8.7 Exposure and Vulnerability

4.8.7.1 Lifelines

Extreme heat events can impact the Energy Lifeline, as power outages may occur. Additionally, the Transportation Lifeline may experience service disruption due to infrastructure damage. According to the State of Colorado Enhanced State Hazard Mitigation Plan, concrete pavements have experienced "blowouts or heaves" on local highways and the higher volume interstate systems. Blowouts occur when pavements expand and cannot function properly within their allotted spaces. Pavement sections may rise several inches during such events. These

conditions can cause motor vehicle accidents in their initial stages and shut down traffic lanes or roadways entirely until the conditions are mitigated.

4.8.7.2 People

According to the Centers for Disease Control and Prevention (CDC), temperatures of 90°F and above can have significant health impacts, depending on an individual's exposure and the humidity level. The Heat Index previously mentioned estimates the weather's "feel," but conditions for each individual will differ. Indoor conditions may vary, potentially trapping heat and making the environment more dangerous. This is primarily a concern for individuals who are homebound, residing in long-term care facilities, and those without adequate cooling capabilities.

The duration of extreme heat events is a factor that stresses systems, impacts public health, and has lingering effects that extend beyond the days of reported high temperatures. Delayed impacts after a long event include issues after the heat has subsided, such as deaths and hospitalizations.

Specific demographics are particularly vulnerable to the effects of extreme heat. Older adults (65 years and older), children, and those with pre-existing health conditions are at greater risk of heat-related illnesses. Older adults (20% of Mesa County's population) often have a diminished ability to regulate body temperature, and children may not recognize the signs of heat distress, making them more susceptible to heat exhaustion and heat stroke. Individuals with chronic illnesses such as heart disease, respiratory conditions, or diabetes are also more likely to suffer severe health impacts during extreme heat events due to their already compromised health. Furthermore, low-income communities and those without access to adequate cooling resources, such as air conditioning, face heightened risks. These populations often reside in older buildings with inadequate insulation and limited ventilation, which exacerbates their vulnerability during prolonged periods of high temperatures.

4.8.7.3 Structures

High temperatures can cause power lines to sag, which may lead to power outages. When temperatures exceed 90°F, they can also affect roads, bridges, and railways. Road materials have a limited heat tolerance and sustained temperatures above 90°F can lead to road buckling. Bridges are especially vulnerable to prolonged high temperatures, which can compromise their structural integrity. Extended periods of extreme heat can cause bridges to expand and shorten pavement lifespan, resulting in potential negative economic impacts.

4.8.7.4 Natural, Historic, and Cultural Resources

In arid regions like Colorado, extreme heat intensifies drought conditions and exacerbates water shortages. These factors can have harmful effects on all of the state's ecosystems.

Additionally, the agricultural sector will suffer due to these conditions. Heat stress can negatively impact livestock by hindering live weight gain, reducing milk yield, and affecting

fertility, which can lead to financial losses for farmers. Furthermore, extreme heat poses a risk to animal welfare, as livestock may face dehydration and other heat-related illnesses without proper cooling and access to clean water.

High temperatures also significantly affect crops; they experience increased stress, which impairs growth and ultimately results in lower crop yields.

4.8.7.5 Local Vulnerability

- **Mesa County –** Impacts to recreation, which could lead to broad economic impacts. Impacts on the unhoused population and older adults who are housebound. Agriculture impacts both crop production and farm workers.
- **Collbran –** The most vulnerable populations include older adults and those under-resourced individuals unable to benefit from home cooling.
- **De Beque –** Power outages due to extreme heat will impact older adults in the town.
- **Fruita –** Vulnerable populations that lack access to cool themselves. Blackouts and power loss.
- **Grand Junction –** Western Colorado is projected to experience a significant rise in average and extreme temperatures, especially in urban areas like Grand Junction. The city has averaged fewer than three days per year over 95°F. High-emissions projections show this may exceed 18 days by mid-century, and 55 days by century's end. According to Grand Junction's Urban Heat Island Mapping Campaign, extreme heat exists in urban heat islands higher than the daily temperature, making areas of the city more vulnerable. The city has seen an increase in documented heat fatalities in the last five years and has concern about the anticipated increase in residents 65 years and older based on state demographer estimates. Economic impacts relate to the increase in cooling, healthcare, and productivity losses in heat-exposed sectors. Impacts to vulnerable populations, including the unhoused and older adults who lack cooling systems in their homes.
- **Palisade –** An increase in medical emergencies, especially among people recreating outside and not remaining properly hydrated. Impacts on the agricultural community. Demand on utilities, including services, water, and electricity. Increase in wildfire risk. Early warning detection may also be compromised. Older adults are vulnerable to the impacts of extreme heat. Potential for HVAC systems to fail.
- **Clifton Sanitation –** Extreme heat can cause operational issues to aeration blowers.
- **Clifton Water –** Increased water temperatures impact water quality as the district is unable to cool the water.
- **Collbran Conservancy** – Extreme heat can lead to significant water loss due to increased evaporation, and canals and other earthen infrastructure may develop cracks.
- **De Beque FPD** – Extreme heat conditions could elevate the risk for staff responding to wildfire incidents.

- **Grand Junction Rural FPD –** Extreme Heat does not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** Extreme heat poses a risk to first responders' ability to respond to emergencies.
- **Orchard Mesa Irrigation** – The district's power plant is at risk due to extreme heat, necessitating the venting of the power plant to prevent overheating. Additionally, staff members who work outdoors for extended periods are vulnerable to heat-related illnesses.
- **Plateau Valley FPD** – Extreme heat may affect the FPD staff as they respond to fire events, increasing the risk of heat-related illnesses.

4.8.8 Future Trends in Development

According to the State of Colorado's Enhanced State Hazard Mitigation Plan, Mesa County is among the counties in the state with the highest percentage of growth, which also poses the highest risk from extreme heat events.

- **Mesa County –** More development will lead to the creation of heat islands.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction –** Increased population will increase the number of people vulnerable to extreme heat.
- **Palisade –** An Increase in population will likely lead to increase in public health impacts associated with extreme heat.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** An increase in population will increase water needs.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.8.9 Probability of Future Occurrences

According to past event data from the NCEI Storm Events database, Mesa County has had six extreme heat events since 1950, equating to an 8% annual occurrence of extreme heat events. The LPT noted that the annual occurrence is highly likely to be 100%.

4.8.10 Climate Change Impacts

Climate change is expected to exacerbate the frequency and intensity of extreme heat events in Mesa County. As global temperatures rise, the region will likely experience more prolonged periods of high temperatures, which can lead to increased stress on infrastructure, natural resources, and agricultural productivity. The combination of higher average temperatures and more frequent heatwaves can worsen drought conditions, further strain water resources and amplifying the adverse effects on ecosystems and agriculture. Moreover, the growing population in Mesa County will face heightened vulnerability to these extreme heat events, necessitating enhanced adaptation and mitigation strategies to safeguard the community's health, economy, and environment.

4.9 Flood / Dam-Levee Incident

4.9.1 General Background

4.9.1.1 Flood

Flooding occurs when water exceeds normal levels and submerges land that is normally dry. While flooding is a natural process, this hazard can cause widespread damage and economic impacts including the destruction of homes and infrastructure, contamination of water supplies, and loss of crops and livestock. Additionally, flooding can present environmental challenges such as habitat destruction, wildlife displacement, and soil erosion.

Floodplains are typically low-lying areas adjacent to rivers that are naturally susceptible to overflow from a river. These areas serve as natural buffers, absorbing and slowing waterflows to reduce the intensity of downstream flooding. However, human development such as homes, roads, and other infrastructure constructed in floodplain areas are at risk of damage from these floods.

Several types of flooding can impact Mesa County and its jurisdictions:

- **River flooding** happens when rivers or streams overflow their banks due to prolonged rainfall, rapid snowmelt, or dam releases. The water can spread across large areas, especially in floodplain areas.
- **Flash flooding** occurs when there is sudden or intense rainfall over a short period. This can overwhelm drainage systems and cause rapid water accumulation. This type of flooding occurs with little warning and can be unpredictable in the location of their impact.

- **Snowmelt flooding** happens when rapidly melting snow releases large volumes of water that can overwhelm rivers, streams, and drainage systems. This type of flooding typically happens in later winter or early spring when rising temperatures cause snow in mountain regions to thaw quickly. Flooding can also occur from a rain-on-snow event when warm rain rapidly melts the existing snowpack, saturating the ground and creating excess runoff.
- **Urban flooding** can occur when heavy rainfall overwhelms stormwater drainage systems, leading to localized flooding in streets, basements, and other low-lying areas.

4.9.1.2 Dam/Levee Incident

A dam is a structure built across a river or waterway to control the flow of water. They are constructed to prevent or regulate water flow, which can help reduce flood risk and manage water supplies for power generation, recreation, agriculture, and human consumption. Dam incidents occur when a dam fails or operates in a manner that leads to dangerous conditions, which can cause sudden and severe flooding downstream. The two primary types of dam incidents include:

- **Dam failures** occur when a dam's structural integrity is compromised, which can result in the release of large volumes of water downstream. This can cause rapid and extensive flooding with a force that can destroy infrastructure and agricultural lands. Dam failures can be caused by poor maintenance, design flaws, seismic activity, or extreme weather.
- **Dam overflows** happen when the water level in a reservoir behind a dam rises above the capacity of the dam or its spillway. Excess water is then released to prevent the dam from failing. However, if an overflow is not managed properly or exceeds the dam's design limits, it can lead to uncontrolled flooding downstream.

Like dams, **levees** are engineered structures designed to manage and control water flow to mitigate flooding risks. Levees act as barriers between a water body, such as a lake or river, and the adjacent land, thereby preventing or reducing flooding. These structures are intended to protect flood-prone areas, including urban centers, agricultural lands, and critical infrastructure. However, if water levels exceed their capacity or levee maintenance is inadequate, severe flooding can occur in the areas these levees were meant to safeguard. Breaches and overtopping are the most common types of levee failures.

4.9.2 Past Events

4.9.2.1 Flood

Mesa County has a long history of flooding from summer cloudburst storms and from snowmelt runoff. The NCEI database has documented 105 flood events across the county from 1996 to 2024. Among these incidents, 46 have led to economic losses affecting property or crops, amounting to $815,500 in reported property damage and $15,000 in crop damage. **TABLE 31** displays the number of events and losses by location in Mesa County.

Table 31 NCEI Historical Flood Events

Location	Number of Events	Total Losses
Grand Junction	24	$330,250
Gateway	15	$53,000
Redlands	11	$3,500
Fruita	7	$40,000
Mack	7	$23,000
Unincorporated Mesa County	7	$30,750
Not Specified	5	$21,000
De Beque	4	$125,000
Whitewater	4	$23,000
Cameo	3	$30,000
Durham (area of Grand Junction)	3	$5,500
Bridgeport	2	$0
Glade Park	2	$0
Loma	2	$10,500
Orchard Mesa	2	$0
Palisade	2	$0
Walker Airport (Grand Junction Regional Airport)	1	$100,000
Collbran	1	$0
Plateau City	1	$20,000

Source: NCEI

The NCEI also reported one fatality due to flooding in the county. This incident occurred on May 6th, 2023, in Gateway. According to the NCEI narrative, the West Creek in Mesa County experienced high and fast flow caused by accelerated snowmelt, leading to flooding observed by local law enforcement. West Creek drains south into the Dolores River. A 94-year-old man drowned after his ATV accidentally backed into West Creek and was carried downstream. Additionally, the 2020 Mesa County HMP noted that the Bosley Wash flooded in 2008 along I-70 and resulted in a fatality from drowning.

The 2020 Mesa County HMP also documented 15 historical flood events on the Colorado River, Gunnison River, and Dolores River. Major flood events occurred in **1884, 1917, 1920, 1921, 1935, 1952, 1957, 1983,** and **1984** on the Colorado River; in **1884, 1920, 1921,** and **1957** on the Gunnison River; and in **1884, 1909, 1911,** and **1958** on the Dolores River. These events were primarily caused by snowmelt, sometimes intensified by rain.

The largest recorded snowmelt flood runoff on the Colorado River happened in **June 1921**, with heavy rain on **June 14th** and **15th** increasing the runoff, resulting in a peak flow of 81,000 cubic feet per second (CFS) near Fruita. The Fruita City Engineer also noted that in both 1984 and 1993 floodwaters where witnessed overtopping I-70.

Plateau Creek and Buzzard Creek were also noted as areas of flood concern in the county, with the principal cause of these flooding events stemming from rapidly melting heavy snowpack during May, June, and July.

4.9.2.2 Dam/Levee Incident

Mesa County has several high-hazard dams, which pose a risk of loss of life if one were to fail. According to the 2023 Colorado Enhanced-State Hazard Mitigation Plan (E-SHMP), the vulnerability to dam failure is highest on the Grand Mesa, where most of these dams are located, particularly affecting the Town of Collbran, which is downstream from many dams. The National Performance of Dams Program (NPDP) Dam Incident Database reports that there have been 5 dam incidents since 1983:

- **June 1983 at Grand Mesa Dam #8:** Grand Mesa Dam #8 overtopped and failed during spring runoff due to the emergency spillway being blocked by snow and ice. Snowmelt produced high inflow to the reservoir which overtopped the dam. Minor flooding downstream with damage to Highway 65 and Lands' End Road. Significant damage was reported to the dam. The dam was repaired and spillway enlarged.
- **1983 at Vincient #2 Dam (above the Town of Palisade):** Vincient #2 dam overtopped during spring runoff and failed. When a hazard classification is given to a dam, it is done so based on the consequences of the dam's failure absent flooding conditions, i.e., on a clear day in summer with the stream at a "normal" level. When Vincient #2 failed, the stream below was running bank-full of snowmelt and the resulting failure discharge jumped out of the channel and did more damage downstream than would have normally occurred. It is important to remember that a low hazard dam can still cause a significant amount of damage and possible result in loss of life, depending on the timing of the failure. (Jackson, 2009)
- **1996 at Upper Highline Dam in unincorporated Mesa County (Community of Mack):** Upper Highline Dam suffered settling and deformation of the dam. The dam crest settled several feet at the west end and the reservoir was drained so the dam could be rehabilitated. This intervention prevented failure and flooding. Significant damage was reported to the state-owned dam.
- **Spring 1998 at Fruita #1 located at the head of Northeast Creek south of Glade Park:** Fruita #1 dam located at the head of Northeast Creek south of Glade Park failed because of failing downstream slope. This slope failed on two separate occasions and the reservoir level was restricted until the dam was rehabilitated in 2009.

- **2016 at Fruita #2 located south of Glade Park:** In 2016, the reservoir was placed on a "No Fill Order" by the State of Colorado Division of Water Resources due to massive scarping on the downhill slopes. However, with rainfall and snowmelt, the reservoir filled with water. The City of Fruita worked on siphoning water out of the reservoir, draining the water through the reservoir's natural drainage system to lower the water level and empty the reservoir. This was the reservoir's second unplanned infilling and low-level Emergency Action Plan (EAP) activation since 2019. Another unplanned filling was reported to have occurred in 2023, according to the local planning team.

There is no database for levee incidents currently available, and the planning team noted that there are no recorded levee incident events in the county.

4.9.3 Location

4.9.3.1 Flood

The 100-year and 500-year floodplains are areas designated based on their likelihood of experiencing significant flooding each year. A 100-year floodplain has a 1% annual chance of flooding, and a 500-year floodplain has a 0.2% annual chance. It is important to note that these probabilities do not mean that floods occur only once every 100 or 500 years, but instead reflect statistical averages that an event of this magnitude occurs.

Mesa County is traversed by several significant water systems that pose potential flood risks to structures and communities within the county. The Dolores River, Little Dolores River, Gunnison River, Plateau Creek, and Whitewater Creek flow through the region, all eventually feeding into the Colorado River. The Colorado River itself runs from the north-central to the northwestern portion of the county, passing through key population centers such as the City of Grand Junction and the Towns of Fruita, Palisade, and De Beque. The greatest risk of flooding in the county exists along these waterways, particularly along the Colorado River, as shown in **FIGURE 25** and **FIGURE 27**.

Additionally, the planning team noted that while there is no FEMA mapping of these areas, ephemeral streams along the Uncompahgre Plateau have experienced historical flood events in the county.

Figure 25 Mesa County Flood Zones

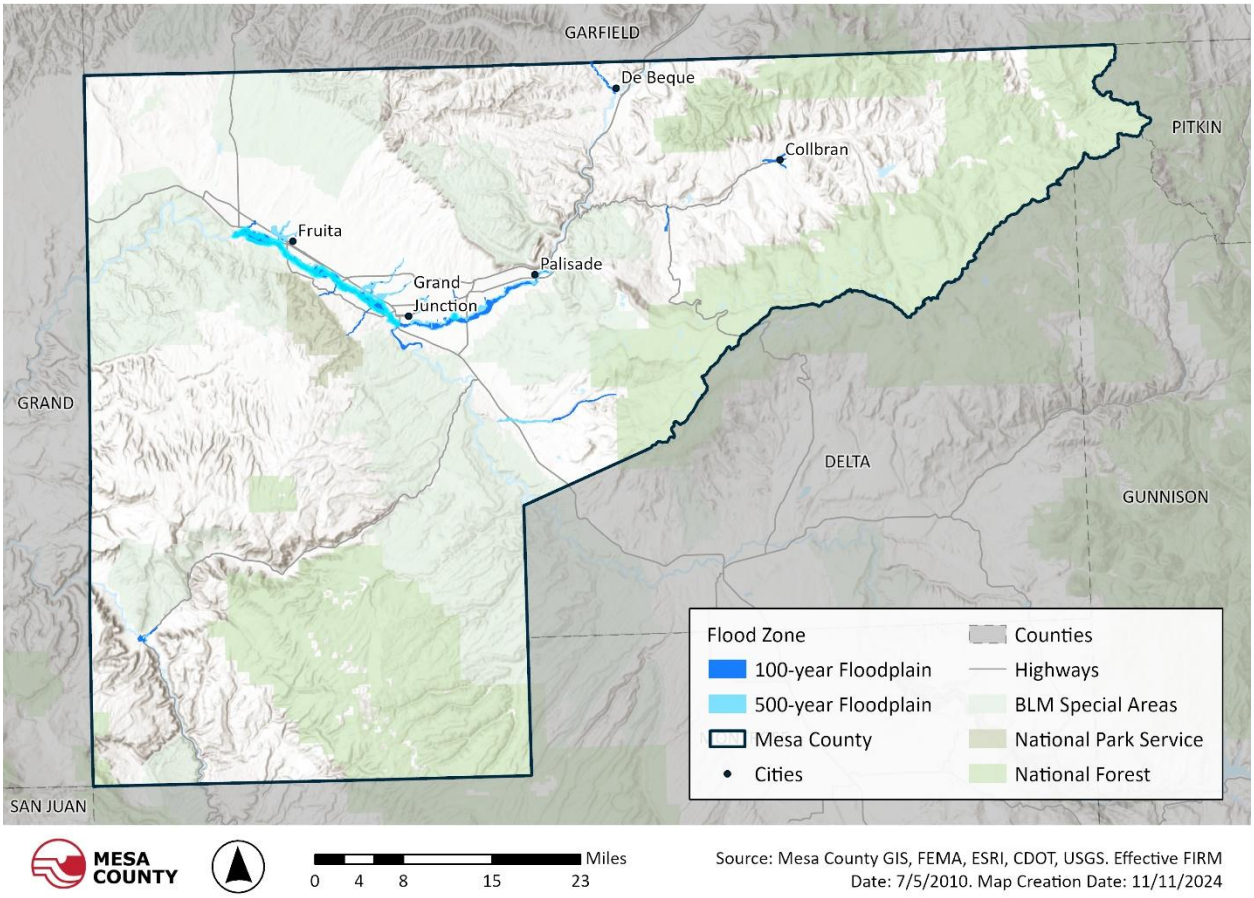
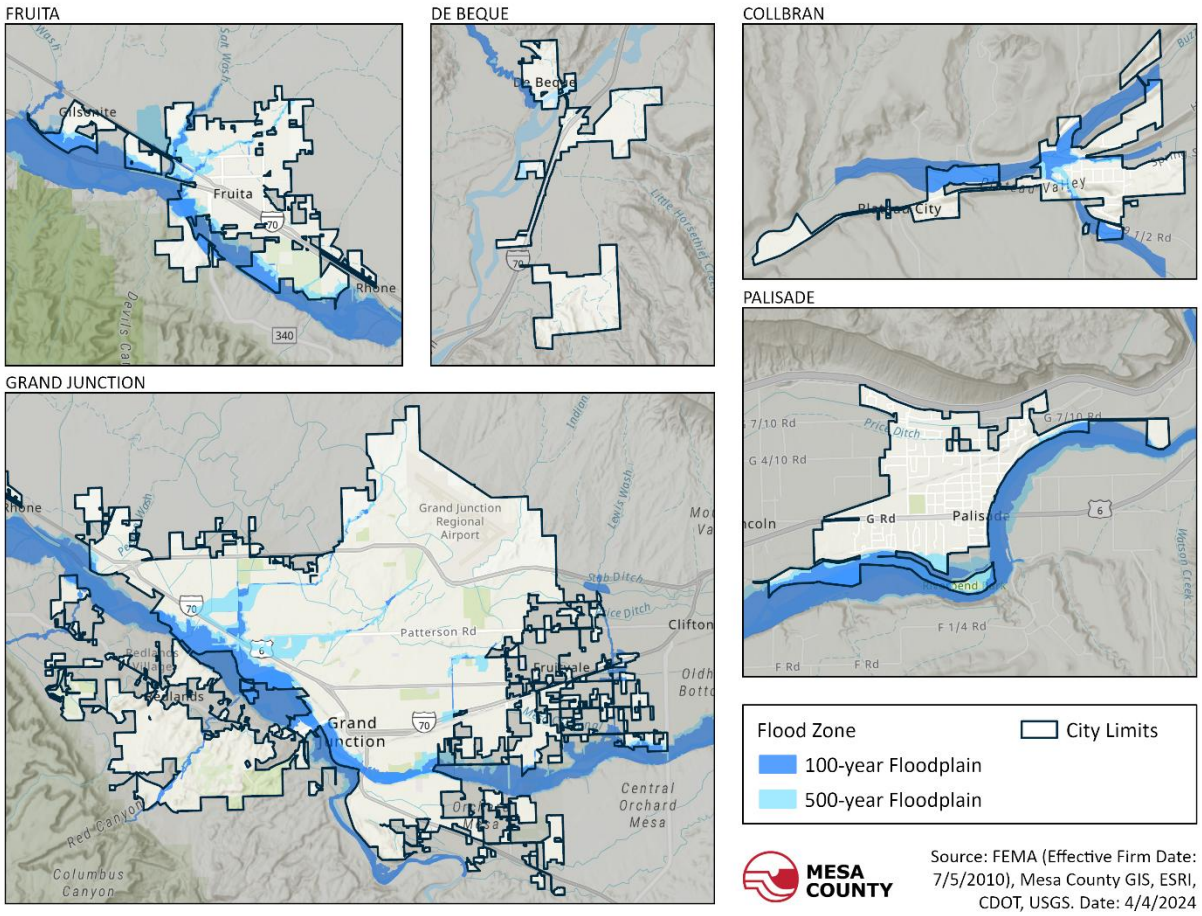


Figure 26 Bosley Wash Flooding 6/10/2015 (has since been mitigated)



Figure 27 Mesa County Flood Zones: Local Government



4.9.3.2 Dam/Levee Incident

The National Inventory of Dams lists 125 dams in Mesa County, categorized by their potential hazard levels. Among them, 27 are identified as High-Hazard dams, indicating that their failure could result in significant loss of life and property damage. Additionally, 30 dams are classified as Significant Hazard, posing risks primarily to property and infrastructure. The remaining 68 are low-hazard dams, with minimal expected consequences if they fail. Details on the high and significant-hazard dams and their specific locations within Mesa County are provided in **TABLE 32** and **TABLE 33** below.

Table 32 High Hazard Dams in Mesa County

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO00085	Hallenbeck #1	Purdy Mesa	City Of Grand Junction	Local Government	Whitewater	Satisfactory

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO00960	Indian Wash Det.		Mesa Soil Conservation District	Public Utility	Grand Junction	Fair
CO00831	Upper Highline	Highline Lake	Colorado Parks And Wildlife	State	Mack	Satisfactory
CO01047	Somerville-Mccullah	Somerville #1	City Of Grand Junction	Local Government	Grand Junction	Fair
CO00087	Hallenbeck #2	Raber & Click	City Of Grand Junction	Local Government	Whitewater	Fair
CO00088	Hogchute	Carson Lake	City Of Grand Junction	Local Government	Whitewater	Fair
CO01697	Vega		Reclamation	Federal	Collbran	Not Available
CO00825	Flowing Park		City Of Grand Junction	Local Government	Whitewater	Fair
CO01045	Palisade Cabin	Cabin Reservoir	Town Of Palisade Public Works	Local Government	Palisade	Fair
CO00089	Juniata		City Of Grand Junction	Local Government	Whitewater	Satisfactory
CO02968	Bosley Wash Detention Basin		Mesa County	Local Government	Clifton	Satisfactory
CO00897	Bull Creek #4		Bull Creek Res. Co.	Private	Molina	Fair
CO00806	Cottonwood #5		Cottonwood Res Company	Private	Molina	Fair
CO01677	Bonham-Wells	Big Creek No. 7	Big Creek Reservoir Company	Private	Plateau City	Fair
CO00807	Leon Lake	Two-Sides	Leon Lake Ditch & Res. Company	Private	Collbran	Unsatisfactory
CO00834	Parker Basin #3	Big Meadows	Cottonwood Res Company	Private	Molina	Fair
CO01687	Kitson	T. E. Kitson	Laramie Energy LLC	Private	Molina	Fair

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO00937	Big Creek #3	Atkinson	Big Creek Reservoir Company	Private	Plateau City	Fair
CO02991	Leach Creek Detention Basin		City Of Grand Junction	Public Utility	Grand Junction	Fair
CO01050	Y T Ranch		Laramie Energy LLC	Private	Collbran	Unsatisfactory
CO01376	Jerry Creek #2	Ute #2	Ute Water Conservancy District	Private	Grand Junction	Satisfactory
CO01756	Cottonwood #4		Cottonwood Res Company	Private	Molina	Satisfactory
CO00949	Coon Creek #1	Griffith Lake	Ute Water Conservancy District	Private	Mesa	Fair
CO01754	Cottonwood #1		Cottonwood Res Company	Private	Molina	Fair
CO01037	Jerry Creek #1		Ute Water Conservancy District	Private	Grand Junction	Satisfactory
CO00935	Big Creek #1	Big Creek	Big Creek Reservoir Company	Private	Plateau City	Satisfactory
CO02853	Jerry Creek Dike 1	Dike 1	Ute Water Conservancy District	Private	Grand Junction	Satisfactory

Source: National Inventory of Dams

Table 33 Significant Hazard Dams in Mesa County

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO01040	Mesa Creek #3	Mesa Lake, Fish Lake	Mesa Creek Res. Co.	Private	Mesa	Fair
CO00843	Mesa Creek #4	Water Dog	Mesa Creek Res. Co.	Private	Mesa	Fair
CO00846	Mesa Creek #1	Sunset Lake	Mesa Creek Res. Co.	Private	Mesa	Fair
CO00884	Jumbo Mesa Creek 5		USDA FS	Federal	Mesa	Not Rated

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO00827	Grand Mesa #8		Grand Mesa Reservoir Co.	Private	Whitewater	Fair
CO00826	Grand Mesa #1		City Of Grand Junction	Local Government	Grand Junction	Unsatisfactory
CO82448	Glacier Spg Retaining Pond		USDA FS	Federal	Mesa, Co	Not Rated
CO00070	Anderson #1		City Of Grand Junction	Local Government	Grand Junction	Fair
CO00821	Bolen		City Of Grand Junction	Local Government	Grand Junction	Fair
CO00076	Fruita #1		City Of Fruita	Local Government	Grand Junction, Co	Fair
CO00119	Gobbo #3		O'Dell, Steven	Private	Dewey, Utah	Fair
CO00078	Fruita #2		City Of Fruita	Local Government	Whitewater	Unsatisfactory
CO02808	Alsbury	Reservoir Park	West Divide Water Conservancy District	Public Utility	Silt	Fair
CO00072	Anderson #2		City Of Grand Junction	Local Government	Grand Junction	Fair
CO01405	Gardner Lake	Shadowlake, Ridges Pond No 3	City Of Grand Junction	Local Government	Grand Junction	Fair
CO00294	Casto		John Hendricks	Private	Gateway	Fair
CO01375	Currier #2	Sheep Creek Reservoir	Currier, Merial	Private	Collbran	Fair
CO00948	Colby Horse Park	Colby	Leon Lake Ditch & Res. Company	Private	Collbran	Fair
CO00824	Deep Creek #2		Deep Creek Reservoir Co.	Private	Whitewater	Fair

Federal ID	Dam Name	Other Names	Owner	Owner Type	Downstream Community	Condition
CO00298	Craig #1		John Hendricks	Private	Gateway	Fair
CO01755	Cottonwood #2		Cottonwood Res Company	Private	Molina	Fair
CO00304	Craig #2	Big Creek	John Hendricks	Private	Gateway	Fair
CO00946	Big Beaver		Bailey, Ken	Private	Molina	Fair
CO00947	Bull Creek #5		Bull Creek Res. Co.	Private	Molina	Fair
CO00914	Bull Basin #2	Platte Pasture	Ute Water Conservancy District	Private	Molina	Fair
CO00110	Gobbo #1		O'Dell, Steven	Private	Dewey, Utah	Fair
CO01964	Rapid Creek #1		SDLMTN, LLC	Private	Palisade	Fair
CO01676	Blackman_*		USDA FS	Federal		Not Rated
CO01042	Monument #1		Ute Water Conservancy District	Private	Collbran	Fair
CO82444	Currier		USDA FS	Federal		Not Rated

Source: National Inventory of Dams

High-hazard dams outside Mesa County can still cause flooding within the county, making regional coordination vital for hazard mitigation and emergency response. **FIGURE 28** and **FIGURE 30** below show inundation areas in Mesa County and its municipalities for dam incidents.

Figure 28 Mesa County Dams and Levees

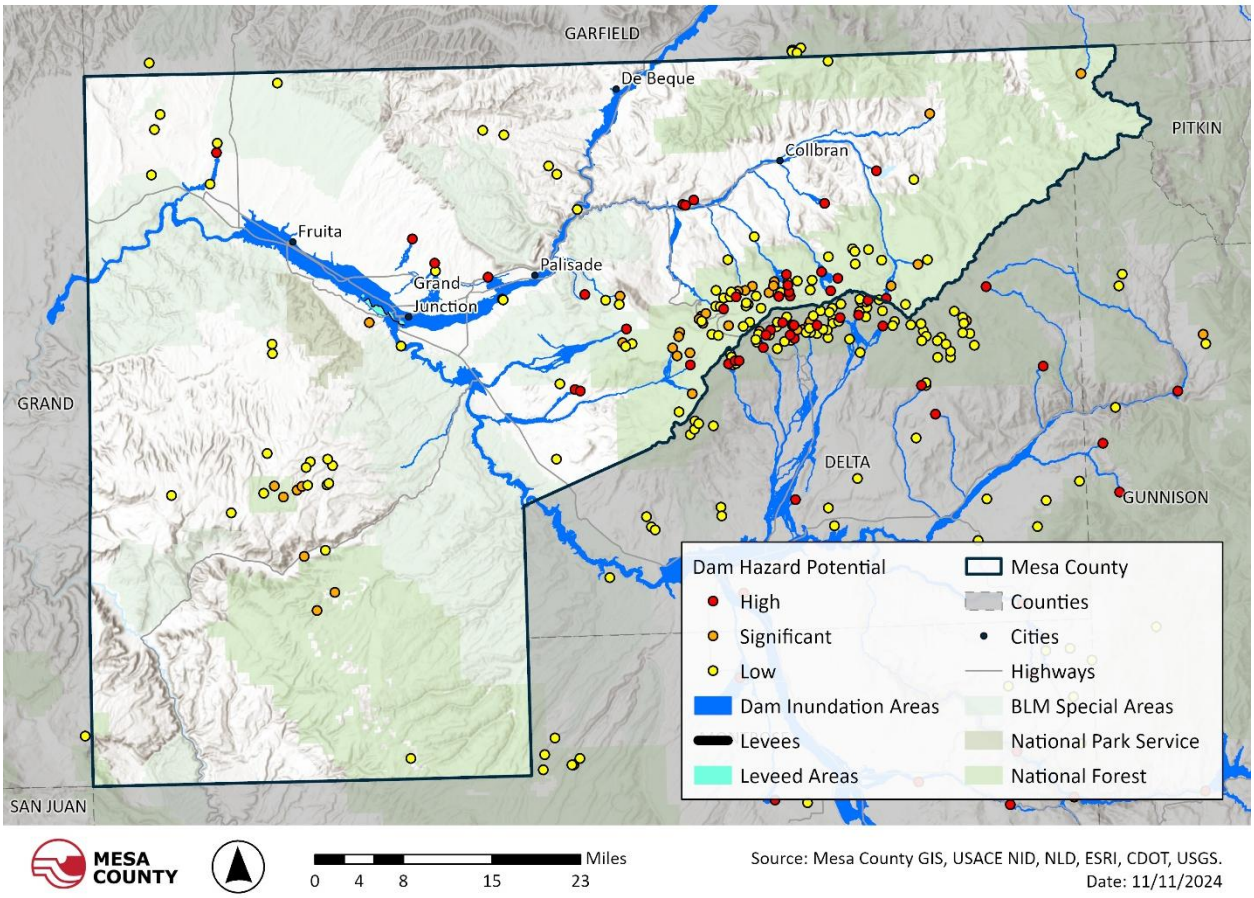
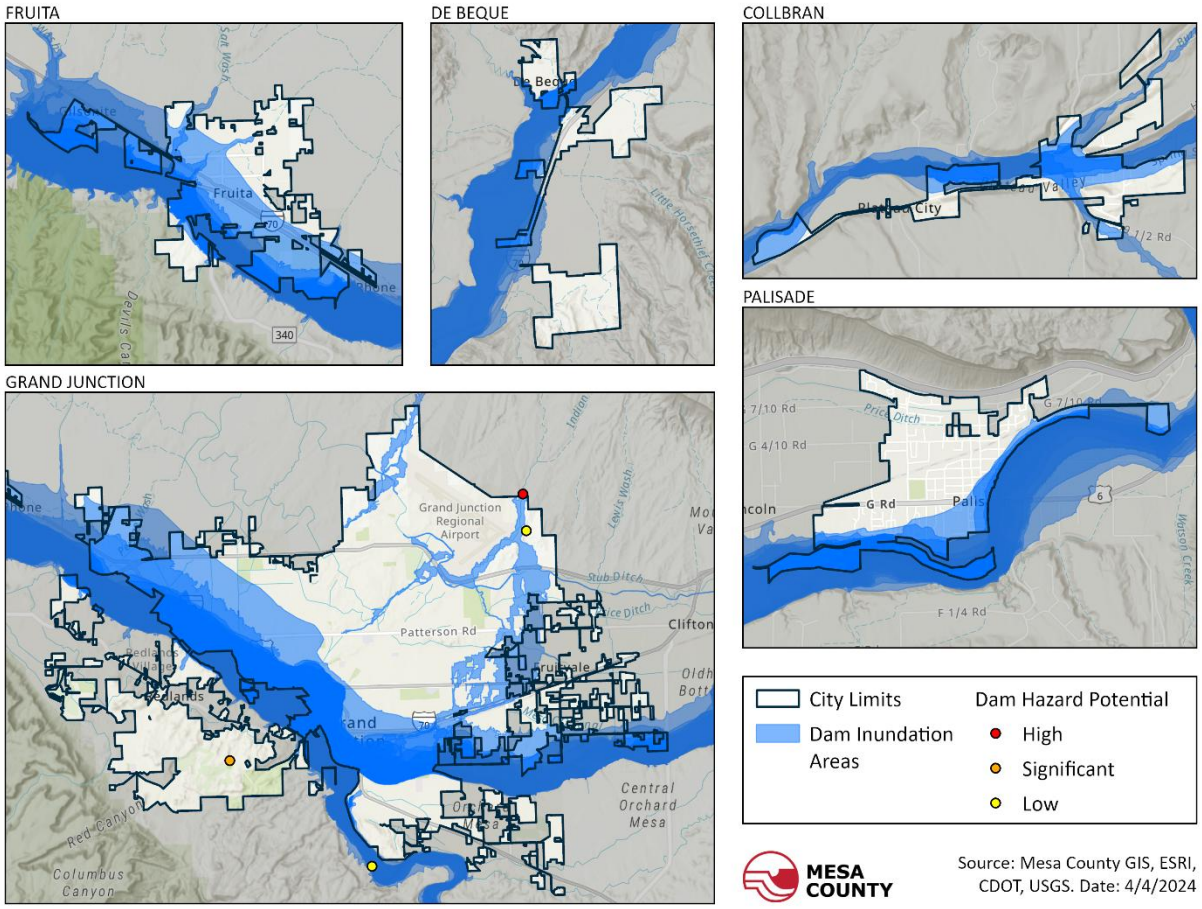


Figure 29 Bosley Wash Flooding 6/10/2015 (has since been mitigated)

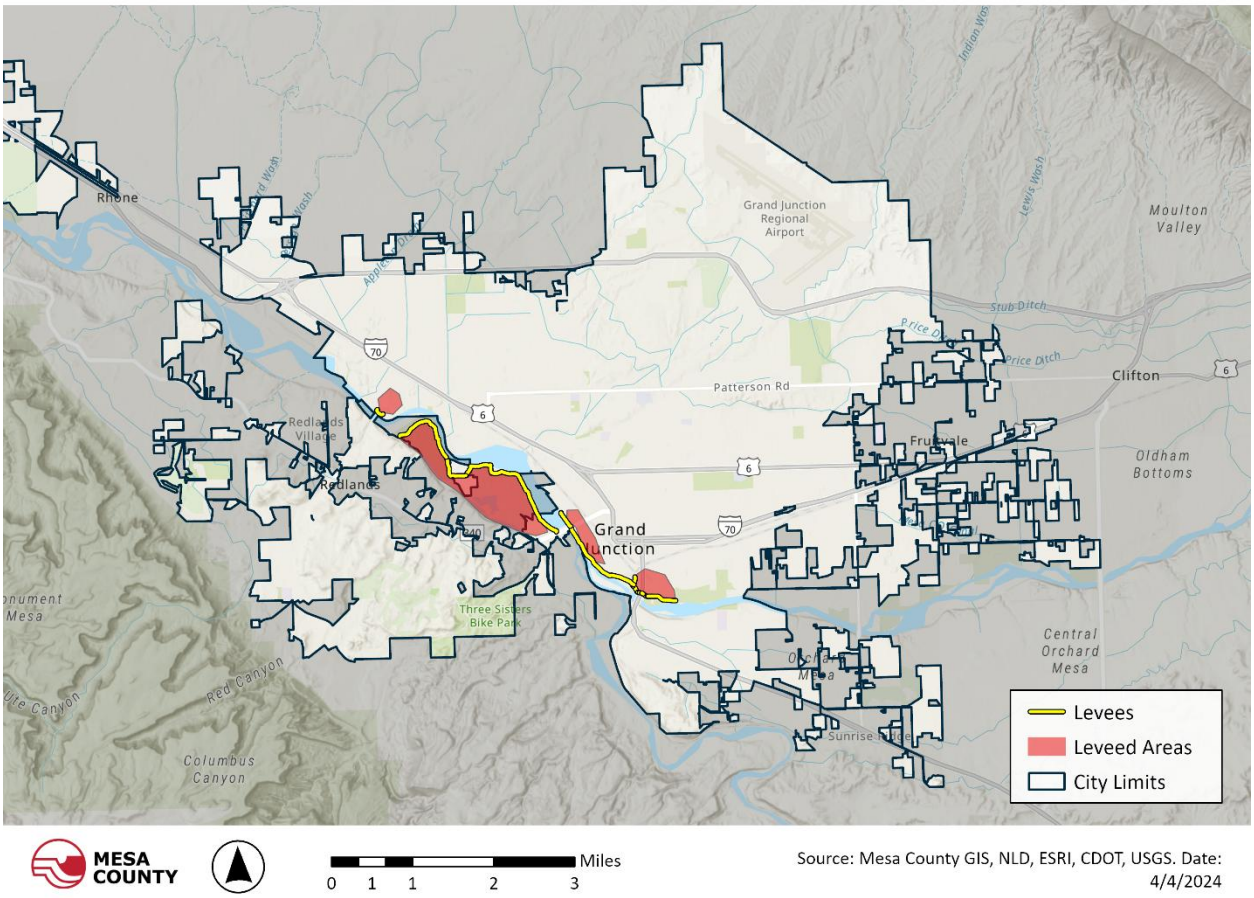


Figure 30 Mesa County Dams and Levees: Local Governments



Additionally, levees in Mesa County are located along the Colorado River within the City of Grand Junction and are strategically placed to provide a barrier against rising river waters. Four levee systems are present in the Grand Junction area of Mesa County: Colorado River at Grand Junction, Riverside City Shops Levees, North of Pepsi, and Redlands Parkway Weir. These systems are shown in **FIGURE 31.** The Colorado River levee in Grand Junction is the only USACE-certified levee in Mesa County, meaning it has been evaluated and meets federal engineering standards to provide a minimum level of flood protection.

Figure 31 Grand Junction Area Levees



4.9.4 Severity

4.9.4.1 Flood

Flood severity is often described using terms like "**100-year flood**" and "**500-year flood**", which refers to statistical probabilities rather than actual times between events. A 100-year floodplain typically encompasses areas more likely to experience a flood event and is often regulated for development to minimize damage. While 100-year floods are often highly damaging, 500-year floods are often catastrophic due to their rarity and extreme intensity. Minor flood events may cause temporary disruptions, while more severe floods, such as a 100- or 500-year flood events, can destroy homes, infrastructure, and agricultural land. In extreme cases, such as flash floods, lives can be lost, and recovery efforts could take years.

4.9.4.2 Dam/Levee Incident

Levee incidents can cause severe flooding in populated areas with significant infrastructure. In Mesa County, levees protect parts of Grand Junction, where there are higher concentrations of people and structures compared to the unincorporated areas.

Dams are classified by their potential consequences if the dam fails, not the likelihood of failure. Factors that determine hazard class include the number of people living and working in potential inundation zones, and the type and density of structures downstream. Downstream development of a significant hazard dam can result in a reclassification to a high hazard dam, as the potential consequences of a dam failure increase. **TABLE 34** below shows the details of these hazard categories.

Table 34 Dam Hazard Classes

Hazard Category	Loss of Human Life	Economic, Environmental, and Lifeline Consequences
Low	None expected	Low and generally limited to owner
Significant	None expected	Yes
High	Likely. One or more are expected.	Yes (but not necessary for this classification)

Source: Colorado Enhanced State Hazard Mitigation Plan

4.9.5 Warning Time

Warning times for floods, dam failures, and levee breaches can vary depending on the nature of the incident and effectiveness of monitoring systems. Flood events due to prolonged rainfall or gradual snowmelt can provide days of advanced notice. However, some events such as flash floods, dam failures, or levee breaches may provide little to no warning. Floodwaters from these events can spread rapidly and pose immediate threat to nearby areas. Modern technologies such as remote sensors and early warning systems can improve response time by detecting structural stress in dams and levees and identify hazardous water levels. Lack of warning or delayed warning can hinder the effectiveness of evacuation in many Mesa County Communities.

4.9.6 Secondary Hazards

Flood and dam/levee failures can trigger secondary hazards, including landslides and soil instability hazards. Heavy flooding from a flash flood or a dam/levee failure can saturate soils, reducing its stability and triggering landslides on steep slopes. Flooding after a wildfire event can significantly increase mudslides and debris flows, as wildfires strip vegetation and create conditions that make these hazards more likely when heavy rainfall occurs.

Floodwaters can also result in erosion, especially floodwaters with high force, such as those from a dam or levee failure, which can remove topsoil and sediment from riverbanks and floodplains. Prolonged flooding that saturates the soil can make it heavier and result in sudden collapse, or ground subsidence.

4.9.7 Exposure and Vulnerability

4.9.7.1 Lifelines

FEMA Lifelines can be significantly impacted by floods, dam failures, and levee breaches. In such events, all Lifelines are at risk of disruption. Flooding can cause widespread disruptions to FEMA Lifelines, mirroring the impacts of dam and levee failures. In Mesa County, the safety and security infrastructure and communications systems are the most exposed to flood events, as shown in **TABLE 35**.

Table 35 FEMA Lifelines Exposed to Flood

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	0	0	0	0	0	0	0	**0**
De Beque	0	0	0	0	0	0	0	**0**
Fruita	0	0	0	0	20	0	0	**20**
Grand Junction	28	0	10	2	45	11	0	**96**
Palisade	0	0	0	0	0	2	0	**2**
Unincorporated	22	0	0	0	4	1	0	**27**
500-Year Flood Total	**50**	**0**	**10**	**2**	**69**	**14**	**0**	**145**
Collbran	0	0	0	0	0	0	0	**0**
De Beque	0	0	0	0	0	0	0	**0**
Fruita	0	0	0	0	2	0	0	**2**
Grand Junction	4	0	3	0	39	6	**0**	**52**
Palisade	0	0	0	0	0	0	0	**0**
Unincorporated	26	0	1	0	20	22	1	**70**
100-Year Flood	30	0	4	0	61	28	1	**124**
Grand Total	**80**	0	**14**	0	**130**	**42**	**1**	**269**

Source: MESA County GIS

FEMA Lifelines are highly vulnerable to dam failures, especially in urban areas like Grand Junction with many exposed structures. Dam incidents can cause catastrophic flooding that disrupts emergency response facilities, hinders evacuation and rescue operations, and damages telecommunications infrastructure, affecting communication. Transportation is also at risk, as

roads, bridges, and transit systems may become impassable, isolating communities and delaying response efforts. **TABLE 36** summarizes the Lifelines in Mesa County located within mapped dam inundation areas.

Table 36 FEMA Lifelines Exposed to Dam Incidents

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	4	0	1	0	4	0	0	**9**
De Beque	0	0	1	0	0	0	0	**1**
Fruita	34	3	17	11	177	9	0	**251**
Grand Junction	380	4	69	14	609	171	0	**1,247**
Palisade	4	0	1	1	1	4	0	**11**
Unincorporated	162	7	3	3	168	78	1	**422**
Total	**584**	**14**	**92**	**29**	**959**	**262**	**1**	**1,941**

Source: MESA County GIS

In Grand Junction and the unincorporated areas of Mesa County, a levee failure could severely compromise the Safety and Security Lifeline, as it has the most exposed structures and endangers critical emergency response infrastructure, such as police and fire stations, and undermines public safety by flooding residential and commercial zones. A summary of exposed Lifelines to levee incidents in **TABLE 37**.

Table 37 FEMA Lifelines Exposed to Levee Incidents

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	0	0	0	0	0	0	0	**0**
De Beque	0	0	0	0	0	0	0	**0**
Fruita	0	0	0	0	0	0	0	**0**
Grand Junction	4	0	1	0	12	1	0	**18**
Palisade	0	0	0	0	0	0	0	**0**

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Unincorporated	0	0	0	0	7	1	0	**8**
Total	**4**	**0**	**1**	**0**	**19**	**2**	**0**	**26**

Source: MESA County GIS

Additionally, several Lifeline systems are exposed to these hazards, with the greatest risk stemming from potential dam inundation. Flooding in any of these areas could trigger cascading impacts throughout the county, disrupting critical infrastructure and services. These Lifelines are summarized in **TABLE 38** below.

Table 38 FEMA Lifelines Exposed to Flood, Dam, and Levee Incidents

Infrastructure Type	Exposure to 500-year Flood (miles)	Exposure to 100-year Flood (miles)	Exposure to Dam Incidents (miles)	Exposure to Leveed Areas (miles)
Energy	3.7	10.6	62.8	1.7
Hazardous Material	3.0	5.9	39.3	0
Transportation	34.7	33.7	645.1	10.9
Water	0.5	7.2	61.4	2.1
Total	**41.9**	**57.4**	**808.6**	**14.7**

Source: Mesa County GIS

4.9.7.2 People

Floods and dams or levee incidents can have devastating impacts on people. In extreme cases, lives can be lost, people can be displaced, and widespread destruction of property can occur. Homes, roads, and critical infrastructure can be damaged or destroyed, resulting in blackouts and leaving residents without shelter, clean water, or medical care.

The county is unable to specifically identify the size of populations at risk from High Hazard Potential dams. The best available inundation data is not specific to only high hazard dams.

4.9.7.3 Structures

Levee incidents, flooding, and dam failures can cause widespread damage to structures, affecting their integrity and functionality. In Mesa County, levee breaches are expected to impact structures in Grand Junction and unincorporated areas, while flooding and dam failures could damage structures across all local governments. Residential buildings are particularly

vulnerable, with floodwaters undermining foundations, causing walls to crack, and leading to water infiltration that damages interiors and promotes mold growth. **TABLE 39** summarizes the structures exposed to flood in Mesa County.

Table 39 Structures Exposed to Flood

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$225,290	$568,010	$793,300	3
Collbran	Commercial	$113,930	$491,400	$605,330	4
Collbran	Other	$109,380	$1,413,480	$1,522,860	3
Collbran	Residential	$1,398,720	$4,014,190	$5,412,910	42
Collbran	**Total**	**$1,847,320**	**$6,487,080**	**$8,334,400**	**52**
Fruita	Agriculture	$176,620	$2,381,960	$2,558,580	14
Fruita	Commercial	$2,874,790	$5,622,990	$8,497,780	9
Fruita	Industrial	$2,971,560	$11,929,640	$14,901,200	15
Fruita	Other	$3,632,000	$11,932,000	$15,564,000	9
Fruita	Residential	$35,212,370	$97,058,230	$132,270,600	393
Fruita	**Total**	**$44,867,340**	**$128,924,820**	**$173,792,160**	**440**
Grand Junction	Agriculture	$847,140	$3,700,660	$4,547,800	17
Grand Junction	Commercial	$100,322,690	$245,377,620	$345,700,310	256
Grand Junction	Industrial	$23,802,750	$61,294,680	$85,097,430	99
Grand Junction	Other	$24,311,770	$42,886,370	$67,198,140	47
Grand Junction	Residential	$52,454,320	$129,060,310	$181,514,630	493
Grand Junction	**Total**	**$201,738,670**	**$482,319,640**	**$684,058,310**	**912**
Palisade	Agriculture	$221,410	$2,050,690	$2,272,100	7
Palisade	Commercial	$1,088,320	$2,280,300	$3,368,620	9
Palisade	Industrial	$313,630	$1,004,770	$1,318,400	3
Palisade	Other	$3,777,460	$20,814,110	$24,591,570	5
Palisade	Residential	$5,190,080	$13,990,220	$19,180,300	68
Palisade	**Total**	**$10,590,900**	**$40,140,090**	**$50,730,990**	**92**
Unincorporated	Agriculture	$1,782,990	$26,829,230	$28,612,220	114
Unincorporated	Commercial	$334,380	$1,833,150	$2,167,530	4
Unincorporated	Industrial	$1,542,300	$2,603,230	$4,145,530	8
Unincorporated	Other	$6,750,860	$13,943,330	$20,694,190	23
Unincorporated	Residential	$24,158,610	$48,084,870	$72,243,480	221

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Unincorporated	**Total**	**$34,569,140**	**$93,293,810**	**$127,862,950**	**370**
500-year Flood	**Total**	**$293,613,370**	**$751,165,440**	**$1,044,778,810**	**1,866**
Collbran	Agriculture	$250,720	$1,548,790	$1,799,510	12
Collbran	Commercial	$74,180	$250,040	$324,220	2
Collbran	Other	$1,391,900	$18,758,870	$20,150,770	19
Collbran	Residential	$3,089,220	$5,836,800	$8,926,020	55
Collbran	**Total**	**$4,806,020**	**$26,394,500**	**$31,200,520**	**88**
De Beque	Residential	$19,690	$26,360	$46,050	2
De Beque	**Total**	**$19,690**	**$26,360**	**$46,050**	**2**
Fruita	Agriculture	$159,680	$1,965,560	$2,125,240	12
Fruita	Commercial	$1,908,250	$3,482,180	$5,390,430	7
Fruita	Industrial	$2,971,560	$11,929,640	$14,901,200	15
Fruita	Other	$1,500,780	$2,723,810	$4,224,590	4
Fruita	Residential	$13,958,750	$34,006,290	$47,965,040	123
Fruita	**Total**	**$20,499,020**	**$54,107,480**	**$74,606,500**	**161**
Grand Mesa	Agriculture	$990,390	$5,137,620	$6,128,010	25
Grand Mesa	Commercial	$46,589,810	$100,504,490	$147,094,300	85
Grand Mesa	Industrial	$17,031,570	$38,481,010	$55,512,580	41
Grand Mesa	Other	$24,641,900	$48,984,150	$73,626,050	54
Grand Mesa	Residential	$46,461,650	$157,824,060	$204,285,710	489
Grand Mesa	**Total**	**$135,715,320**	**$350,931,330**	**$486,646,650**	**694**
Palisade	Agriculture	$212,060	$1,610,930	$1,822,990	5
Palisade	Commercial	$1,069,120	$2,042,840	$3,111,960	8
Palisade	Industrial	$313,630	$1,004,770	$1,318,400	3
Palisade	Other	$832,560	$696,000	$1,528,560	3
Palisade	Residential	$3,287,970	$7,800,180	$11,088,150	32
Palisade	**Total**	**$5,715,340**	**$13,154,720**	**$18,870,060**	**51**
Unincorporated	Agriculture	$2,296,470	$41,141,030	$43,437,500	163
Unincorporated	Commercial	$1,285,710	$20,382,210	$21,667,920	24
Unincorporated	Industrial	$782,800	$1,699,880	$2,482,680	6
Unincorporated	Other	$17,990,170	$24,257,700	$42,247,870	49

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Unincorporated	Residential	$45,932,740	$114,838,170	$160,770,910	472
Unincorporated	**Total**	**$68,287,890**	**$202,318,990**	**$270,606,880**	**714**
100-Year Flood	**Total**	**$235,043,280**	**$646,933,380**	**$881,976,660**	**1,710**
	Grand Total	**$528,656,650**	**$1,398,098,820**	**$1,926,755,470**	**3,576**

Source: Mesa County Assessor

TABLE 40 summarizes the structures exposed to dam inundation areas in Mesa County.

Table 40 Structures Exposed to Dams Incidents

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$288,770	$1,937,640	$2,226,410	14
Collbran	Commercial	$407,070	$2,492,520	$2,899,590	20
Collbran	Industrial	$15,630	$112,340	$127,970	1
Collbran	Other	$2,292,010	$36,100,810	$38,392,820	31
Collbran	Residential	$6,310,250	$16,238,370	$22,548,620	159
Collbran	**Total**	**$9,313,730**	**$56,881,680**	**$66,195,410**	**225**
De Beque	Agriculture	$74,660	$1,147,380	$1,222,040	9
De Beque	Commercial	$1,959,360	$5,396,870	$7,356,230	10
De Beque	Industrial	$489,800	$289,620	$779,420	1
De Beque	Other	$337,680	$333,650	$671,330	2
De Beque	Residential	$158,930	$373,230	$532,160	4
De Beque	**Total**	**$3,020,430**	**$7,540,750**	**$10,561,180**	**26**
Fruita	Agriculture	$439,320	$5,309,290	$5,748,610	30
Fruita	Commercial	$32,490,740	$85,754,470	$118,245,210	189
Fruita	Industrial	$9,945,250	$31,518,830	$41,464,080	43
Fruita	Other	$15,764,960	$139,891,910	$155,656,870	78
Fruita	Residential	$187,604,510	$535,398,150	$723,002,660	2,115
Fruita	**Total**	**$246,244,780**	**$797,872,650**	**$1,044,117,430**	**2,455**
Grand Junction	Agriculture	$1,049,980	$10,453,130	$11,503,110	54
Grand Junction	Commercial	$374,319,880	$1,039,322,790	$1,413,642,670	1,772
Grand Junction	Industrial	$83,143,910	$282,680,940	$365,824,850	481
Grand Junction	Other	$114,389,640	$598,939,660	$713,329,300	659

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Grand Junction	Residential	$385,163,960	$1,415,709,140	$1,800,873,100	5,905
Grand Junction	**Total**	**$958,067,370**	**$3,347,105,660**	**$4,305,173,030**	**8,871**
Palisade	Agriculture	$221,410	$2,050,690	$2,272,100	7
Palisade	Commercial	$3,443,600	$7,629,680	$11,073,280	28
Palisade	Industrial	$337,630	$1,125,910	$1,463,540	4
Palisade	Other	$5,525,890	$31,585,600	$37,111,490	18
Palisade	Residential	$25,482,020	$78,932,610	$104,414,630	382
Palisade	**Total**	**$35,010,550**	**$121,324,490**	**$156,335,040**	**439**
Unincorporated	Agriculture	$10,367,920	$141,950,250	$152,318,170	696
Unincorporated	Commercial	$5,973,290	$12,986,960	$18,960,250	57
Unincorporated	Industrial	$5,074,370	$8,601,990	$13,676,360	28
Unincorporated	Other	$34,808,840	$76,613,550	$111,422,390	131
Unincorporated	Residential	$224,788,460	$661,236,600	$886,025,060	4,070
Unincorporated	**Total**	**$281,012,880**	**$901,389,350**	**$1,182,402,230**	**4,982**
	Grand Total	**$1,532,669,740**	**$5,232,114,580**	**$6,764,784,320**	**16,998**

Source: Mesa County Assessor

TABLE 41 summarizes the structures exposed to levee areas in Mesa County.

Table 41 Structures Exposed to Levee Incidents

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Grand Junction	Commercial	$5,467,750	$27,258,390	$32,726,140	52
Grand Junction	Industrial	$1,139,250	$6,962,220	$8,101,470	19
Grand Junction	Other	$4,531,500	$15,118,600	$19,650,100	22
Grand Junction	Residential	$7,915,250	$39,558,740	$47,473,990	214
Grand Junction	**Total**	**$19,053,750**	**$88,897,950**	**$107,951,700**	**307**
Unincorporated	Residential	$2,332,530	$9,995,090	$12,327,620	63
Unincorporated	**Total**	**$2,332,530**	**$9,995,090**	**$12,327,620**	63
	Grand Total	**$21,386,280**	**$98,893,040**	**$120,279,320**	**370**

Source: Mesa County Assessor

4.9.7.4 Natural, Historic, and Cultural Resources

Natural and cultural resources are highly vulnerable to hazards like levee breaches, flooding, and dam failures. These events can cause immediate and long-term damage to rivers, wetlands, forests, and wildlife habitats through erosion, sediment deposition, and pollution. This disrupts ecosystems, harms biodiversity, and degrades water quality. Similarly, historic buildings, archaeological sites, and landmarks risk structural damage, water infiltration, and erosion, potentially resulting in the loss of heritage. Flooding may also affect museums, libraries, and archives, destroying irreplaceable artifacts and documents. In Mesa County, these hazards endanger both natural landscapes and cultural sites, highlighting the need for proactive protection measures.

4.9.7.5 Local Vulnerability

- **Mesa County –** Impacts to vulnerable populations such as the unhoused and those unable to leave their homes. The following specific locations were noted as having been impacted by floods in the past.
    - Bridge on I-70, Skipper Island is low
    - Rosevale Road likely to be flooded
    - Frontage above I-70 get erosional debris
    - Bridges crossing 330 would be impacted but a dam failure at Vega
    - Bridges that span 340 in the Redlands are not sized accurately
    - Flash flooding off the Mountain impacted Redlands and Grand Junction
    - Highway 141 flash flooding east side of East Creek and west in the narrows near Gateway
- **Collbran –** Top vulnerability concerns include residents along waterways. The town's water source and holding tank is also vulnerable to flooding. A dam incident upstream of town could also cause flooding.
- **De Beque –** Significant flooding on Rome Creek could impact ingress and egress into and out of town. One parcel that is in the floodplain is open space used only for recreation.
- **Fruita –** City infrastructure close to the Colorado River, including the Wastewater Plant and two pump stations located within the floodplain.
    - Roadway infrastructure on the south side of I-70 is vulnerable. Impacts on transportation heading west, although not directly controlled by the city, would still be felt if I-70 were to close.
    - Kings View Subdivisions south of Fruita is vulnerable due to the size of the culvert, which won't pass all the water and will take out the only road for that subdivision.
    - The LPT also noted an old pedestrian bridge as being a concern for flood impacts. The trail system gets flooded occasionally.

- **Grand Junction –** Carson Reservoir (high hazard dam) is a concern for the potential of failure. Small, localized flooding occurs at 7th and Riverside Parkway and privately maintained drainages at the northern portion of urban boundary. Flooding in this area has impacted one resident's homes and commercial buildings in the past.
- **Palisade –** Failure of the Cabin Reservoir would overflow I-70 and flood Riverbend Park. A breach of the Cabin Reservoir would take a long time to rebuild and recover from. Washout from the flash floods and the water running down Mount Garfield leading to flooding across I-70.
- **Clifton Sanitation –** Floodwaters could impact the treatment facility. Depending on the areas that are flooded, the treatment facility's capacity could be overwhelmed as floodwaters enters the facility. Failure of a canal system could lead to this.
- **Clifton Water –** Entire system/structures could be flooded
- **Collbran Conservancy** – A dam or levee incident resulting in water loss could affect the district's water supply to customers. Additionally, sudden and extreme flows of water from an incident could damage water infrastructure. Flash flooding from heavy rainfall could cause canals to overtop and erode, potentially leading to canal failure.
- **De Beque FPD** – Flashfloods have affected fire stations in the district previously, but this issue has been recently mitigated. Not a mitigation priority.
- **Grand Junction Rural FPD –** Flooding does not pose a risk to the district. Not a mitigation priority.
- **Lower Valley FPD –** I-70 could be affected by floods, limiting the ability for first responders to access people. There is no direct risk to the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation** – The district maintains an 80-acre regulating reservoir that, in the event of an incident, could affect portions of their water source. Additionally, shotcrete has cracked and fallen into voids caused by water flowing under the canals.
- **Plateau Valley FPD** – One of the FPD stations is situated next to a creek in Collbran, which could be affected by flash floods. Additionally, flooding on roadways could isolate staff or delay response times.

4.9.8 Future Trends in Development

- **Mesa County –** Development below dams will increase the significance of any of the dams in the county. Future development is encouraged to stay out of the floodplain. Mesa County is actively pursuing flood mitigation projects in key drainage areas. These projects, including the Douglas Wash and Roosevelt Wash Detention Basins, are designed to address localized flooding in areas of concern across the county.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Future development is encouraged to stay out of the floodplain. When it does happen, it is an early discussion with the developer to make sure they understand the

flood mitigation needed to be out of the floodplain. No finished floors before the mapped FEMA floodplains. Cost of floodplain insurance has kept people from building of the floodplain

- **Grand Junction –** Since 1988 every subdivision has been required to study and detention basins on site. There are still some issues with subdivisions built before 1988. Increased development below dams.
- **Palisade –** Future development is encouraged to stay out of the floodplain and is required to follow floodplain regulations.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** More people will lead to a larger system that will be vulnerable to flooding on the Colorado River.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.9.9 Probability of Future Occurrences

The likelihood of a flood event in Mesa County is significant, as evidenced by historical data from 1996 to 2024. During this period, 105 flood events were reported by the NCEI Database, with nearly half (48) resulting in losses to life, property, or crops. This indicates that there is a 100% chance of a severe flood event occurring somewhere in Mesa County each year.

Dam and levee incidents in Mesa County are relatively rare occurrences. According to the NPDP, only five dam incident events have been recorded in the county since 1983, indicating a 12% chance of an event occurring annually. While there is no maintained database tracking levee incidents, such events remain a possibility, particularly during periods of high snowmelt or heavy rainfall. In these scenarios, levee failures could significantly impact areas in and around Grand Junction as well as unincorporated parts of the county, posing risks to infrastructure and safety.

4.9.10 Climate Change Impacts

Climate change impacts the frequency and severity of hazard events like flooding, dam failures, and levee breaches by intensifying extreme weather patterns and altering hydrological cycles. Increased global temperatures result in more frequent and severe heavy rainfall events, which can overwhelm dam and levee systems, leading to higher risks of failure. Additionally, warmer winters and earlier snowmelt contribute to rapid runoff, further straining these structures and increasing the likelihood of flooding. Drought conditions, also exacerbated by climate change, can weaken levees and dam foundations due to soil shrinkage and reduced structural stability. Rising temperatures and shifting precipitation patterns make these hazards more unpredictable and severe, highlighting the need for climate-adaptive infrastructure and proactive risk management strategies.

4.10 Landslide (Debris Flow & Rockfall)

4.10.1 General Background

The Colorado Geological Survey (CGS) defines **landslides** as a sudden mass movement of soil, artificial fill, and/or rock down a slope. Landslides encompass a wide range of ground movements, including the gradual sliding of soil or rock along a slope. These mass earth movements are driven by gravity and often triggered by various factors such as heavy rainfall, earthquakes, volcanic activity, or human activities. Types of landslides include falls, rotational and translational slides, flows, creeps, and topples.

Other types of landslides that can commonly impact people and structures in Mesa County are debris flows and rockfalls. **Debris flows**, a type of fast-moving landslide, are composed of a combination of water, soil, rock, and organic material that travels rapidly, often carried by heavy rains or snowmelt. **Rockfalls** are another type of landslide defined as the sudden or free-falling movement of rocks from steep cliffs or slopes. Rockfalls can be caused by weathering, freezing and thawing cycles, or seismic activity.

4.10.2 Past Events

Information on historical landslide events in Mesa County was compiled from the previous County HMP, the Colorado E-SHMP, and the Colorado Department of Transportation (CDOT), documenting a total of 15 events since the late 1800s. These events are detailed below.

- **1890s-1900s**: The DeBeque Canyon Landslide altered the river channel and caused damage to railroad infrastructure on the north bank of the Colorado River.
- **1924**: A landslide in DeBeque Canyon blocked portions of the Colorado River, resulting in the relocation of a community, highway, and railroad.
- **February 1958:** A roadway in Mesa County was widened for a modern 2-lane highway. This caused further cutting and destabilization of the landslide toe, leading to the roadway heaving 23 vertical feet.

- **1997:** A mudslide closed a four-mile stretch of westbound I-70.
- **April 1998:** A landslide caused Interstate 70, which was constructed in the mid-1980s, to rise 14 vertical feet and shift 5 to 6 feet laterally towards the river.
- **2004:** Rain and snow caused several rocks to loosen, resulting in injuries to motorists traveling on Interstate 70.
- **2005:** A rockfall event in Grand Valley, west of Grand Junction, caused an Amtrak train to derail in Ruby Canyon after hitting a 12x12 foot boulder. Three engines and cars were derailed, resulting in the injuries of four crew members and two passengers.
- **2006:** A rockfall near Interstate 70 in Palisade caused a 300 lb. boulder to hit several cars, injuring multiple motorists who needed medical treatment. Additional rockfalls in DeBeque Canyon have led to isolated deaths and injuries.
- **July 2009:** A significant rockfall occurred on the Bookcliffs, approximately two miles west of the Town of Palisade. This event was notable for energy it released, registering a 2.6 on the Richter scale. Initially, it was believed to be an earthquake, but it was later determined that the event was a rock fall, possibly triggered by moisture in the soil.
- **2010**: A rockfall event took place in DeBeque Canyon near the Beaver Tail tunnel on Interstate 70. A substantial number of large boulders fell onto the interstate, resulting in the temporary closure of all lanes of traffic. No injuries were reported.
- **May 25, 2014:** The West Salt Creek Landslide, which occurred on May 25, 2014, near Collbran in Eastern Mesa County, is the largest landslide in Colorado's history. It moved 30 million cubic meters of material and caused three fatalities. The landslide blocked West Salt Creek, forming a sag pond that disrupted the creek's flow. This event led to local and state emergency declarations, and extensive efforts have been made to monitor and understand the remaining hazards. The highest reported speed of the landslide was 140 mph.
- **2015:** The planning team noted a landslide was first observed along the Southside Canal in the Parker Basin areas of Mesa County, Colorado, and it continues to show movement.
- **2015-2020:** The planning team noted a landslide event that occurred along the Redlands Canal, downstream of the Redlands Power Station, which impacted the canal's capacity to deliver and divert water.
- **May 27, 2016:** Heavy snowmelt on the Grand Mesa during spring runoff caused 30,000 cubic meters of dirt and rock to slide into the sag pond at the West Salt Creek Landslide. This overflowed the debris dam and carved a channel up to 100 feet deep and 50 feet wide along the 2.8-mile landslide deposit. Floodwaters over 12 feet deep flowed down West Salt Creek, reaching within one foot of Rodeo Road in Collbran. The flash flood damaged roads, fences, a barn, and a horse-riding arena.
- **July, 2019:** A DeBeque Canyon landowner violated his permit by allowing water into his dry quarry, causing it to seep into canyon walls above Interstate 70. This loosened rocks

and endangered motorists. The Colorado Department of Transportation spent $1.3 million to mitigate the damage and install a rock fence.[2]

- **June 30, 2023:** A landslide occurred on 29 Road in Mesa County. The Public Works Director believes that water is likely a contributing factor. High water flows from the season could have also loosened the soil of the river's wall, and the Orchard Mesa Irrigation District has a pipe running through that area, which had recently been flushed. According to the director, approximately 200 to 250 feet of land slid into the water. The Mesa County Sheriff's Office indicated there were risks for people engaging in recreational activities on the river, as trees have fallen into the water.[3]
- **August 18, 2023:** A rockfall occurred at I-70 Mile Point 49 around 9:45 p.m., as reported by the CDOT. A 19-year-old Colorado Mesa University student athlete sustained serious injuries, and his car was damaged by rock fragments resulting from a boulder landing on the roadway.

4.10.3 Location

Landslides, rockfalls, and debris flows in Mesa County are predominantly associated with canyons. The regions most affected by these events include Interstate 70 in DeBeque Canyon and along the Bookcliffs, Highway 65 in Plateau Canyon, Highway 141 in John Brown Canyon, and the area surrounding the Colorado National Monument.

CGS provides locations of mapped landslides throughout the state, as shown in **FIGURE 32** and **FIGURE 33**. Based on this historical data, the greatest risk of landslide events in the county is in the southeast portion, particularly in areas near the Grand Mesa National Forest.

[2] Here's what happened that fateful day outside Collbran | Western Colorado | gjsentinel.com
[3] Mesa county creating plans to tackle 29 road mudslide

Figure 32 Mesa County Mapped Landslide Paths

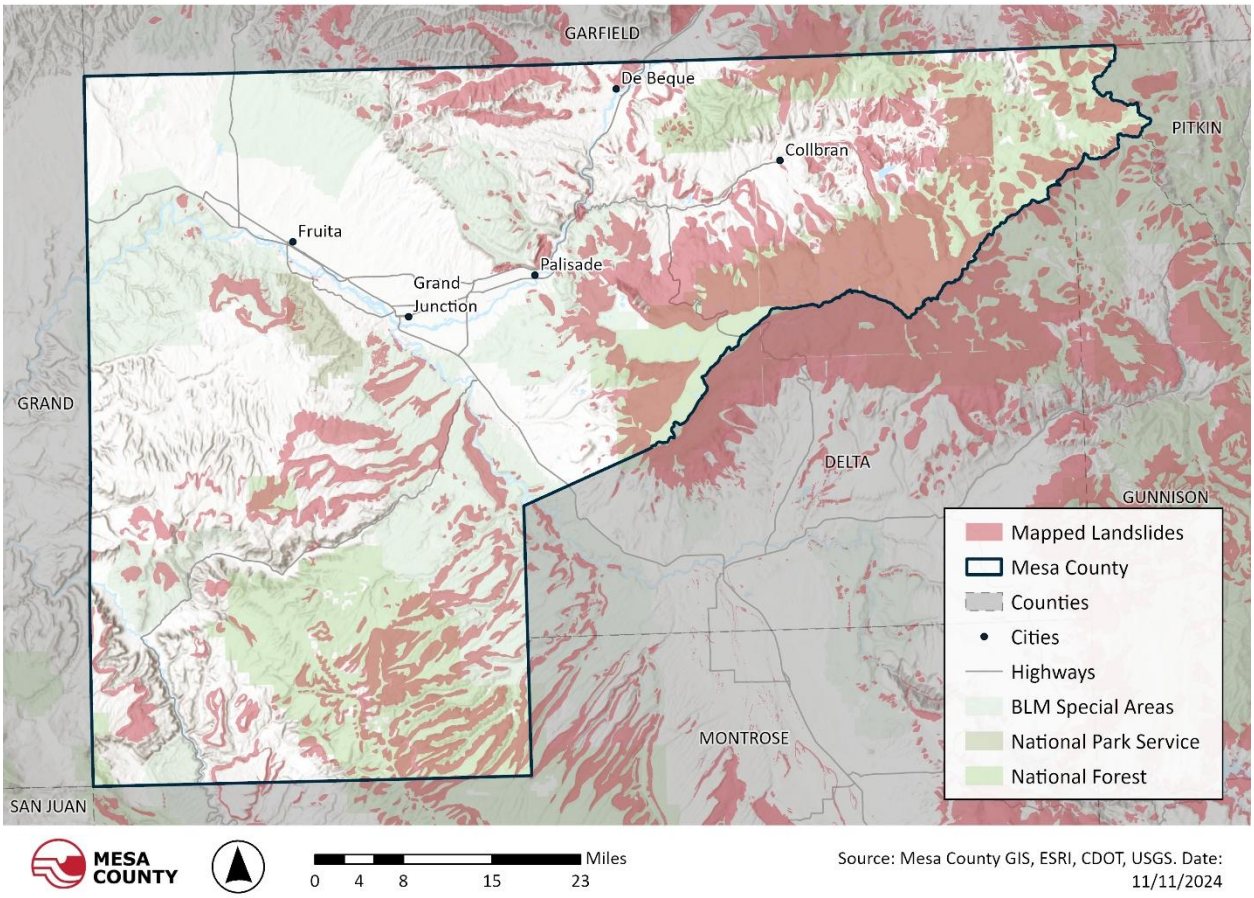


Figure 33 Mesa County Mapped Landslide Paths: Local Government

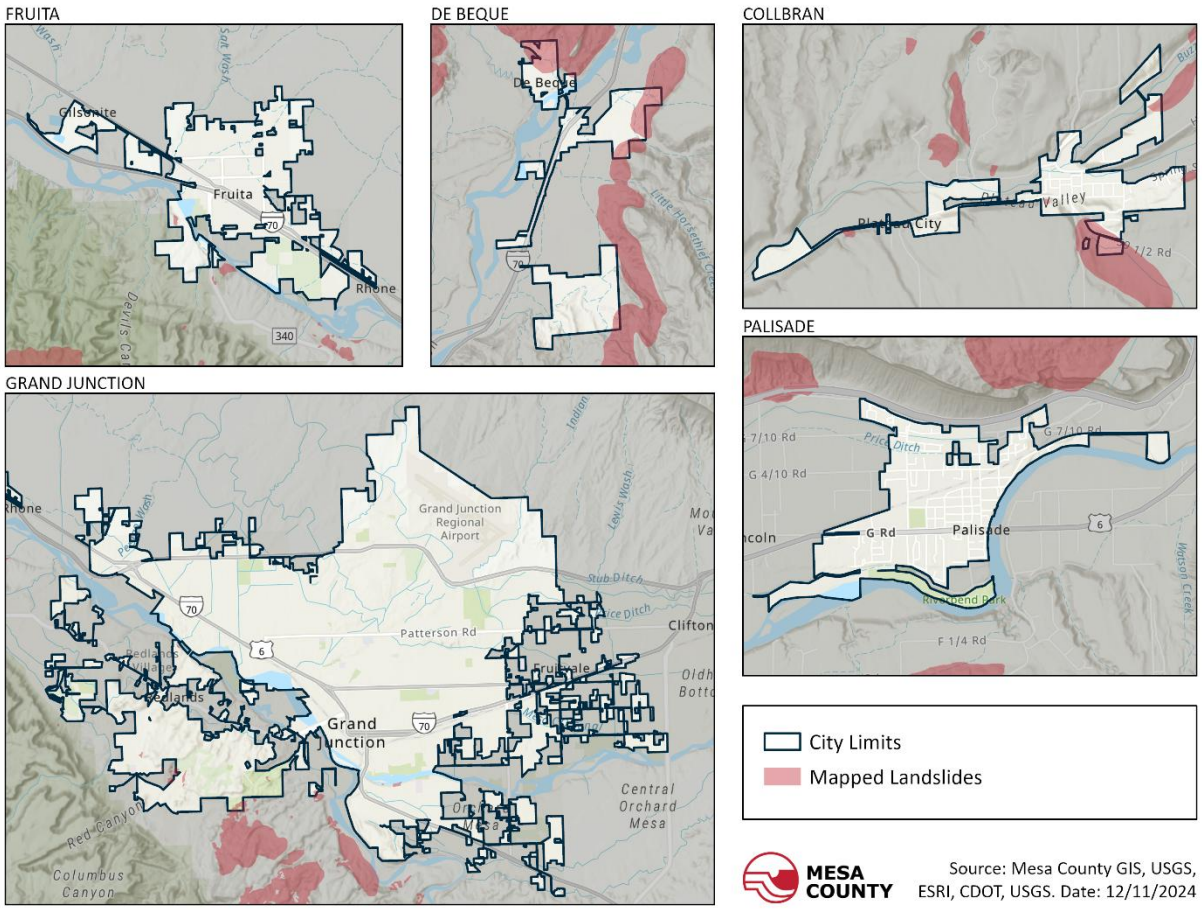
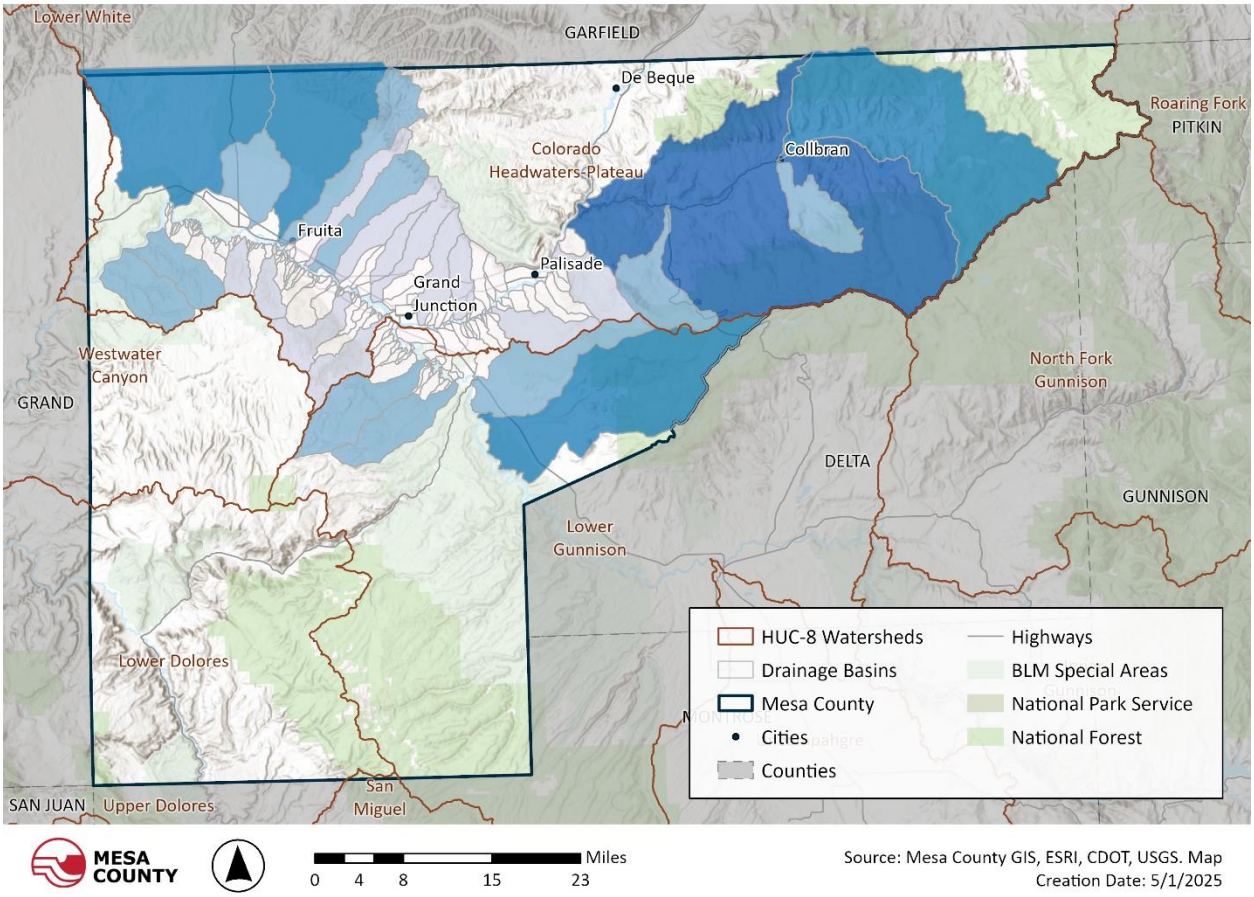


FIGURE 34 illustrates the primary watershed and associated sub-basins along the Colorado River within the planning area, which are key to understanding debris flow hazards. These drainage areas define how water and sediment move through the landscape, particularly during high-intensity storm events or rapid snowmelt. In steep or fire-impacted terrain, concentrated runoff within these basins can mobilize loose material and channel it downslope, increasing the risk of debris flows.

Figure 34 Mesa County Watersheds & Drainage Basins



4.10.4 Severity

Landslides, including debris flows and rockfalls, can range from minor soil slips to catastrophic mass earth movements. Small-scale landslides may involve gradual soil displacement that causes minimal damage and often can go unnoticed. Severe landslides, such as rapid debris flows and major rockfalls, can bury homes, damage infrastructure, and pose significant threat to human life and safety. The severity of landslides is influenced by a variety of factors such as slope steepness, geological composition, and the triggering event.

4.10.5 Warning Time

Landslides can occur with little to no warning, making them particularly dangerous hazards. In some instances, there are indicators that precede a landslide, such as bulging ground at the base of a slope or sudden changes in stream flow that may suggest upstream activity. There are also real-time monitoring systems developed to provide warnings during major rainfall events to monitor soil saturation levels. Even with these indicators, predicting the exact time and location of a landslide remains challenging.

4.10.6 Secondary Hazards

Landslides can trigger secondary natural hazards, compounding destructive impact, including flooding and seismic activity. Landslides can obstruct rivers and streams, forming natural dams. The buildup of water in these locations due to landslides may lead to dam breaches or diversions from natural stream flow, causing sudden and severe flooding. Additionally, in rare scenarios, landslides may increase stress on geologic faults, which has the potential to trigger earthquakes.

4.10.7 Exposure and Vulnerability

4.10.7.1 Lifelines

Landslides heavily impact FEMA Lifelines, especially in unincorporated areas of Mesa County. The communications Lifeline suffers when landslides damage towers, cables, or equipment, disrupting essential channels. This can delay recovery, limit access to critical services, and endanger public safety. Landslides also threaten the transportation Lifeline by blocking or destroying roads, bridges, and key routes, isolating communities and delaying emergency responses. The Colorado Public Radio reported on a study that found every hour that I-70 is closed, it costs the economy $2 million in Colorado.[4] Additionally, landslides can disrupt the energy Lifeline by damaging power lines, pipelines, and infrastructure, causing outages or leaks. **TABLE 42** summarizes these Lifelines exposed to landslides in the county.

Table 42 FEMA Lifelines Exposed to Landslides

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	0	0	0	0	0	0	0	**0**
De Beque	2	0	0	0	1	0	0	**3**
Fruita	0	0	0	0	0	0	0	**0**
Grand Junction	0	0	0	0	0	0	0	**0**
Palisade	0	0	0	0	0	0	0	**0**
Unincorporated	264	4	1	0	0	2	0	**271**
Total	**266**	**4**	**1**	**0**	**1**	**2**	**0**	**274**

Source: Mesa County GIS

[4] **Preventing I-70 closures is top goal of commercial vehicle safety bill approved by state legislature**

Additionally, several Lifeline systems are exposed to these landslide hazards, with the greatest risk to transportation services. These Lifelines are summarized in **TABLE 43** below.

Table 43 FEMA Lifeline Systems Exposed to Landslides

Infrastructure Type	Exposure to Landslides (miles)
Energy	82.9
Hazardous Material	50.6
Transportation	272.3
Water	37.0
Total	**442.9**

Source: Mesa County GIS

4.10.7.2 People

People in areas previously affected by wildfires, drivers on canyon highways, and visitors near steep slopes face increased risks from landslides, debris flows, and rockfalls. Wildfires remove vegetation that stabilizes soil, increasing the probability of landslides during subsequent heavy rains. Drivers in canyon areas are specifically at risk, as steep terrain can result in sudden rockfalls or debris flows onto roads, creating immediate hazards. Similarly, visitors engaging in activities near steep slopes may encounter unstable ground, particularly in regions impacted by recent fires or heavy precipitation.

4.10.7.3 Structures

Landslides can cause extensive damage to structures by undermining foundations, collapsing walls, and burying buildings under debris. Residential structures in unincorporated Mesa County are at the greatest risk of damage, as these areas often overlap with steep slopes and unstable soil conditions. Landslides can displace or destroy homes, rendering them uninhabitable and posing significant safety risks to occupants. Additionally, even minor landslide activity can cause structural cracking, water infiltration, and long-term stability issues. The impact on residential structures is often compounded by the difficulty of accessing these areas for repairs or evacuations after a landslide event. **TABLE 44** summarizes the exposure analysis.

Table 44 Structures Exposed to Landslides

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$267,620	$1,010,280	$1,277,900	**6**
Collbran	Other	$49,000	$51,310	$100,310	**1**
Collbran	Residential	$860,130	$2,187,660	$3,047,790	**14**
Collbran	**Total**	**$1,176,750**	**$3,249,250**	**$4,426,000**	**21**
De Beque	Agriculture	$10,840	$622,100	$632,940	**4**
De Beque	Commercial	$331,080	$1,235,160	$1,566,240	**2**
De Beque	Other	$1,017,080	$19,042,980	$20,060,060	**10**
De Beque	Residential	$1,063,770	$3,705,100	$4,768,870	**50**
De Beque	**Total**	**$2,422,770**	**$24,605,340**	**$27,028,110**	**66**
Grand Junction	Residential	$2,144,120	$5,326,040	$7,470,160	**16**
Grand Junction	**Total**	**$2,144,120**	**$5,326,040**	**$7,470,160**	**16**
Unincorporated	Agriculture	$7,558,940	$72,918,670	$80,477,610	**420**
Unincorporated	Commercial	$680,670	$4,370,040	$5,050,710	**21**
Unincorporated	Industrial	$0	$189,820	$189,820	**2**
Unincorporated	Other	$15,306,800	$7,915,960	$23,222,760	**79**
Unincorporated	Residential	$38,756,820	$95,374,470	$134,131,290	**476**
Unincorporated	**Total**	**$62,303,230**	**$180,768,960**	**$243,072,190**	**998**
	Grand Total	**$68,046,870**	**$213,949,590**	**$281,996,460**	**1,101**

Source: Mesa County Assessor

4.10.7.4 Natural, Historic, and Cultural Resources

Landslides can severely damage natural, historical, and cultural resources. Forests and wildlife habitats may be destroyed, leading to biodiversity loss and ecosystem disruption. Historical and cultural sites are at risk due to their fixed locations and the difficulty of reconstruction. Their degradation impacts local communities dependent on tourism and cultural identity.

4.10.7.5 Local Vulnerability

The planning team identified landslides as a significant local concern due to their impact on canal systems throughout Mesa County. These slope failures can obstruct water flow, damage canal infrastructure, and reduce overall capacity, limiting the canals' ability to effectively deliver irrigation water to agricultural users and communities. Special concern was noted along areas of I-70 where steep slopes are present and landslides are most common.

- **Mesa County –** Areas with limited or no vegetation are susceptible to mudslides. Impacts to I-70 and transportation hubs. Impacts to rail lines could have a larger regional economic impact. Blockage of a major or minor river system from a debris flow that leads to secondary flooding until dam breach that will cause more sediment in the systems
- **Collbran –** The significant landslide event revealed the town's most pressing vulnerabilities, mostly impacting ingress/egress (roads/bridges). Water flows were also redirected. Fatalities are of concern.
- **De Beque –** If a significant debris flow impacts the Colorado River, it could impact the town's water supply.
- **Fruita –** Hazard effects do not currently present an immediate or impactful risk to the city and are, therefore, not a mitigation priority.
- **Grand Junction –** Economic impacts if I-70 was closed to the east. A debris flow event in the watershed could impact water quality.
- **Palisade –** Economic impacts if I-70 is closed due to a landslide/rockfall/debris flow event. An event of this kind will also cause traffic to be routed through the town, which could impact emergency services' ability to respond.
- **Clifton Sanitation –** Landslide hazards do not pose a risk to the district's assets.
- **Clifton Water –** Landslide hazards do not pose a risk to the district's assets.
- **Collbran Conservancy** – A rockfall or landslide could breach or block canals, disrupting the transportation of water. Additionally, sediment entering streams due to these events could reduce water quality.
- **De Beque FPD** – Although landslides in the county do not pose immediate threats to individuals or infrastructure, a landslide along I-70 could prolong response times and create obstacles for personnel. Not a mitigation priority.
- **Grand Junction Rural FPD –** Landslide hazards do not pose a risk to the district. Not a mitigation priority.
- **Lower Valley FPD –** Landslides and debris flow after flooding in the National Monument areas could affect the ability to respond but does not directly impact the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation** – Boulders are positioned above the district's infrastructure and canals, which could cause blockages and damage. A previous rockfall event along road 29 resulted in two pumps being damaged and a destroyed pipeline.
- **Plateau Valley FPD** – Landslide hazards do not pose a risk to the district's assets. Not a mitigation priority.

4.10.8 Future Trends in Development

- **Mesa County –** Increased development will increase the risk of the hazard.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.

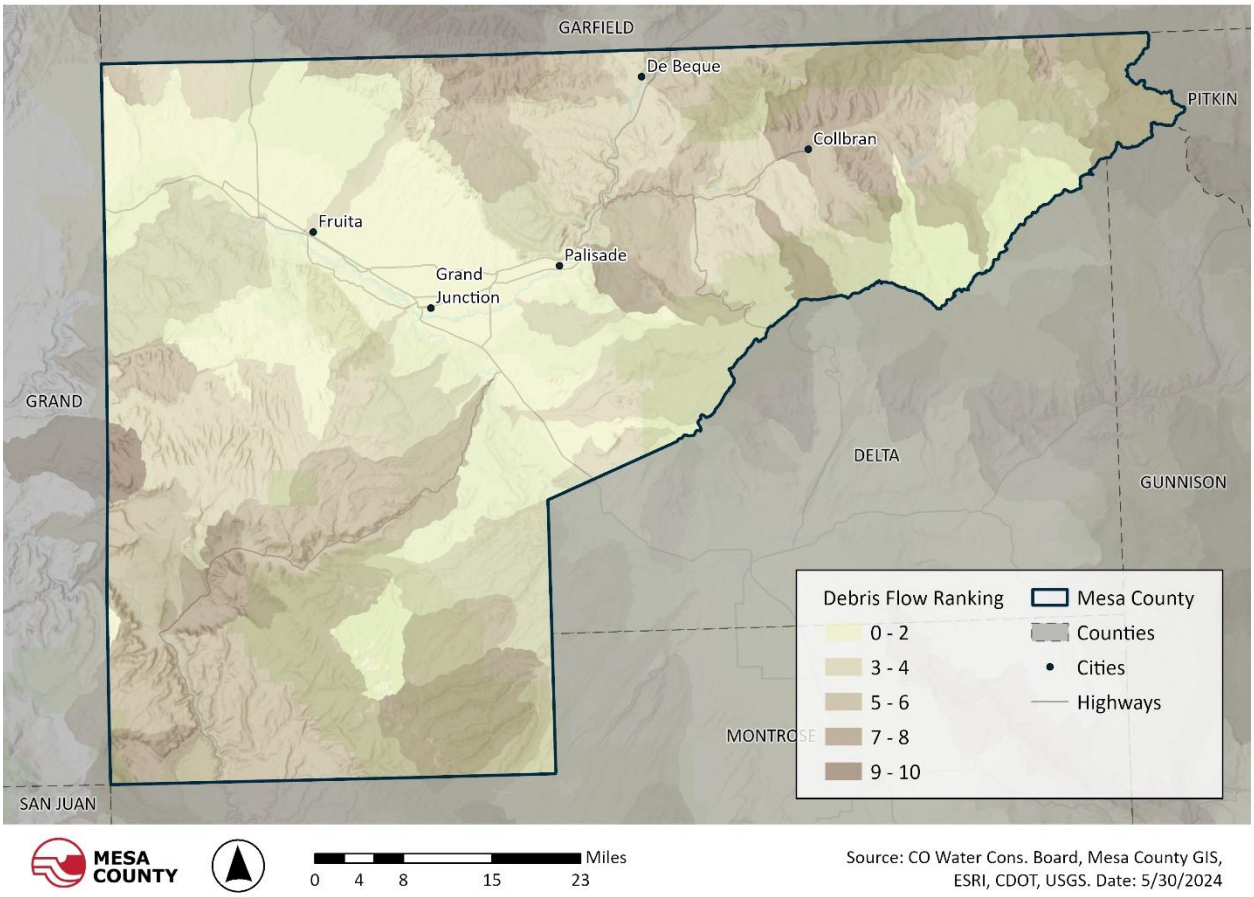
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Kings View Subdivision is the only area impacted. It is not anticipated that development will increase in this hazard area.
- **Grand Junction –** Future development is not anticipated to impact vulnerability to this hazard.
- **Palisade –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.

4.10.9 Probability of Future Occurrences

There have been 15 recorded landslide events with significant impacts in Mesa County since the late 1800s, which translates to less than a 1% annual chance. However, the varied topography and geological conditions of the county indicate that landslides without significant impacts could occur on a more frequent basis in the county.

Based on the Wildfire Ready Watersheds assessment by the Colorado Water Conservation Board (CWCB), **FIGURE 35** details the probability that a debris flow will occur within a two-year period across HUC 12 watersheds, given assumed burn severity (FlamMap). The highest probability of debris flow events is located mainly in the southwest and northeast portions of the county.

Figure 35 Mesa County Debris Flow Risk



4.10.10 Climate Change Impacts

Climate change may affect the likelihood and frequency of landslide events through various mechanisms. More frequent and intense rainfall events, resulting from climate change, could lead to increased soil saturation, which may reduce slope stability and increase landslide susceptibility. Additionally, an increase in freeze-thaw cycles due to greater temperature variability could destabilize steep slopes and elevate the risk of landslides, particularly in high-altitude regions.

4.11 Severe Wind/Tornado

4.11.1 General Background

Damaging winds are classified as those exceeding 60 mph. Damage from such winds accounts for half of all severe weather reports in the lower 48 states and is more common than damage from tornadoes. Wind speeds can reach up to 100 mph and can produce a damage path extending for hundreds of miles. There are seven types of damaging winds:

- **Straight-line winds** – Any thunderstorm wind not associated with rotation; this term is used mainly to differentiate from tornado winds. Most thunderstorms produce some straight-line winds because of the outflow generated by the thunderstorm downdraft.
- **Downdrafts** – A small-scale column of air that rapidly sinks toward the ground.
- **Downbursts** – A strong downdraft with horizontal dimensions larger than 2.5 miles resulting in an outward burst of damaging winds on or near the ground. Downburst winds may begin as microbursts and spread out over a wider area, sometimes producing damage like a strong tornado. Although usually associated with thunderstorms, downbursts can occur with showers too weak to produce thunder.
- **Microbursts** – A small, concentrated downburst that produces an outward burst of damaging winds at the surface. Microbursts are generally less than 2.5 miles across and short-lived, lasting only 5 to 10 minutes, with maximum wind speeds of up to 168 mph. There are two kinds of microbursts: wet and dry. A wet microburst is accompanied by heavy precipitation at the surface. Dry microbursts, common in the Intermountain West, occur with little or no precipitation reaching the ground.
- **Gust front** – A gust front is the leading edge of rain-cooled air that clashes with warmer thunderstorm inflow. Gust fronts are characterized by a wind shift, temperature drop, and gusty winds ahead of a thunderstorm. Sometimes, the winds push up air above them, forming a shelf cloud or detached roll cloud.
- **Derecho** – A derecho is a widespread thunderstorm wind caused when new thunderstorms form along the leading edge of an outflow boundary (the boundary formed by horizontal spreading of thunderstorm-cooled air). The word “derecho” is of Spanish origin and means “straight ahead.” Thunderstorms feed on the boundary and continue to reproduce. Derechos typically occur in summer when complexes of thunderstorms form over plains, producing heavy rain and severe wind. The damaging winds can last a long time and cover a large area.
- **Bow Echo** – A bow echo is a linear wind front bent outward in a bow shape. Damaging straight-line winds often occur near the center of a bow echo. Bow echoes can be 200 miles long, last several hours, and produce extensive wind damage on the ground.

High winds occur year-round in Mesa County. In the spring and summer, high winds often accompany severe thunderstorms. These are straight-line winds, generally any thunderstorm wind not associated with rotation.

A tornado is a violently rotating air column extending from a thunderstorm to the ground. It is often seen as a funnel cloud, which may be marked by debris at its base. Tornadoes can produce destructive winds exceeding 200 mph, capable of causing significant damage to anything in their path. Although they are typically short-lived, tornadoes can travel considerable distances, leaving a trail of destruction behind them. They vary in shape and size, ranging from a few yards to over a mile in width, and can last from several minutes to over an hour.

Dust devils, smaller and less intense than a tornado, are dust-filled vortices created by strong surface heating. They range in size from 10 to 300 feet in diameter and average in height of 500 to 1000 feet. Generally, dust devils are short-lived, only lasting a few minutes, but have been known to last an hour or more in more desert-type environments. Typically, dust devils happen on clear days with light winds. Larger dust devils have been known to reach up to 60 miles per hour and can lift debris into the air.

4.11.2 Past Events

The NCEI Storm Events Database records 98 events between 1950 and 2024 where a high wind, strong wind, or dust storm occurred in or near communities in Mesa County. In addition, 37 events were recorded in the database for tornadoes, funnel clouds, and dust devils. Of the total events recorded in past severe wind and tornado events, 36 events resulted in impacts such as damages or injuries. No deaths were recorded as a result of a severe wind or tornado event. **TABLE 45** highlights the damaging events caused by wind and tornadoes. Significant events are described further below.

Table 45 Damaging Wind and Tornado Events

Date	Hazard	Magnitude (knots)	Deaths	Injuries	Total Property Damages	Total Crop Damages
10/19/1996	High Wind	50	0	0	$8,000	$0
10/2/1997	High Wind	60	0	0	$25,000	$0
10/7/1997	High Wind	80	0	0	$30,000	$0
10/11/1997	High Wind	50	0	0	$5,000	$0
11/26/1997	High Wind	49	0	0	$1,000	$0
2/24/1998	Tornado	F1	0	0	$5,000	$0
9/8/2000	High Wind	60	0	0	$1,000	$0
11/29/2000	High Wind	52	0	0	$10,000	$0
3/14/2001	Dust Storm	Unknown	0	0	$15,500	$0
4/7/2002	Strong Wind	43	0	19	$0	$0
4/2/2003	Strong Wind	48	0	0	$2,000	$0
6/16/2003	Strong Wind	50	0	0	$10,000	$0
6/24/2003	Strong Wind	35	0	0	$1,000	$0
9/17/2003	Strong Wind	52	0	0	$2,000	$0
5/11/2004	Strong Wind	52	0	0	$500	$0
6/10/2004	Strong Wind	49	0	0	$12,000	$0

Date	Hazard	Magnitude (knots)	Deaths	Injuries	Total Property Damages	Total Crop Damages
9/21/2005	Strong Wind	48	0	0	$300	$0
10/4/2005	Strong Wind	65	0	0	$5,000	$0
2/15/2006	Strong Wind	51	0	0	$4,000	$0
4/17/2006	Dust Devil	Unknown	0	0	$5,000	$0
4/23/2006	Strong Wind	44	0	0	$2,000	$0
11/14/2006	High Wind	55	0	0	$20,000	$0
4/18/2007	Strong Wind	48	0	2	$100,000	$0
6/6/2007	High Wind	50	0	0	$15,000	$0
9/29/2007	Strong Wind	45	0	0	$2,000	$0
10/20/2007	Strong Wind	49	0	0	$500	$0
4/15/2009	Strong Wind	47	0	0	$1,000	$0
4/25/2009	Strong Wind	47	0	0	$5,000	$0
6/16/2010	Strong Wind	43	0	0	$0	$500
5/8/2016	Strong Wind	48	0	0	$30,000	$0
2/18/2018	Strong Wind	35	0	0	$2,000	$0
5/26/2018	High Wind	52	0	0	$1,000	$0
6/18/2018	Dust Devil	Unknown	0	0	$40,000	$0
5/22/2021	Strong Wind	43	0	0	$1,000	$0
7/8/2021	High Wind	52	0	0	$100,000	$0
3/2/2024	High Wind	56	0	0	$50,000	$0

October 11, 1997 - Strong winds from the prefrontal system knocked down many large Aspen and Pine trees on the Grand Mesa. Several trees were snapped off 3 to 4 feet above the ground. One tree even fell onto the hood of a pickup truck. Power lines were brought down, and the fallen trees blocked multiple roads. Top wind speeds were recorded at 80 knots (92 mph).

April 7, 2002 - A powerful early spring storm moved across the eastern Great Basin and produced strong and gusty winds across much of western Colorado. North winds gusting to near 50 mph in the desert north of Grand Junction created a dust storm which reduced visibility

to zero as it crossed Interstate 70. The resulting 30-car pileup injured 19 motorists and passengers, but none seriously.

April 18, 2007 - Strong wind gusts from 45 to 63 mph buffeted the Grand Valley causing damage throughout the area. Near Fruita two women were blown over by a wind gust which led to a broken hip for one woman and a concussion for the other. Power poles and lines were downed in Grand Junction causing power and traffic light outages. Several trees and large tree branches were snapped off across the Grand Valley. Roof damage was reported in the Clifton area and a 50 foot tower at an agricultural research station in Orchard Mesa was blown over.

June 6, 2007 - Widespread wind gusts of 40 to 55 mph occurred across the Grand Valley, with locally stronger gusts that were measured to 59 mph. Reports of downed trees and branches and power outages were received throughout the area. A large tree limb was blown down onto a feeder line in the Redlands causing nearly 5,000 Xcel Energy customers to lose power. The winds caused enough trash to blow around the Mesa County Landfill to the point of closing it and delaying trash collection for the City of Grand Junction. Strong wind also brought down trees and a power line from a pole near the Cameo power plant. The downed power line started a wildfire.

July 9, 2015 - A thunderstorm with rotation produced a tornado that tracked across a forest of mature aspen trees on the Grand Mesa near the Old Grand Mesa Road. Many aspen trees up to a foot and a half in diameter were either uprooted or snapped off as high as 15 feet above the ground. The tornado initially produced damage to trees at the 8,400 foot level and traveled uphill to about the 8,500 foot level. The event is recorded as an EF1 event in the database.

June 12, 2017 - Widespread strong wind gusts occurred across the area. Some peak wind reports included 60 mph at the Grand Junction Regional Airport and 60 mph along Interstate 70 near the Utah border. Some trees were uprooted and large limbs were broken off trees. The strong winds quickly spread a brush fire in Grand Junction which burned some buildings and power lines leaving about 500 people without power. The strong winds also resulted in flight delays at the Grand Junction Regional Airport.

June 21, 2017 – A microburst was reported north of Grand Junction and in Loma. Wind gusts were recorded up to 71 mph at the Grand Junction Regional Airport. The Jam Ranch in Loma received damage to tents and outbuildings. Tree damage occurred in Grand Junction in neighborhoods near the airport. Other areas received sudden, strong winds, but no damage was reported outside of the Grand Valley.

May 22, 2021—Late on the night of the 22nd, a narrow line of showers lifted across the western portion of Mesa County and produced strong winds. The winds, estimated to be in the 45 to 50 mph range, downed numerous tree limbs about a foot in diameter near Highline Lake State Park. The limbs fell on a house and the transformer, damaging the walls and interior. Property damages were estimated to be $100,000.

FIGURE 36 and **FIGURE 37** show historical wind and tornado events.

Figure 36 Historical Wind Events

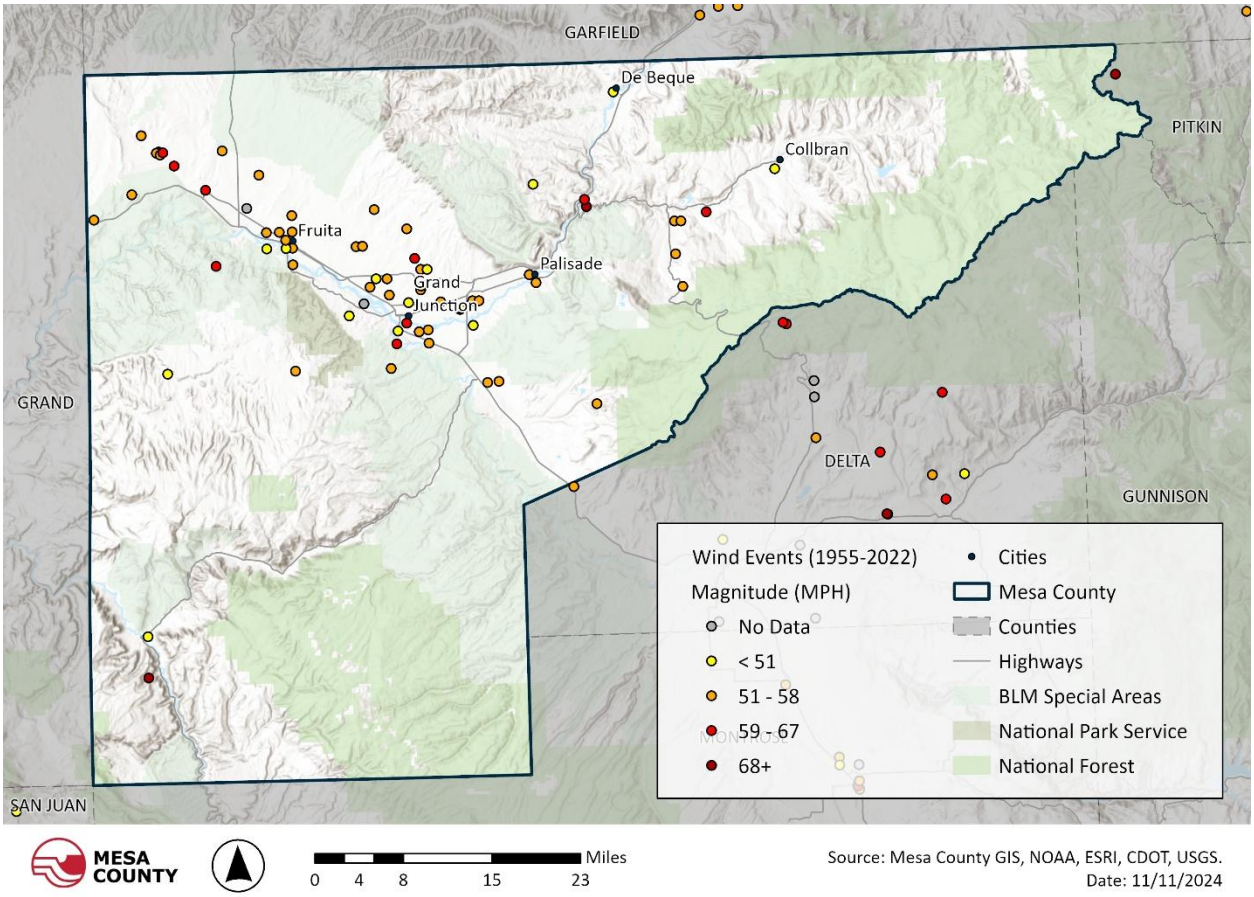
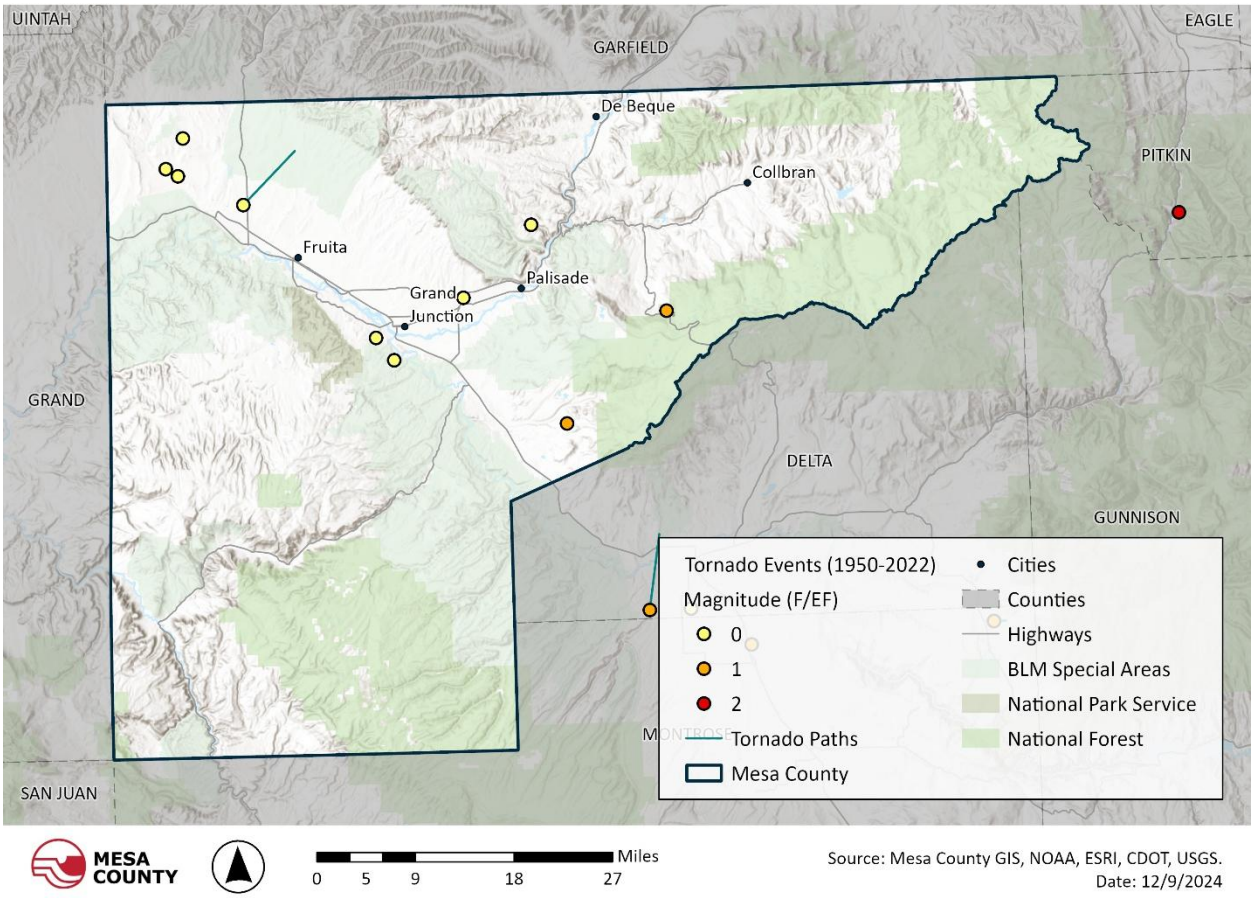


Figure 37 Historical Tornado Events



4.11.3 Location

Severe wind and tornado events can happen anywhere in Mesa County. While severe wind events often cover large areas and affect multiple locations simultaneously, tornado events usually have a beginning location that can be identified. **TABLE 46** summarizes the number of tornadoes, funnel clouds, or dust devil events recorded in the NCEI Storm Events Database at each location. Note that the Storm Database relies on the best available data submitted.

Table 46 Number of Recorded Tornado Events by Jurisdiction

Location	Number of Tornado Events	Number of Funnel Cloud Events	Number of Dust Devil Events
Unincorporated Mesa County	8	13	1
Town of De Beque	0	1	0
City of Fruita	0	1	2
City of Grand Junction	2	4	1

Location	Number of Tornado Events	Number of Funnel Cloud Events	Number of Dust Devil Events
Town of Palisade	0	3	1

4.11.4 Severity

The Beaufort Wind Scale, recreated in **TABLE 47**, is used to measure the severity of high winds. Hurricane-force winds are defined as a speed equal to or greater than 64 knots (74 mph) or Beaufort Number 12 (Force 12). Hurricane-force winds are not exclusive to hurricanes; they occur in severe thunderstorms. The greatest magnitude wind event recorded in the NCEI Storm Events database for Mesa County was a 12 on the Beaufort Wind Scale, at 80 knots or 91 mph.

Table 47 Beaufort Wind Scale

Beaufort Number	Wind Speed (Knots	Wind Description	Visual Clues
0	Less than 1	Calm	Calm, smoke rises vertically
1	1-3	Light Air	Smoke drift indicated wind direction, still wind vanes
2	4-6	Light Breeze	The wind felt on face, leaves rustle, and vanes begin to move
3	7-10	Gentle Breeze	Leaves and small twigs constantly moving, light flags extended
4	11-16	Moderate Breeze	Dust, leaves, and loose paper lifted, small tree branches move
5	17-21	Fresh Breeze	Small trees in leaf begin to sway
6	22-27	Strong Breeze	Larger tree branches moving, whistling in wires
7	28-33	Near Gale	Whole trees moving, resistance felt walking against the wind
8	34-40	Gale	Twigs breaking off trees, generally impede progress
9	41-47	Strong Gale	Slight structural damage occurs, slate blows off roofs
10	48-55	Storm	Seldom experienced on land, trees broken or uprooted, “considerable structural damage”
11	56-63	Violent Storm	

Beaufort Number	Wind Speed (Knots	Wind Description	Visual Clues
12	64+	Hurricane	

The Fujita Scale, commonly known as the F-Scale, classifies the intensity of tornadoes based on the damage they cause to human-built structures and vegetation. The scale ranges from F0, indicating light damage, to F5, signifying incredible damage. In 2007, the Enhanced Fujita Scale (EF-Scale) was implemented in the United States to provide a more accurate assessment of tornado intensity. The EF-Scale retains the original scale's structure but incorporates more detailed engineering analyses of damage indicators, resulting in a more precise correlation between observed damage and estimated wind speeds. The EF-Scale ranges from EF0, with estimated wind speeds of 65-85 mph, to EF5, with estimated wind speeds exceeding 200 mph.

TABLE 48 compares the Fujita scale to the enhanced Fujita scale. The greatest magnitude tornado Mesa County has experienced was an EF1 on July 9, 2025.

Table 48 Fujita Scale Compared to the Enhanced Fujita Scale

Fujita Scale	Wind Speed	Enhanced Fujita Scale	Wind Speed
F-0	40-72 mph	EF-0	68-85 mph
F-1	73-112 mph	EF-1	86-110 mph
F-2	113-157 mph	EF-2	111-135 mph
F-3	158-206 mph	EF-3	136-165 mph
F-4	207-260 mph	EF-4	166-200 mph
F-5	261-318 mph	EF-5	200+ mph

4.11.5 Warning Time

Meteorologists can often predict the likelihood of a weather event causing high winds, giving several days of warning time. However, meteorologists cannot predict the exact time of onset or severity of the event. Some storms may come on more quickly and have only a few hours of warning time.

4.11.6 Secondary Hazards

Secondary hazards of severe wind and tornado events include flying debris, which can cause significant injury and damage to property. Additionally, fallen trees and power lines can obstruct roads, disrupt transportation, and lead to extended power outages, complicating rescue and recovery efforts. The potential for hazardous material spills from damaged industrial facilities or overturned vehicles is another concern, posing serious environmental and health risks. Flooding may also occur if heavy rains accompany these storms, exacerbating the

destruction and increasing the difficulty of response measures. Wildfires can be ignited or accelerated and rendered unpredictable by high winds. Severe Wind can also cause or exacerbate severe winter weather and thunderstorms.

4.11.7 Exposure and Vulnerability

4.11.7.1 Lifelines

All Lifelines across Mesa County are vulnerable to the impacts of severe wind or tornado event. Expected impacts to Energy Lifeline are anticipated to pose the greatest risk to the county, primarily through the loss of power caused by downed power lines.

4.11.7.2 People

The entire planning area is at risk of severe winds and tornadoes, with higher population densities experiencing greater exposure. Populations with access and functional needs—such as older adults (20% of the population), low-income individuals (11% of the population), linguistically isolated communities (2% of the population speak English less than “well”), people with mobility issues, and residents in areas cut off from major roads—may face more severe impacts from these wind and tornado events. Renters (28% of total housing) may have more challenges in recovering from a damaging event

Power outages can be life-threatening for those who rely on electricity for medical support, making the isolation of these populations a significant concern. Additionally, individuals who work outdoors or engage in recreational activities are more vulnerable to extreme weather events.

4.11.7.3 Structures

All infrastructure and buildings are exposed to risks associated with severe wind and tornado events. Vulnerable structures, such as those in poor condition or mobile homes (8% of the total housing), may incur the most damage. The age and type of building, as well as the materials and building codes used in construction, all contribute to the likelihood of withstanding a severe wind event with minimal damage. Historic buildings are especially at risk for these reasons.

Wind pressure can create a direct and frontal assault on a structure, pushing walls, doors, and windows inward. Conversely, passing currents can create lift and suction forces that act to pull building components and surfaces outward. The effects of winds are magnified in the upper levels of multi-story structures. As positive and negative forces impact the building’s protective envelope (doors, windows, and walls), the result can be roof or building component failures and considerable structural damage.

4.11.7.4 Natural, Historic, and Cultural Resources

Severe winds and tornado events can significantly impact a community's natural, historic, and cultural resources. These strong winds can damage buildings, particularly older historic

structures—and public spaces, such as parks and areas featuring public art. The environment is highly vulnerable to high winds, which can cause significant damage and destruction to natural habitats. Severe winds may strip and uproot vegetation, negatively affecting natural ecosystems and agricultural crop yields.

4.11.7.5 Local Vulnerability

- **Mesa County –** Downed trees, impacts to utilities, including power outages. Impacts on crop production, particularly depending on the timing of the event and the stage of crop growth. Infrastructure to store crops is also vulnerable. The potential for economic impacts is that trucks are unable to access the valley as well as visitors. Impacts to airports. Diminished air quality or public safety power shut-offs may impact vulnerable populations.
- **Collbran –** The top concerns are downed trees impacting homes, power and other infrastructure.
- **De Beque –** Severe winds that down trees can cause damage to property and power outages. Xcel Power Safety Shutoffs due to high wind.
- **Fruita –** Severe winds causing power outages and damage to personal property. Historic buildings in the downtown areas are vulnerable to impacts from severe wind.
- **Grand Junction –** Vulnerable populations such as the unhoused and agricultural workers that are unable to seek outdoor shelters.
- **Palisade –** Impacts to the agricultural industry, especially during fruit season, could have an economic impact on the town and the surrounding area. Severe winds could also spread a fire and lead to a wildfire. A tornado would destroy buildings and infrastructure within the community, and the ability to get resources in and out would depend on the condition of roadways and the extent of damage to the Interstate. Power outages are likely due to the aging infrastructure.
- **Clifton Sanitation –** Severe wind and tornadoes do not pose a risk to the district's assets. Not a mitigation priority.
- **Clifton Water –** Severe Wind and tornadoes do not pose a risk to the district's assets. Not a mitigation priority.
- **Collbran Conservancy** – Wind and tornadoes can blow trees, branches, and debris, blocking canals and water infrastructure.
- **De Beque FPD** – Wind and tornadoes can affect fire structures. Previously, a microburst removed the roof of a station house.
- **Grand Junction Rural FPD –** Severe Wind and tornado do not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** Severe Wind and tornado do not pose a risk to the district's assets. Not a mitigation priority.

- **Orchard Mesa Irrigation** – The district's infrastructure can be affected by wind. Wind can cause trash, debris, and other objects to be blown into canals. The district has previously had to repair roads due to wind damage.
- **Plateau Valley FPD** – Severe wind and tornadoes do not pose a risk to the district's assets. Not a mitigation priority.

4.11.8 Future Trends in Development

- **Mesa County –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Future development will be required to meet the modern building codes.
- **Grand Junction –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Palisade –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.11.9 Probability of Future Occurrences

Mesa County will likely experience severe wind or tornado events annually. According to the NCEI Storm Events Database, there have been 135 events in the past 74 years, with 36 of these impacting Mesa County communities. There is an estimated 49% chance of a damaging severe wind or tornado event occurring in any given year.

4.11.10 Climate Change Impacts

Climate change is expected to intensify the frequency and severity of extreme wind events in Mesa County. As global temperatures rise, atmospheric conditions become increasingly unstable, resulting in stronger and more unpredictable wind patterns. The frequency of severe weather events has increased steadily over the past century, and historical data indicate that the probability of such events increases in a warmer climate. The changing hydrograph caused by climate change could significantly impact the intensity, duration, and frequency of storm events. All these impacts could have significant economic consequences and can lead to greater damage to infrastructure and natural habitats, further straining the community's resources and resilience. The compounded effects of climate change and severe wind events underscore the need for proactive measures to mitigate risks and protect vulnerable populations and assets.

4.12 Severe Winter Weather (Extreme Cold)

4.12.1 General Background

The State of Colorado Enhanced State Hazard Mitigation Plan defines the following severe weather hazards:

- **Blizzards** - Defined by the National Weather Service (NWS) as a combination of sustained winds or frequent gusts of 35 mph or greater, and visibilities of less than a quarter mile from falling or blowing snow for three hours or more. A blizzard, by definition, does not indicate heavy amounts of snow, although they can occur together. Falling or blowing snow usually creates large drifts from the strong winds, which may also support dangerous wind chills. The reduced visibilities make travel, even on foot, particularly treacherous. A ground blizzard can develop, in the absence of precipitation, when strong winds lift snow off the ground and severely reduce visibilities.
- **Extreme cold** - An event is when temperatures drop dramatically below the typical temperature and are especially dangerous over a prolonged period. Events can occur over extended periods. The definition of extreme cold varies in different parts of the country, and in some cases throughout the state. This is due to the relative temperatures of different geographies and what is considered the norm during the winter season.
- **Heavy snow** - Large quantities of snow during winter storm event. Six inches or more in a span of 12 hours, or eight inches or more in 24 hours constitutes conditions that may significantly hamper travel or create hazardous conditions. The NWS issues alerts for events based on multiple factors, which may include Watches, Warnings, and Advisories. Smaller amounts of snow can make travel hazardous, but may only result in minor inconveniences. Heavy wet snow may cause broken tree branches and power outages, if it falls in autumn before trees have shed all leaves, or in spring if trees have

budded and grown leaves. Heavy snow can also damage crops depending on the growth stage of the plants.

- **Ice storms** - When a layer of warm (above freezing), moist air aloft coincides with a shallow cold (below freezing) pool of air at the surface, an ice storm may form. As snow falls into the warm layer of air, it melts to rain and then freezes on contact when hitting the frozen ground or cold objects at the surface, creating a smooth layer of ice. This phenomenon is called freezing rain or ice accretion. Similarly, sleet occurs when the rain in the warm layer freezes into pellets while falling through a cold layer of air at or near the earth's surface. Extended periods of freezing rain can lead to ice accumulations on roadways, walkways, power lines, trees, and buildings. Almost any accumulation can make driving and walking hazardous. Thick accumulations of ice can bring down trees and power lines.
- Snow Squall – Often associated with strong cold fronts. A snow squall is limited in duration, typically lasting less than an hour. An event can occur where no large-scale winter storm is in progress and might only produce minor accumulations. The rapidly falling temperatures, in conjunction with periods of moderate to heavy snowfall, accompanied by gusty surface winds, often result in reduced visibility and whiteout conditions, causing dangerous impacts to transportation.

Severe winter weather in Mesa County can include heavy snow, ice, wind chill, blowing snow, freezing rain, sleet, and extremely low temperatures. Any of these conditions can immobilize the communities within the county, stranding commuters, halting supplies, and disrupting power and communication systems. The costs associated with snow removal, damage repair, and business losses can significantly impact the community. Additionally, extreme cold temperatures are frequently associated with winter weather, and prolonged exposure to these conditions can be life-threatening. December, January, and February are the most likely times of the year for severe winter weather, although spring snowstorms can also occur.

4.12.2 Past Events

Grand Junction receives about 2 feet of snow per year, and it generally falls in a few inches at a time, then melts off. The ground is usually not covered in snow, and there is typically no need to shovel snow constantly. The winter months dip down into the teens and occasionally lower. The average minimum temperature at the Grand Junction airport is 40° F. The average high in December and January is 39°F, with an average low of 16°F. The coldest months on average in Mesa County are January, February, and December; the lowest minimum temperature was recorded as -23°F in January 1963.

The NCEI Storm Events Database lists severe winter weather events by region and organizes events by NWS Public Forecast Zone Boundaries. Of the 7 Public Forecast Zones that include Mesa County, 1,972 winter weather events are recorded in the NCEI database. Of these events, 44 include narratives describing events directly impacting Mesa County. These include

frost/freeze (20), winter weather (15), winter storms (5), heavy snow (3), and cold/wind chill (1). Many of the impacts described in the database are related to cold temperatures impacting crops in Mesa County. None of the events in the database recorded deaths or injuries. The following highlights these significant events that impacted Mesa County.

- **April 19, 1996** - Freeze damage to commercial fruit resulted in considerable losses, primarily in the Palisade area. An estimated $3,700,000 in losses resulted from crop damage.
- **December 19, 1998** - An upper trough and an Arctic air mass joined forces to produce heavy snow and blizzard-like conditions across most of western Colorado. The storm helped to break a dry period, especially in the mountains where the ski areas had been suffering from a lack of snow. The storm also wreaked havoc on travelers, with hundreds of accidents and many road closures. Some of the heavier snow totals included 22 inches on the Grand Mesa, and some of the biggest snowfall amounts in the lower valleys included 9 inches in the Redlands area of Grand Junction.
- **April 16, 1999** - Record-breaking cold temperatures destroyed a large percentage of the fruit crop in Mesa County. Minimum temperatures in the Grand Valley dropped into the upper teens to mid-20s. An estimated $8,800,000 in crop damages was reported from the event.
- **December 19, 2006** - Widespread snowfall of 3 to 4 inches was reported. Numerous accidents occurred in and around Grand Junction due to slick and snowpacked roads.
- **December 22, 2008 -** Snowfall of 6 to 9 inches blanketed the western portion of the area, including downtown Grand Junction. Traffic was severely hampered and numerous vehicle accidents occurred due to the slippery roads. Interstate 70 was closed for a period of time from 24 Road to Horizon Drive.
- **February 19, 2010** - Heavy snowfall occurred across about half of the area with amounts ranging from 6 to 10 inches. Western and southeastern portions of the area saw the highest snowfall amounts, with about 8 inches reported near Mack and 10 inches near Whitewater. Meanwhile, areas extending from Fruita eastward into Palisade generally saw 2 inches or less.
- **April 28, 2017** - Over half of the forecast zone had minimum temperatures down to 24 to 32 degrees F. The fruit growing areas in Palisade recorded minimum temperatures down to 28 degrees which resulted in some minor crop losses. The Grand Junction Regional Airport's overnight low of 24 degrees set a new record minimum for April 28th, beating the previous record of 25 degrees which was set in 1991.
- **October 9, 2017** - Temperatures dropped down to 27 to 32 degrees F across the western half of the Grand Valley. The minimum temperature of 27 degrees F at the

Grand Junction Regional Airport set a new record low temperature for October 10th, breaking the previous record of 30 degrees last set in 1946.

- **January 21, 2018** - A band of snowfall over the Grand Valley produced measured snowfall totals of 2 to 4 inches. Locally higher amounts included 5.5 inches in the Pear Park area of Grand Junction.
- **January 6, 2019** - Snowfall totals ranged from 3 to 6 inches across the Grand Valley, with locally higher amounts up to 7.5 inches near Fruita.
- **November 25, 2019** - Generally 2 to 5 inches of snow fell between Grand Junction and Clifton with locally higher amounts of 6 to 7 inches in Orchard Mesa and Palisade.
- **April 13, 2020 – April 17, 2020** - Overnight lows ranged from 19 to 29 degrees with a low temperature of 19 degrees recorded at the Grand Junction Regional Airport. This set a new record low temperature for the Grand Junction Airport, breaking the previous record of 21 degrees. Peach and apricot farmers in Palisade estimated that more than half of the peach crop got damaged. Some orchards saw 95% kill of fruit buds. The last time damage of this scale occurred was back in 1999. The Governor of Colorado requested a Declaration of Disaster from the USDA (Declaration #S4696) for the agricultural community on the Western Slope of Colorado as a result of the hard freeze damage. An estimated $30,000,000 of crop damages was recorded.
- **October 25, 2020** - Overnight lows ranged from 12 to 21 degrees with a low temperature of 16 degrees recorded at the Grand Junction Regional Airport. This was a season-ending freeze event for the Grand Valley. Temperatures remained below freezing throughout much of the 25th and 26th. Snowfall amounts ranged from 2 to 8 inches across the zone. Semi-widespread power outages were reported across the zone. The Redlands area of Grand Junction was without power for 16 hours. Multiple fires were also started by downed powerlines. Several multi-car pileups occurred on I-70 which lead to numerous closures of the highway. Widespread tree damage was also reported. Winds gusted up to 41 MPH.
- **April 20, 2021** - Overnight lows ranged from 23 to 28 degrees with a low temperature of 23 degrees recorded at the Grand Junction Regional Airport. This set a new record low for April 20th, breaking the previous record of 25 degrees set in 1967.
- **December 28, 2022** - A plume of moisture associated with an Atmospheric River surged across western Colorado, with precipitable water values increasing up to 400% of normal. A Pacific system moved across the region, which, when combined with the well above-normal moisture, resulted in moderate to heavy snowfall across the mountains of western Colorado. Winds gusted up to 50 mph at times. Generally, 1 to 4 inches of snow fell across the area, with locally higher amounts of 5 to 6 inches reported in Palisade and Whitewater.

- **February 28, 2023** - A snow squall impacted the Grand Valley, reducing visibilities to less than one-quarter of a mile for around 15 minutes as it moved through. Winds gusted to 48 mph at the Grand Junction Regional Airport.
- **December 8, 2023** - A snow squall moved through the area, dropping visibilities at the Grand Junction Regional Airport to half a mile or less as winds gusted above 30 mph, peaking at 39 mph, likely with the squall. Snowfall ranged from trace to 2 inches.
- **March 2, 2024** - Generally, 3 to 6 inches of snow fell across the area, with 6.1 inches of snow reported at Fruita 1.5 SSE. Wind gusts averaged 15 to 25 mph during the snow, with peak gusts in the 45 to 64 mph range just prior to the onset of snow.

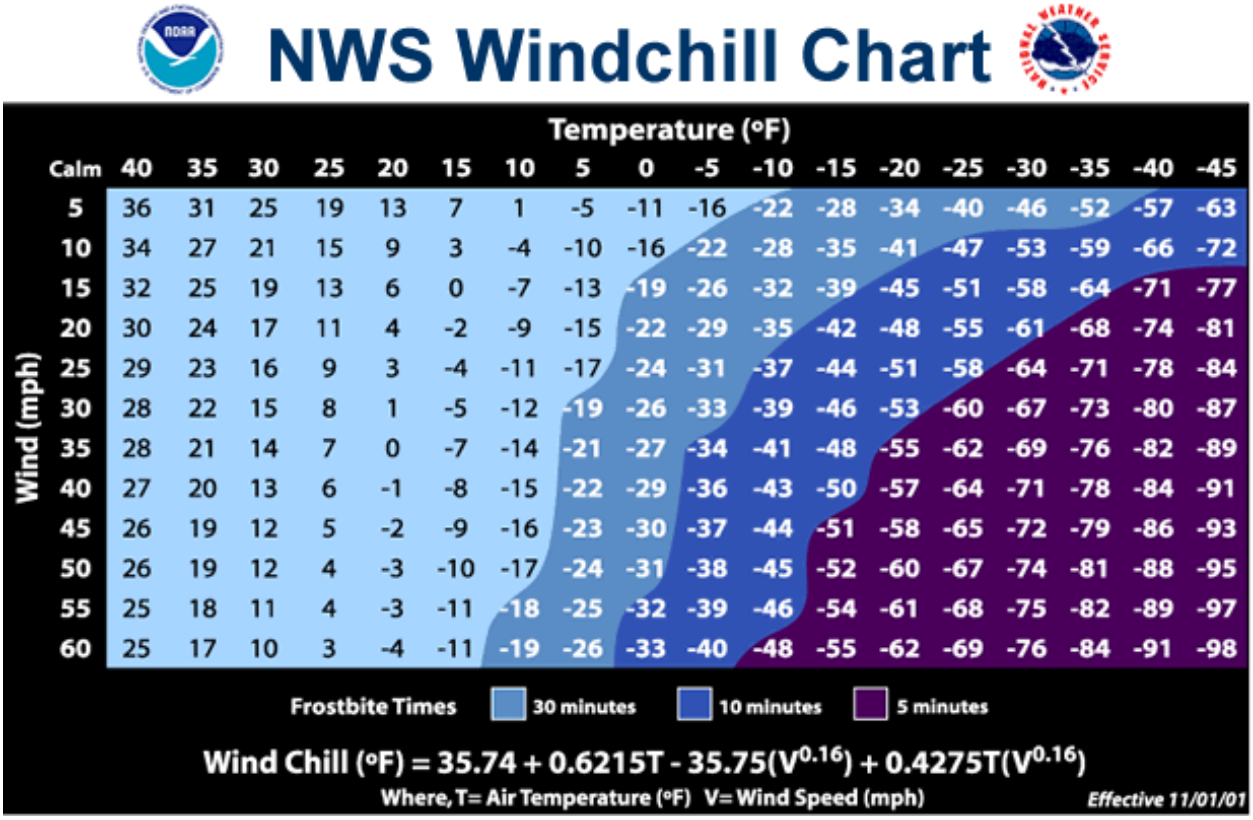
4.12.3 Location

Primarily severe winter weather is found in the higher elevations of the county and includes Grand Mesa, Colorado National Monument, and the Uncompahgre areas. All of Mesa County, including the valley area, can see severe winter weather in snowfall, icy conditions, cold temperatures, and wind.

4.12.4 Severity

In 2001, the National Weather Service (NWS) implemented an updated Wind-Chill Temperature index (Figure **38**). The wind chill is not a direct temperature measurement; this index was developed to describe the relative discomfort/danger resulting from the combination of wind and temperature. Wind chill is based on the rate of heat loss from exposed skin caused by wind and cold. As the wind increases, it draws heat from the body, driving down skin temperature and, eventually, the internal body temperature, increasing the likelihood of severe injury or death to exposed persons and animals.

Figure 38 NWS Wind Chill Temperature Index



Winter storms occur in many forms and can vary significantly in size, strength, intensity, duration, and impact. High winds create snowdrifts, blocking roads and creating dangerous wind chill conditions. Storms or freezing temperatures are not needed for wind chill conditions to become hazardous. The NWS issues a wind chill advisory when wind and temperature combine to produce wind chill values of at least 35° below zero in the mountains.

Hypothermia and frostbite are two consequences of wind chill. Hypothermia is the most common winter weather killer in Colorado. Ice accumulation becomes a hazard by creating dangerous travel conditions. When ice accumulates on roadways, the risk of losing control of a vehicle becomes significantly higher. Primary concerns for winter storms are the potential to disrupt heat, power, and communication services to homes and offices, sometimes for days at a time.

Heavy snowfall and extreme cold can immobilize an entire region. The NWS refers to winter storms as the “Deceptive Killers” because most deaths are indirectly related to the storm. Instead, people die in traffic accidents on icy roads and of hypothermia from prolonged exposure to cold. It is essential to be prepared for winter weather before it strikes. Heavy snow loads have caused roofs to collapse. Such storms can bring down powerlines if combined with near-freezing temperatures and early spring rain.

4.12.5 Warning Time

Meteorologists can often predict the likelihood of severe winter storms. When forecasts are available, they can give several days of warning time. However, meteorologists cannot predict the storm's exact time of onset or severity. Some storms may come on more quickly and have only a few hours of warning time.

4.12.6 Secondary Hazards

The most significant secondary hazards associated with severe winter storms are falling and downed trees, as well as downed power lines. Rapidly melting snow, combined with heavy rain, can overwhelm both natural and man-made drainage systems, causing overflow and property damage. Additionally, the storms may result in closed highways and blocked roads. It is not unusual for motorists and residents to become stranded. Annually, heavy snow loads and frozen pipes cause damage to residences and businesses. Late-season heavy snow typically causes some damage to plants and crops.

4.12.7 Exposure and Vulnerability

4.12.7.1 Lifelines

Severe winter weather can impact all Lifelines, often in multiple ways. Highway closures and power outages can necessitate the opening and management of public shelters, as well as the provision of mass care services. Winter storms can occasionally lead to school and business closures, road closures, and extraordinary requirements to remove snow and maintain critical emergency services.

Even small ice accumulations can cause a significant hazard, especially on power lines and trees. Communication and power can be disrupted for days. Extended power outages from ice storms often require residents to seek supplemental heat sources; improper use can lead to house fires.

These events can have a significant impact on the transportation system and the availability of public safety services. Roads providing access to isolated areas and those with access and functional needs are of particular concern. Prolonged obstruction of major routes can disrupt the shipment of goods and other commerce.

Water and sanitation systems experience more negative impacts during times of low snowpack

4.12.7.2 People

The most significant risk from these events is to the public's safety, including travelers on the county's highways and roads. The populations most likely to suffer the adverse effects of severe winter weather events are motorists who may be stranded, those participating in outdoor recreation activities, and those with access and functional needs.

These vulnerable populations face isolation and exposure during severe winter weather events and could suffer more secondary hazard effects. Power outages can be life threatening to those dependent on electricity for medical equipment and those sensitive to temperature extremes.

The use of fuel-burning heaters indoors and the potential for poisoning and asphyxiation also pose a significant risk to the population of the county. Injuries and death during winter storms are usually caused by transportation accidents, slipping on ice if residents, especially the elderly, were to leave their homes, and hypothermia.

4.12.7.3 Structures

All buildings in the county are exposed to severe winter weather, but structures in poor condition or in particularly vulnerable locations (such as hilltops or exposed open areas) may risk the most damage. Those located under or near overhead lines or near large trees may be vulnerable to falling ice or may be damaged in the event of a tree or limb collapse.

4.12.7.4 Natural, Historic, and Cultural Resources

Extreme winter weather can damage natural habitats. Heavy snow loading can also threaten historic buildings not constructed according to current building codes.

4.12.7.5 Local Vulnerability

- **Mesa County –** Aging infrastructure. Power outages, roof collapses, frozen pipes in older buildings is possible. The County Admin building has had pipes freeze in cold temperatures in the past. Crop production, especially fruit and grape wine crops, are vulnerable to cold temperatures. Heavy snow events have made getting to certain areas such as Glade Park challenging. Snow melt events have caused the Post Office to be flooding in the past. The old county courthouse which housed the County IT department has been close to being flooded following a snow melt event.
- **Collbran –** Vulnerable populations, including older adults, ability to heat their residences.
- **De Beque –** Severe winter weather that causes trees or limbs to be downed and the resulting power outages are concerning for older adults in the community.
- **Fruita –** Wet heavy snow that has caused trees or limbs to be downed. Concerns about power outages and natural gas outages, especially for vulnerable populations.
- **Grand Junction –** Vulnerable populations such as the unhoused are vulnerable to the impacts of winter weather. Power systems can also be disrupted, which can lead to cascading vulnerabilities.
- **Palisade –** Power outages due to aging infrastructure. Concern for people not being prepared for winter weather, especially in a heavy snow or major ice storm event. The increased potential for accidents and fires due to the demand put and dangers put upon the infrastructure. Unhoused populations are vulnerable to the extreme cold

temperatures. Impacts to people pets, chickens and livestock. Economic impacts from crop loss due to freeze.

- **Clifton Sanitation –** Extreme cold temperatures can lead to breaks in the system and affect the treatment facility's ability to work effectively.
- **Clifton Water –** Ice on the river can cause the system to freeze.
- **Collbran Conservancy** – The district did not note any local vulnerability to severe winter weather. Not a mitigation priority.
- **De Beque FPD** – Winter weather does not pose a risk to the district's assets. Not a mitigation priority.
- **Grand Junction Rural FPD –** Winter weather does not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** The primary concern for the district during severe winter weather is ensuring the safety of first responders, who may face cold-related illnesses or hazards on the roadways during a winter storm.
- **Orchard Mesa Irrigation** – Ice mitigation is necessary throughout the winter months to prevent freezing and damage of infrastructure.
- **Plateau Valley FPD** – The primary concern for the district during severe winter weather is ensuring the safety of first responders, who may face cold-related illnesses or hazards on the roadways during a winter storm.

4.12.8 Future Trends in Development

- **Mesa County –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** The population is not projected to increase but any increase in populations will increase the risk. The Comprehensive Plan will help to guide future development.
- **Fruita –** Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction –** Future development is not anticipated to impact vulnerability to this hazard.
- **Palisade –** The population is not projected to increase but any increase in populations will increase the risk. Future development will be required to meet the modern building codes.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.

- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.12.9 Probability of Future Occurrences

With over 1,972 recorded occurrences between 1950 and 2024, there is a 100% chance of a severe winter weather event annually.

4.12.10 Climate Change Impacts

As the atmosphere holds more moisture, winter storms may become more intense, producing heavier-than-normal precipitation, including heavier snowfall. But winter has become increasingly unpredictable in recent decades due to climate change, scientists and ski industry experts say. As mid-winter temperatures increase, warmer oceans may fuel stronger winter storms; however, snow cover may not persist as long. Shorter winters are likely to have a significant impact on the local economy and snow sports industry, including resorts, hotels, restaurants, and ski shops, as well as the individuals they employ.

While climate researchers cannot determine whether climate change caused a specific extreme winter storm or a specific seasonal change, climate warming will continue to lead to a decrease in annual snowfall amounts overall and a shortening of the snow season. However, when severe winter storms occur, there may be increased moisture in the air, leading to more intense snowfall rates.

4.13 Soil Instability (Erosion, Expansive Soils, & Ground Subsidence)

4.13.1 General Background

Soil instability refers to conditions where a soil's ability to support structures or resist shifting is compromised, leading to potential damage of infrastructure and natural landscapes. Erosion, expansive soils, and ground subsidence are interconnected geological processes and hazards that relate to soil instability. Definitions of these hazards are provided below:

- **Erosion** occurs when wind, water, or ice removes soil from one location and deposits it elsewhere. This can weaken the soil structure and undermine foundations and slopes, compromising structures in the area. Deposition occurs when eroded materials are

dropped in new areas. In areas with expansive soils, erosion can be exacerbated when the soil loses its bond due to moisture fluctuations.

- **Expansive soils** are soils that undergo significant volume changes with changes in moisture content. These soils, such as clay, swell when wet and shrink when dry. This can result in uneven ground movement and stress on a structure's foundation over time due to the constant cycle of expansion and contraction of expansive soils.
- **Ground subsidence** refers to the settling or sinking of the earth's surface. This can be caused by the collapse of underground voids, the removal of water from underground aquifers, or the compaction of soil due to excessive weight. Additionally, erosion of river banks or other water bodies can destabilize the ground, leading to localized ground subsidence.

4.13.2 Past Events

Currently, there is no well-maintained or comprehensive database that documents historical soil instability events in Mesa County. While soil instability hazards, including erosion, expansive soils, and ground subsidence, can pose a risk to infrastructure and property, detailed records of these events are not available.

Despite no central database around soil instability hazards, information was gathered from the HMPC and local news reports. Dever 7 News reported on **August 13, 2024**, that the Colorado Department of Transportation needed to reinforce the base of the Mesa Creek Bridge after road crews noticed erosion from recent storms. While no major structural concerns were reported, crews were to replace rock material at the base of the bridge piers.

The planning team also noted that on July 5, 2023, the 29 Road Bridge slid into the Colorado River.[5] Irrigation was initially believed to be the cause, but it was later determined that natural erosion along the riverbank was responsible. Additionally, the team noted that fluvial erosion has played a role in shaping the landscape in Mesa County, with visible signs of erosion observed along the Plateau Creek and Colorado River.[6] Soil instability along canals in the county often occurs due to prolonged water saturation, which can weaken soil structure and erode the canal banks from within.

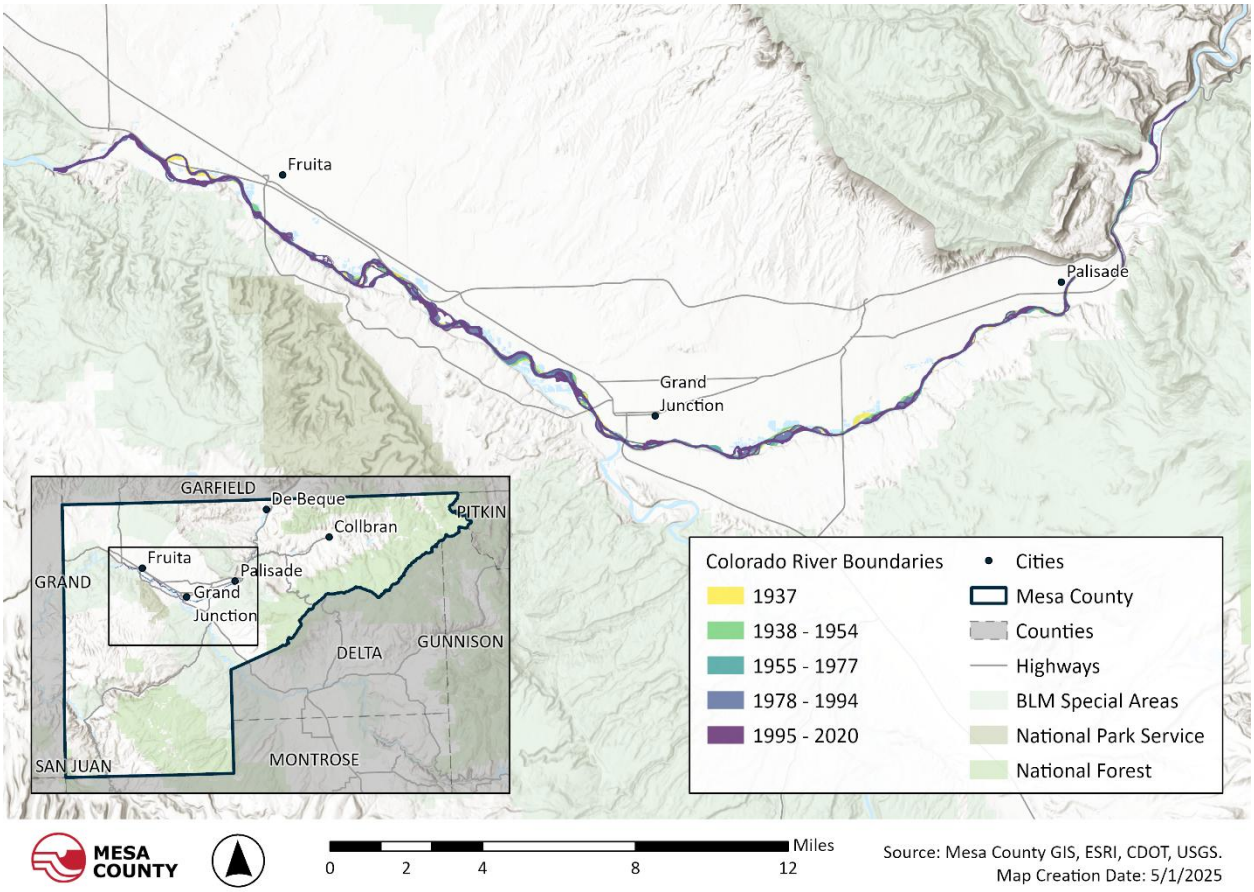
4.13.3 Location

Limited geospatial data on soil instability is available to map these hazards comprehensively. Currently, no comprehensive dataset tracks the exact locations of erosion or ground subsidence within Mesa County, making it difficult to pinpoint specific erosion sites. However, the meandering of the Colorado River that runs through Mesa County indicates that erosion has occurred along this major waterway, as shown in **FIGURE 39**. Over time, the river's course has shifted, gradually eroding the surrounding banks and depositing the sediment downstream.

[5] **Cliffside west of the 29 Road Bridge | Mesa County**
[6] **The Grand Valley Fluvial Hazard Zone Map | Mesa County**

Infrastructure and homes situated on land adjacent to natural waterways in the county may face the risk of erosion in the future.

Figure 39 Historic Colorado River Boundaries



Additionally, while no ground subsidence hotspots are mapped in the county, areas with expansive soil can cause localized subsidence, especially when there are changes in moisture levels in soil due to irrigation, drought, or seasonal precipitation shifts. Expansive soils are particularly common in the area running from the northwestern corner of the county to the central and eastern regions, including portions of Fruita and Grand Junction, as shown in **Figure 40** and **Figure 41**. These areas are prone to soil-related issues due to the high variability in soil composition and moisture content.

Figure 40 Mesa County Expansive Soils

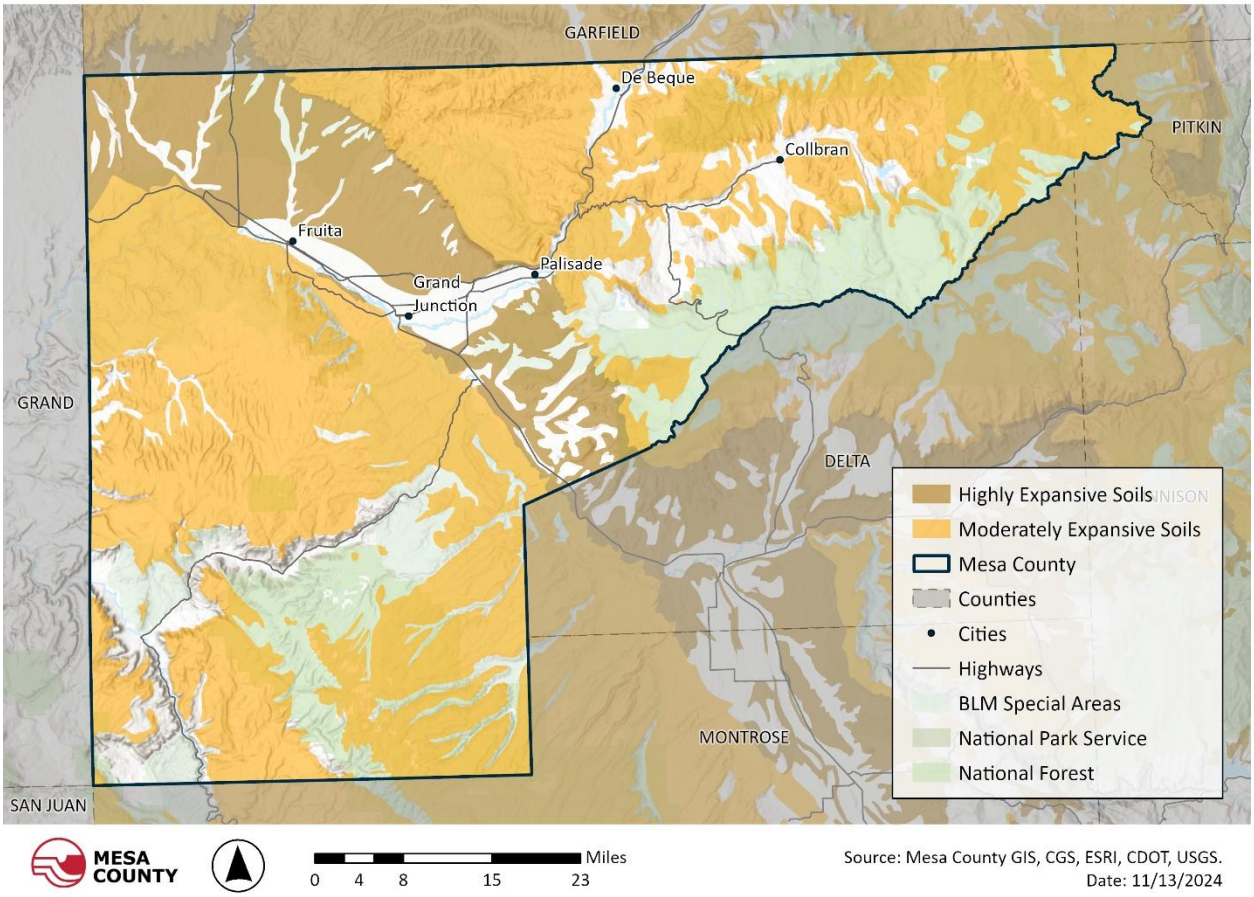
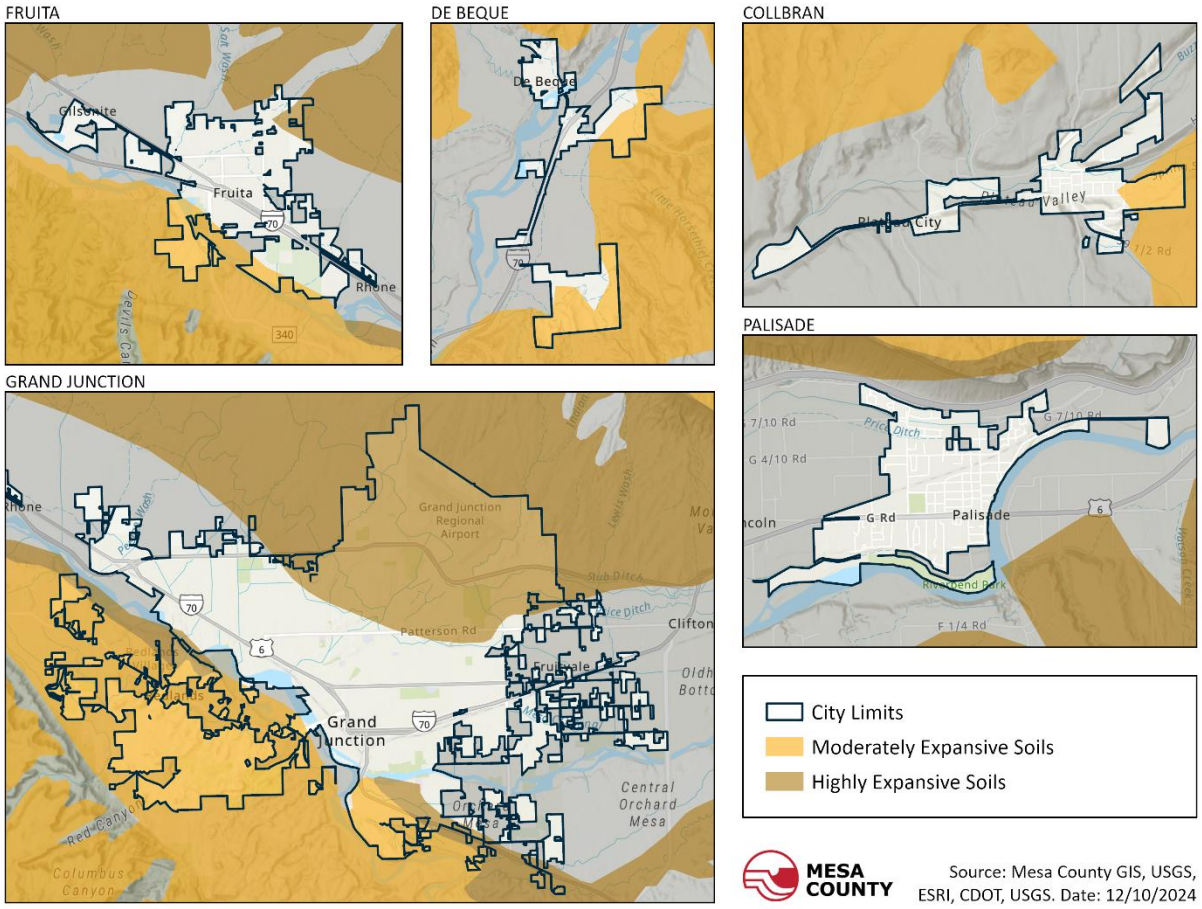


Figure 41 Mesa County Expansive Soils: Local Governments



4.13.4 Severity

Soil instability can lead to significant risks for both natural environments and human infrastructure, however, the severity of these hazards depend on factors such as environmental conditions and the presence of vulnerable structures above these soils. Erosion can cause gradual soil and land quality degradation, impacting natural landscapes and reducing crop yields.

All soil instability hazards can weaken foundations, roads, and bridges. In extreme cases, expensive soils can cause structural instability with costly repairs. Ground subsidence can lead to large sinkholes that can swallow parts of or whole buildings, roads, and utilities. In the most severe ground subsidence events, significant damage can occur to infrastructure, utility services can be disrupted, and people can be injured.

4.13.5 Warning Time

The warning time for soil instability hazards can vary significantly. Erosion is generally a gradual process that unfolds over weeks to years; however, sudden events such as flash floods can accelerate erosion, resulting in more visible effects within hours or days.

Expansive soils also exhibit gradual changes, but there may be indicators before significant damage occurs. These events typically affect structures over weeks to years. Early signs of soil movement include uneven flooring and misaligned doors and windows.

Ground subsidence usually progresses slowly over time, but certain triggers, such as over-extraction of groundwater, can prompt rapid occurrences with minimal warning. Overall, soil instability hazards do not provide consistent warning times, though early indicators often include structural cracks or shifts, or changes in water levels. In most cases, these hazards develop gradually with long-term indicators but can occur abruptly with little warning in certain instances.

4.13.6 Secondary Hazards

There are several secondary hazards that can result from soil instability. Flooding can occur because of erosion when the natural flow of streams and rivers is disrupted by sediment accumulation. Additionally, the removal of natural barriers, such topsoil and vegetation, may increase water flow and result in water covering areas that were once protected.

Expansive soils can lead to landslides, especially in sloped terrain, when frequent expansion and contraction of the soils can lead to soil instability. Additionally, where ground subsidence occurs on steep slopes, the sinking of the ground can cause soil and rocks to lose their stability which can result in a landslide.

4.13.7 Exposure and Vulnerability

4.13.7.1 Lifelines

All FEMA Lifelines are vulnerable to damage when built in areas prone to soil instability. The exposure analysis for expansive soils found that over 2,000 Lifeline structures are in areas with high or moderate expansive soils, making them susceptible to damage from soil instability. A significant portion of these structures include Safety and Security facilities, which are critical to public well-being and emergency response. Most of these exposed Lifelines are within Grand Junction and unincorporated Mesa County, as shown in **TABLE 49**.

Table 49 FEMA Lifeline Structures Exposed to Expansive Soils

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	0	0	0	0	0	0	0	**0**
De Beque	0	0	0	0	0	0	0	**0**
Fruita	0	0	0	0	9	0	0	**9**

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Grand Junction	116	2	21	21	477	48	0	**685**
Palisade	0	0	0	0	0	0	0	**0**
Unincorporated	114	4	3	0	274	59	0	**454**
Highly Expansive Soils Total	**230**	**6**	**24**	**21**	**760**	**107**	**0**	**1,148**
Collbran	0	0	0	0	0	0	0	**0**
De Beque	0	0	0	0	0	0	0	**0**
Fruita	0	0	0	0	12	0	0	**12**
Grand Junction	62	0	6	2	158	7	1	**236**
Palisade	0	0	0	0	0	0	0	**0**
Unincorporated	500	9	3	3	184	11	2	**712**
Moderately Expansive Soils Total	**562**	**9**	**9**	**5**	**354**	**18**	**3**	**960**
Grand Total	**792**	**15**	**33**	**26**	**1,114**	**125**	**3**	**2,108**

Source: Mesa County GIS

In Mesa County, 1,339.8 miles of critical infrastructure systems are exposed to moderate expansive soils, and 849.6 miles are exposed to highly expansive soils. Soil instability along these systems could impact the county's services, emergency response efforts, local economy, and public safety. **TABLE 50** summarizes the Lifelines vulnerable to damage from expansive soils.

Table 50 FEMA Lifeline Systems Exposed to Expansive Soils

Infrastructure Type	Exposure to Moderate Expansive Soils (miles)	Exposure to Highly Expansive Soils (miles)
Energy	209.7	138.2
Hazardous Materials	128.4	121.7
Transportation	1,001.8	589.7
Water	63.8	136.3
Total	**1403.7**	**985.9**

Source: Mesa County GIS

4.13.7.2 People

Soil instability hazards can have an impact on people both directly and indirectly, affecting their safety, property, and quality of life. In the most severe cases, soil instability that results in sinkholes, falling debris, or collapsed structures that can result in injury or fatality. Erosion can also lead to water contamination issues when sediment or debris is washed into waterways.

More commonly, these hazards result in economic costs to repair damaged infrastructure and buildings. Soil instability hazards that damage roads or bridges can disrupt essential services or could render some areas inaccessible or unsafe for use.

4.13.7.3 Structures

Soil instability hazards can cause significant damage to structures by undermining their foundations. Structures can suffer various types of damage from soil instability, including cracks in walls and foundations, uneven floors, sticking doors and windows, detached chimneys or porches, and broken utility lines.

In Mesa County, over 23,000 structures are constructed on moderate to highly expansive soils, which is approximately 1/3 of all structures in the county. A majority of these structures are residential properties as shown in **TABLE 51.**

Table 51 Structures Exposed To Soil Instability

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Fruita	Agriculture	$374,440	$4,171,940	$4,546,380	20
Fruita	Other	$979,000	$10,175,990	$11,154,990	12
Fruita	Residential	$8,920,420	$30,400,270	$39,320,690	82
Fruita	**Total**	**$10,273,860**	**$44,748,200**	**$55,022,060**	**114**
Grand Junction	Agriculture	$1,498,660	$16,493,340	$17,992,000	67
Grand Junction	Commercial	$49,743,430	$219,047,060	$268,790,490	294
Grand Junction	Industrial	$7,427,120	$25,485,680	$32,912,800	30
Grand Junction	Other	$74,687,530	$253,758,850	$328,446,380	212
Grand Junction	Residential	$692,675,240	$2,382,033,530	$3,074,708,770	7,826
Grand Junction	**Total**	**$826,031,980**	**$2,896,818,460**	**$3,722,850,440**	**8,429**
Unincorporated	Agriculture	$29,480,130	$414,464,670	$443,944,800	1,631
Unincorporated	Commercial	$6,016,430	$15,579,980	$21,596,410	60
Unincorporated	Industrial	$1,147,880	$4,111,660	$5,259,540	20
Unincorporated	Other	$15,495,740	$26,142,920	$41,638,660	65
Unincorporated	Residential	$443,936,540	$1,048,297,000	$1,492,233,540	3,253
Unincorporated	**Total**	**$496,076,720**	**$1,508,596,230**	**$2,004,672,950**	**5,029**

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Highly Expansive Soils	**Total**	**$1,332,382,560**	**$4,450,162,890**	**$5,782,545,450**	**13,572**
Collbran	Agriculture	$34,730	$587,700	$622,430	5
Collbran	Other	$51,900	$39,250	$91,150	1
Collbran	Residential	$1,106,440	$3,880,540	$4,986,980	31
Collbran	**Total**	**$1,193,070**	**$4,507,490**	**$5,700,560**	**37**
De Beque	Agriculture	$77,550	$2,186,200	$2,263,750	8
De Beque	Commercial	$1,016,200	$3,815,600	$4,831,800	1
De Beque	Other	$502,800	$596,590	$1,099,390	1
De Beque	Residential	$128,540	$49,960	$178,500	1
De Beque	**Total**	**$1,725,090**	**$6,648,350**	**$8,373,440**	**11**
Fruita	Agriculture	$45,460	$445,340	$490,800	3
Fruita	Commercial	$375,100	$415,120	$790,220	3
Fruita	Other	$1,160,500	$271,070	$1,431,570	2
Fruita	Residential	$13,176,270	$33,925,980	$47,102,250	166
Fruita	**Total**	**$14,757,330**	**$35,057,510**	**$49,814,840**	**174**
Grand Junction	Agriculture	$154,770	$4,160,590	$4,315,360	14
Grand Junction	Commercial	$15,625,710	$51,218,060	$66,843,770	143
Grand Junction	Industrial	$1,398,420	$2,820,780	$4,219,200	9
Grand Junction	Other	$18,445,720	$57,267,860	$75,713,580	63
Grand Junction	Residential	$478,877,680	$1,605,402,850	$2,084,280,530	4,274
Grand Junction	**Total**	**$514,502,300**	**$1,720,870,140**	**$2,235,372,440**	**4,503**
Unincorporated	Agriculture	$10,734,900	$123,208,350	$133,943,250	698
Unincorporated	Commercial	$1,878,240	$7,605,170	$9,483,410	43
Unincorporated	Industrial	$2,613,490	$5,736,890	$8,350,380	22
Unincorporated	Other	$26,861,710	$51,451,970	$78,313,680	106
Unincorporated	Residential	$543,178,860	$1,424,306,520	$1,967,485,380	4,186
Unincorporated	**Total**	**$585,267,200**	**$1,612,308,900**	**$2,197,576,100**	**5,055**
Moderately Expansive Soils	**Total**	**$1,117,444,990**	**$3,379,392,390**	**$4,496,837,380**	**9,780**
	Grand Total	**$2,449,827,550**	**$7,829,555,280**	**$10,279,382,830**	**23,352**

4.13.7.4 Natural, Historic, and Cultural Resources

Soil instability can affect natural, historic, and cultural resources. Erosion reduces soil fertility, vegetation, and wildlife habitats, threatening biodiversity. Excessive erosion increases sedimentation in waterbodies, lowering water quality.

Historic and cultural structures in unstable areas risk damage, with older buildings particularly vulnerable to foundation settling and cracking. Access to these sites may be limited if pathways and access roads are blocked.

4.13.7.5 Local Vulnerability

- **Mesa County –** Disturbance to transportation infrastructure and transportation network. Buried utilities are also a concern for impacts on soil instability. Known issues are currently being mitigated relating to the Grand Junction Regional Airport's runway.
- **Collbran –** Concern relates to migrating creeks affecting properties and infrastructure. Resulting hill slides impacting roads. Erosion impacts to the town's springs.
- **De Beque –** Erosion impacts on properties at the edge of town, the road above the cemetery (county/town road), the 2nd street bridge has had erosion issues in the past, but a mitigation project to shore it was implemented.
- **Fruita –** Erosion concerns with Little and Big Salt Washes, parts of the Colorado River, the King's View subdivision culvert (elevation change coming off of the monument).
- **Grand Junction –** Erosion issues along the river; Southside of river has impacted homes and small roadways in the past.
- **Palisade –** Roadway erosion following flash flood events. Erosion along the Colorado River down in Riverbend Park and then any large amounts of erosion due to high volumes of water along nonprotected waterways. There are irrigation canals that are non-concrete and are vulnerable to erosion. Some washes are narrow and not rated for large volumes. Impacts to transportation systems. Possible for sinkholes to form, as was seen at 1st street. Soil instability can impact access to the watershed.
- **Clifton Sanitation –** Impacts of soil instability on infrastructure are mitigated through design and installation techniques. Not a mitigation priority.
- **Clifton Water –** Soil instability does not pose a risk to the district's assets. Not a mitigation priority.
- **Collbran Conservancy** – Soil instability can cause slides along canals, threatening their structural stability and making it hard to retain water. These hazards have led to temporary canal shutdowns for repairs.
- **De Beque FPD** – Soil instability does not pose a risk to the district's assets. Not a mitigation priority.
- **Grand Junction Rural FPD –** Soil instability does not pose a risk to the district's assets. Not a mitigation priority.

- **Lower Valley FPD –** Soil instability does not pose a risk to the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation** - Inverted siphons have been subject to flooding and erosion, requiring the district to backfill and make repairs. Additionally, there is a section of infrastructure above I-70 in the canyon that has required additional support due to soil instability risks.
- **Plateau Valley FPD** – Soil instability hazards could cause damage to the foundation of FPD structures.

4.13.8 Future Trends in Development

- **Mesa County –** The increase in population will increase the risk. Future development will be required to meet the modern building codes.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Land Use Code requires new development to have a buffer between the center line (50 ft- 100 ft) from those channels, washes, and drainage areas.
- **Grand Junction –** Growth and development sis not allowed in areas with erosion issues. Future development is not anticipated to impact vulnerability to this hazard.
- **Palisade –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.13.9 Probability of Future Occurrences

The probability of future occurrences of soil instability in Mesa County is difficult to predict due to the lack of a comprehensive database on past soil stability events. However, considering the gradual and persistent nature of soil instability hazards, it is likely that soil instability hazards

will continue to occur every year in the county. Significant events that could result in damage are likely to occur less frequently but could accompany extreme weather events such as flooding, drought, and heavy rainfall.

4.13.10 Climate Change Impacts

Climate change is expected to intensify the risks associated with soil instability hazards. Changes in precipitation patterns, temperature fluctuations, and an increase in extreme weather events are likely to exacerbate the underlying conditions that contribute to erosion, expansive soils, and ground subsidence. Additionally, the 2023 Colorado Enhanced State Hazard Mitigation Plan notes that an increase in wildfires could increase the frequency of erosion events.

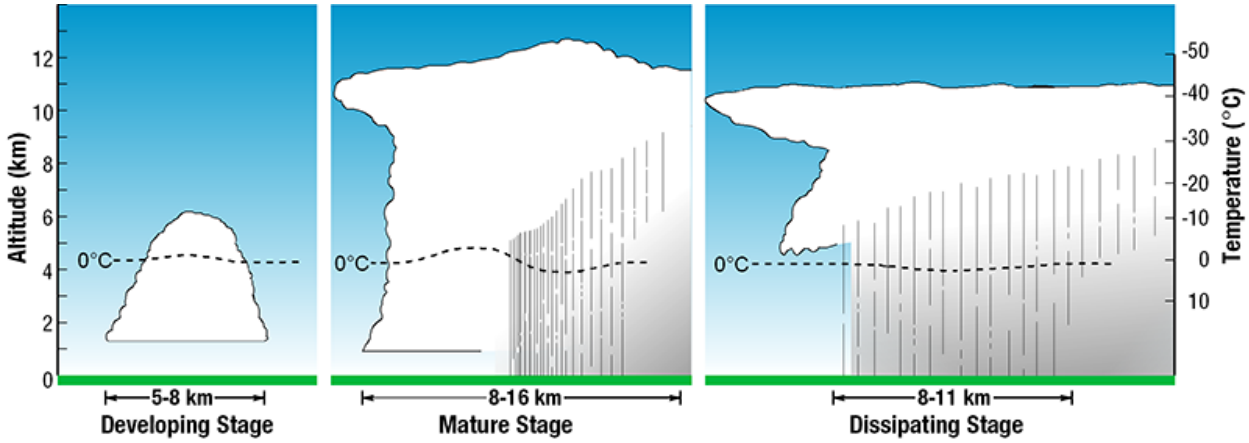
4.14 Thunderstorm (Hail & Lightning)

4.14.1 General Background

A thunderstorm is a type of rain event characterized by the presence of thunder and lightning. A thunderstorm is classified as “severe” when it contains one or more of the following: hail with a diameter of three-quarters of an inch or greater, winds gusting more than 50 knots (57.5 mph), or a tornado.

Thunderstorms have three stages (see **FIGURE 42**): the developing stage, the mature stage, and the dissipating stage. During the developing stage, a cumulus cloud is pushed upward by a rising column of air (updraft). As the updraft continues to develop, the cumulus cloud looks like a tower. There is little to no rain during this stage but occasional lightning. In the next stage, the mature stage, the updraft continues to feed the storms, and precipitation falls out of the storm, creating a downdraft. The mature stage is the most likely when hail, heavy rain, frequent lightning, strong winds, and tornado events occur. The dissipating stage occurs when a large amount of precipitation has been produced, and the downdraft overcomes the updraft. During this stage, rainfall intensity decreases, but lightning remains a significant danger.

Figure 42 Stages of a Thunderstorm



No clear distinction exists between storms that do and do not produce hailstones. Nearly all severe thunderstorms probably produce hail aloft, though it may melt before reaching the ground. Hail is a form of precipitation that consists of solid ice inside thunderstorm updrafts. Hailstones form when raindrops are carried upward by updrafts in a thunderstorm, and then they freeze as they are lifted into extremely cold areas of the atmosphere. Hail falls when it becomes heavy enough to overcome the strength of the thunderstorm updraft and is pulled toward the earth by gravity. Hailstones can fall at speeds of over 100 mph, although their fall speed depends on the size of the hailstone and local wind conditions.

Lightning is a powerful spark of electricity that occurs in the atmosphere, either between clouds, between the air, or between the ground. Initially, air serves as an insulator, preventing the positive and negative charges in the cloud, as well as those between the cloud and the ground, from coming into contact. When these opposite charges accumulate to a sufficient level, the insulating properties of the air break down, resulting in a rapid discharge of electricity known as lightning. The flash of lightning momentarily balances the charged regions in the atmosphere until the opposite charges build up again.

Lightning can occur between opposite charges within a thunderstorm cloud, known as intra-cloud lightning, or between the cloud and the ground. charges in the cloud and on the ground (cloud-to-ground lightning).

4.14.2 Past Events

According to the NCEI Storm Events Database 135 severe thunderstorm events (57 hail events, 11 lightning events, and 67 heavy rain events) between 1950 and 2024. Of the recorded events, 25 events resulted in damage to communities in Mesa County. These significant events are highlighted **TABLE 52** and further described below.

Table 52 Significant Thunderstorm Hazard Events

Date	Hazard	Location	Magnitude	Deaths	Injuries	Total Property Damages	Total Crop Damages
8/21/1993	Hail	Palisade	0.5 inch	0	0	$0	$500,000
6/21/1996	Lightning	Grand Jct		0	0	$2,000	$0
9/13/1996	Lightning	Grand Junction		0	0	$4,000	$0
9/6/1997	Lightning	Fruita		0	0	$1,000	$0
9/6/1997	Lightning	Mesa		0	0	$1,000	$0
9/13/1997	Lightning	Clifton		0	0	$2,000	$0
9/21/1997	Lightning	Grand Jct		0	0	$20,000	$0

Date	Hazard	Location	Magnitude	Deaths	Injuries	Total Property Damages	Total Crop Damages
7/10/1998	Heavy Rain	Whitewater		0	0	$15,000	$0
7/29/1998	Heavy Rain	Grand Jct		0	0	$400,000	$0
9/29/1998	Lightning	Clifton		0	1	$0	$0
8/11/1999	Hail	Redlands	1 inch	0	0	$300,000	$0
8/11/1999	Hail	Molina	1 inch	0	0	$30,000	$0
8/20/2000	Lightning	Palisade		0	0	$6,000	$0
8/23/2003	Heavy Rain	Fruita		0	0	$30,000	$0
9/10/2003	Hail	Mack	1 inch	0	0	$10,000	$0
9/10/2003	Hail	Fruita	1 inch	0	0	$10,000	$0
7/19/2006	Heavy Rain	Grand Jct		0	0	$5,000	$0
8/1/2006	Heavy Rain	Clifton		1	0	$0	$0
5/2/2009	Hail	Durham	1.75 inches	0	0	$400,000	$0
6/26/2009	Heavy Rain	Grand Jct		0	0	$10,000	$0
7/23/2012	Heavy Rain	Fruita		0	0	$10,000	$0
7/17/2013	Lightning	Grand Jct		0	0	$60,000	$0
10/19/2015	Hail	Grand Jct	1.5 inches	0	0	$500,000	$0
7/2/2016	Lightning	Glade Park		0	1	$0	$0
8/8/2016	Heavy Rain	Whitewater		1	3	$0	$0

August 21, 1993 - A thunderstorm dropped marble-size hail near Palisade (8 miles east of Grand Junction), destroying the peach and pear crops of several growers.

September 13, 1996 - A bolt of lightning struck a tree, then traveled into a house through an attic vent and ricocheted around inside, causing some structural damage. Property damages are estimated to be $4,000.

September 6, 1997 - Lightning struck two power poles at Fruita Middle School, resulting in minor electrical damage. Several cheerleaders at a nearby football game were knocked to the ground by the shock wave. Lightning also struck a house on the north side of the Grand Mesa, destroying some electrical items and blackening a wall on the side of the house.

September 13, 1997—Lightning struck a tree and a power pole, igniting the tree and destroying a power transformer. Some electrical damage was also incurred at a nearby home.

September 21, 1997—A lightning strike of a two-story house, causing the house to catch on fire.

July 29, 1998 - Heavy rainfall, estimated by radar to be about two inches within an hour, fell in the downtown area of Grand Junction. Water accumulated up to three feet deep in some areas, resulting in flooding of many homes and businesses, as well as damage to streets. Property damages were estimated to be $400,000.

September 29, 1998 - A man was loading a trailer when a horizontal branch of lightning emanating from the main lightning bolt struck a 12-foot-high pole on the trailer next to him. The man was jolted off the trailer and landed 20 feet away. He received minor burns and some holes in his clothing.

August 20, 2000 - Lightning struck two horses, killing one and paralyzing the other. The two horses were found 50 feet apart from each other. There had been a total of 8 horses in the pasture where the lightning strike occurred.

May 2, 2009 - Large hail struck portions of the Grand Valley. NWS employees and trained spotters reported large hail (1.75 inches) across a significant swath of the Grand Valley, from the Redlands area to the downtown Grand Junction area. At least 800 vehicles were damaged, including vehicles parked outside at six vehicle dealerships.

July 17, 2013 - An intense late-night thunderstorm produced locally heavy rainfall and numerous lightning strikes in the Grand Valley, including one that struck the We Kare-A-Lot childcare facility, igniting a fire in the building and resulting in extensive damage.

October 19, 2015 - Large hail up to the size of ping pong balls damaged the roofs of many houses.

July 2, 2016 - A thunderstorm produced a lightning bolt that struck a girl riding an ATV near Glade Park. The girl was injured but survived.

August 8, 2016 - Heavy rainfall resulted in reduced visibility along Highway 50 near Whitewater, leading to a car accident where a Colorado Mesa University student was killed and three other people injured.

June 6, 2025 - During the 2025 planning process, a significant hailstorm occurred impacting residents and leading to crops loss for many farms. Residents reported hail as large as golf balls. The storm started near Loma and Fruita and moved through Orchard Mesa. Property damages and flooded streets were common reports following the storm. Fruit trees were significantly impacted in the Orchard Mesa areas with only a few weeks before they were planned to be harvested.

Figure 43 June 2025 Hail

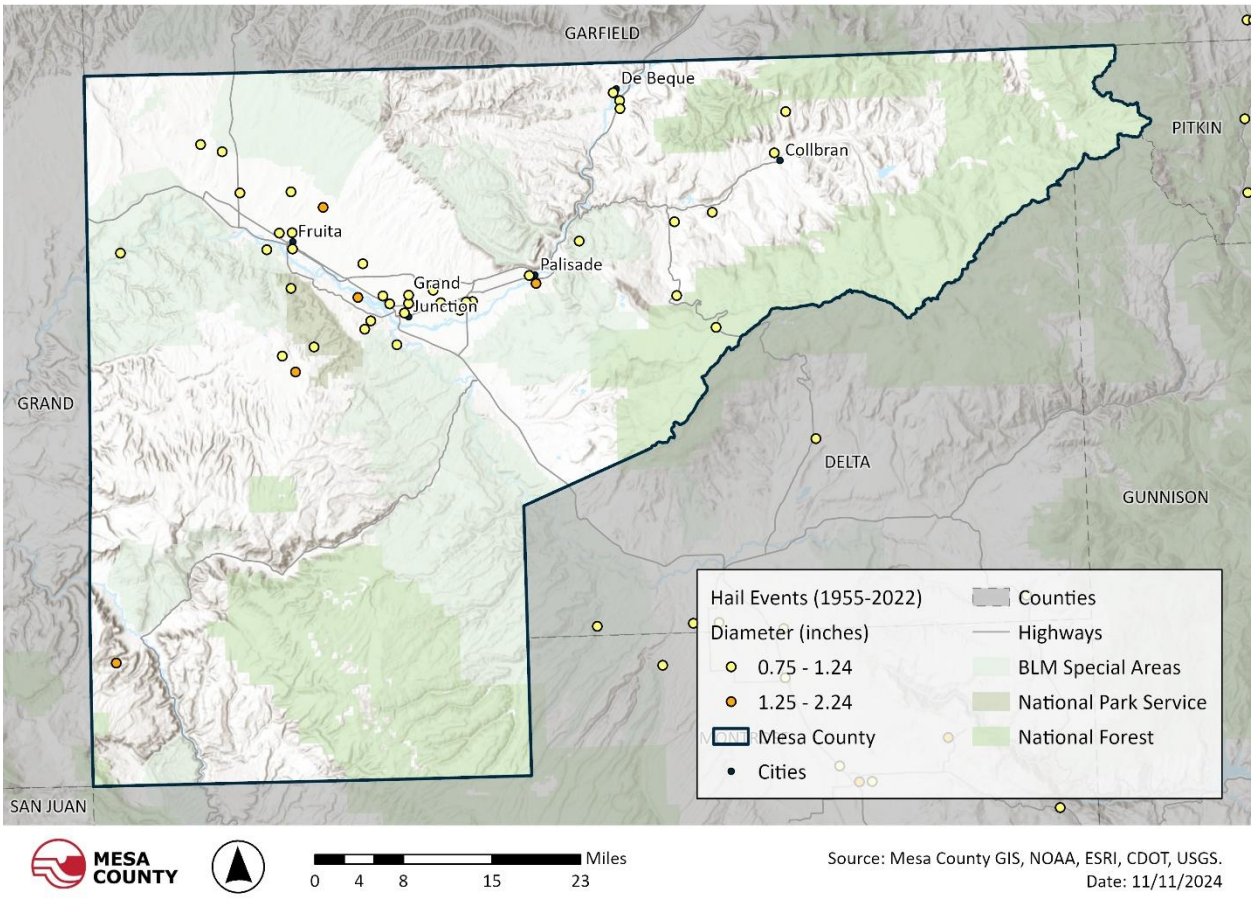


4.14.3 Location

Thunderstorm events can occur anywhere in Mesa County. These types of storms can cover large areas and can affect multiple counties. Larger systems and lines of storms can impact the entire state.

Many of the past hail events, shown in **FIGURE 44** have been reported around the municipalities along the I-70 corridor, as well as events near De Beque and Collbran.

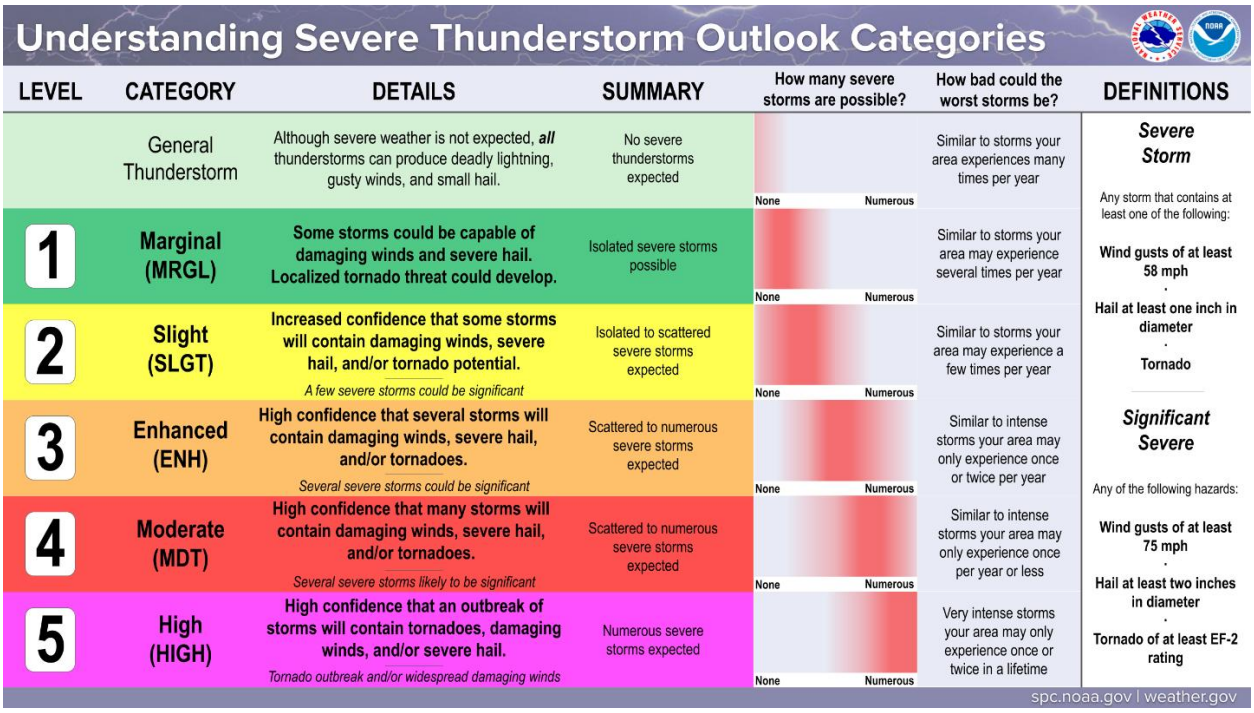
Figure 44 Mesa County Hail Events, 1955 - 2022



4.14.4 Severity

The NWS's Storm Prediction Center (SPC) uses a scale from 1 to 5 to measure the severity of thunderstorms shown in **FIGURE 45.**

Figure 45 Severe Thunderstorm Outlook Categories



The NWS classifies hail by diameter, size, and corresponding everyday objects to help the population understand its scope and severity. **TABLE 53** shows the hailstone measurements utilized by the NWS. Hailstones that are the size of a quarter (1-inch diameter) or larger are considered a severe hail event. The NCEI Storm Events Database records golf ball size hail (1.75 inch diameter) as the largest hailstones Mesa County has experienced.

Table 53 Hail Size Descriptions

Hail Stone Size	Measurements (inch diameter)
Marble, moth ball	0.50
Penny	0.75
Nickle	0.88
Quarter	1
Half dollar	1.25
Ping-pong ball	1.50
Golf ball	1.75
Tennis Ball	2.50
Baseball	2.75
Teacup	3
Softball	4

Hail Stone Size	Measurements (inch diameter)
Grapefruit	4.50

Lightning is measured by the Lightning Activity Level (LAL) scale, created by the National Weather Service to define lightning activity into a specific categorical scale. The LAL is a standard parameter used in fire weather forecasts nationwide. It is reproduced in **TABLE 54**.

Lightning can cause deaths, injuries, and property damage, including damage to buildings, communications systems, power lines, and electrical systems. It also causes forest and brush fires. Due to the county's varied topography, there is a risk of experiencing lightning in any of these categories.

Table 54 Lightning Activity Levels (LAL) Scale

Activity Level	Description
LAL 1	No thunderstorms
LAL 2	Isolated thunderstorms. Light rain will occasionally reach the ground. Lightning is very infrequent, 1 to 5 cloud-to-ground strikes in five minutes
LAL 3	Widely scattered thunderstorms. Light to moderate rain will reach the ground. Lightning is infrequent, with 6 to 10 cloud-to-ground strikes in five minutes.
LAL 4	Scattered thunderstorms. Moderate rain is commonly produced. Lightning is frequent, with 11 to 15 cloud-to-ground strikes in five minutes.
LAL 5	Numerous thunderstorms. Rainfall is moderate to heavy. Lightning is frequent and intense, greater than 15 cloud-to-ground strikes in five minutes.
LAL 6	Dry lightning (same as LAL 3 but without rain). This type of lightning has the potential for extreme fire activity and is normally highlighted in fire weather forecasts with a Red Flag warning.

4.14.5 Warning Time

Meteorologists can often predict the likelihood of a severe thunderstorm, giving several days of warning time. However, they cannot predict the exact time of onset or severity of the storm. Some storms may develop more quickly and have only a few hours' warning time.

4.14.6 Secondary Hazards

The primary secondary hazards linked to thunderstorms and lightning include floods, debris flows, and wildfires. Intense rainfall can overwhelm both natural and artificial drainage systems,

resulting in overflow and property damage. Debris flows transpire when soil on slopes becomes oversaturated and subsequently destabilizes. Lightning strikes may ignite wildfires.

4.14.7 Exposure and Vulnerability

4.14.7.1 Lifelines

Thunderstorms can affect Lifelines primarily through flooding or strong winds, which are discussed separately in this HMP. All Lifelines may be susceptible to severe hail events, and lightning strikes, particularly Communications. The failure of these systems could have cascading effects throughout the county.

4.14.7.2 People

The entire planning area is susceptible to thunderstorms and lightning events, with areas of higher population density facing greater exposure. Thunderstorm impacts on individuals typically involve flooding or severe wind. Lightning-induced power outages can pose life-threatening risks to individuals who rely on electricity for medical support, underscoring the significant concern of isolating these vulnerable populations. Individuals working outdoors or engaging in recreational activities are also more vulnerable to hail events and lightning strikes.

Populations with access and functional needs (AFN), including the elderly, low-income groups, linguistically isolated individuals, people with mobility issues, and residents in remote areas lacking major road access, may experience heightened impacts from severe weather events. Power outages can be particularly dangerous for individuals dependent on electrical medical support systems. The isolation of such populations remains a notable concern, as does the increased susceptibility of outdoor workers and recreational participants to severe weather conditions.

4.14.7.3 Structures

Severe weather can impact all structures. Hail can damage roofs, windows, siding, HVAC systems, and solar panels, as well as dent and crack concrete surfaces, such as sidewalks and roads, thereby reducing their integrity over time. Lightning can cause fires, explosions, structural damage, and electrical surges that harm building systems and appliances, resulting in expensive repairs and posing safety hazards.

4.14.7.4 Natural, Historic, and Cultural Resources

Lightning strikes can have a detrimental impact on a community's natural resources. Strikes may ignite trees, leading to potential wildfires, and cause irreparable harm to historical buildings. Additionally, natural habitats risk significant damage from hailstones. Large hailstones can destroy vegetation, damage tree canopies, and harm animals. Farmers may experience reduced crop yields and damage to their equipment due to hail. Furthermore, large hailstones can cause serious injuries or fatalities among livestock and wildlife, thereby disrupting agricultural productivity and affecting natural ecosystems.

Lightning and hailstones can cause significant damage to historical buildings by breaking roofs, shattering windows, and denting siding, resulting in severe structural harm. This allows water infiltration, leading to further deterioration.

4.14.7.5 Local Vulnerability

- **Mesa County –** Glad Park, Redland lack access if there was a lightning events that lead to a fire or severe storms causing flooding. Crop production impacts if a hail or heavy rain event was to occur. Cascading hazards of wildfire and flooding after a thunderstorm event.
- **Collbran –** Property damage from hail events. Lightning impacts to power and utilities. Resulting lighting-caused wildfires.
- **De Beque –** Road closures, property damages and power outages are possible and a concern for older adults in the community. VFD infrastructure has been damaged in the past by lightning.
- **Fruita –** Property damages and power outages are possible. Downed trees, especially in the downtown area. Many of the downtown buildings are historic and not up to modern building codes.
- **Grand Junction –** Vulnerable populations such unhoused and agricultural workers. Hail events leading to drainage systems being clogged. Lighting causing wildfires and causing secondary impacts to city.
- **Palisade –** Lightning causing wildfires and holdover fires. Impacts to people recreating outside are unable to seek shelter. Impacts on property, including windows, buildings, and vehicles, as well as the agricultural industry.
- **Clifton Sanitation –** Severe thunderstorms do not pose a risk to the district's assets. Not a mitigation priority.
- **Clifton Water –** Severe thunderstorms do not pose a risk to the district's assets. Not a mitigation priority.
- **Collbran Conservancy** – Lightning could short out power that the district depends on to transport water.
- **De Beque FPD** – There are concerns regarding lightning damage to equipment. Previously, a pole strike resulted in damage to electronics. No mitigation options available. Not a mitigation priority.
- **Grand Junction Rural FPD –** Severe thunderstorms do not pose a risk to the district's assets. Not a mitigation priority.
- **Lower Valley FPD –** Severe thunderstorms do not pose a risk to the district's assets. Not a mitigation priority.
- **Orchard Mesa Irrigation** – Lightning strikes could cause damage to the powerplant intake. This has impacted the district in the past.
- **Plateau Valley FPD** – Lightning strikes may be a factor for staff members responding to an event.

4.14.8 Future Trends in Development

- **Mesa County –** Current building code helps with mitigating impacts on future development.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard. Current building code helps with mitigating impacts on future development.
- **Fruita –** Current building code helps with mitigating impacts on future development.
- **Grand Junction –** Future development is not anticipated to impact vulnerability to this hazard.
- **Palisade –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – Future development is not anticipated to impact vulnerability to this hazard.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.14.9 Probability of Future Occurrences

The NOAA Storm Events database recorded 135 severe thunderstorm events between 1950 and 2024, indicating a 100% chance of severe thunderstorm events occurring annually and a 34% chance of damaging thunderstorm events annually.

Lightning events will continue to occur annually across the county (with a 100% chance). According to the NLDN, lightning events occurred over 170 million times nationwide in 2020. This was 52 million lightning events, over 20% less than in 2019. Although lightning may have decreased over the past year, it is unknown whether this trend will continue. The fluctuation could be indicative of the current climate changes.

The probability of future hail events is expected (100% chance), as events occur within the region each year between June and August. The unknowns about these events are the

duration, size of the hail, and the damage that will be inflicted. Hail size varies significantly, and there is no way to predict which storms will cause dangerously large hail. Most hailstorms do not cause extensive damage, but insuring property and crops is critical to protect against future events. It is possible that insured losses in the region related to hailstorms could be in the millions, depending on the location and characteristics of the storm.

4.14.10 Climate Change Impacts

Climate change poses a significant challenge to risk management associated with severe weather events. The frequency of severe weather events has increased steadily over the past century, and historical data indicate that the probability of such events increases in a warmer climate. The changing hydrograph caused by climate change could significantly impact the intensity, duration, and frequency of storm events, all of which could have significant economic consequences.

4.15 Wildfire

4.15.1 General Background

Wildfires are uncontrolled fires that spread rapidly through vegetation, posing significant threats to life, property, and the environment. They are a natural part of many ecosystems, playing a role in maintaining ecological balance by clearing dead matter and promoting new growth. However, factors such as prolonged droughts, increased temperatures, and human activities have intensified their frequency and severity in recent years. Wildfires can damage natural resources, destroy property, and threaten human life and safety. The **wildland-urban interface (WUI)**, areas where human developments meet or intermingle with wildland, is particularly vulnerable, as wildfires in these zones can lead to substantial property damage and loss of life. In many cases, the WUI includes or borders critical watersheds, which are vital for drinking water supply, agriculture, and ecosystem health.

Wildfires ignite when three elements – heat, fuel, and oxygen- converge. Heat sources can be natural, such as from lightning strikes, or human-induced from active such as leaving campfires unattended or discarding cigarettes. Fuel is any combustible materials such as vegetation, leaves, grasses, trees, and even structures. Oxygen supports the chemical reactions that sustain fire, and winds can supply fresh oxygen and spread embers to new fuel sources, rapidly expanding a wildfire's reach.

For additional information on wildfire risks and their potential impacts on Mesa County, please refer to the **Mesa County Community Wildfire Protection Plan (CWPP)**.

4.15.2 Past Events

Based on data from Fire Protection Districts, the Mesa County Wildland Fire Team, the Bureau of Land Management, and the Colorado State Forest Service, Mesa County has experienced

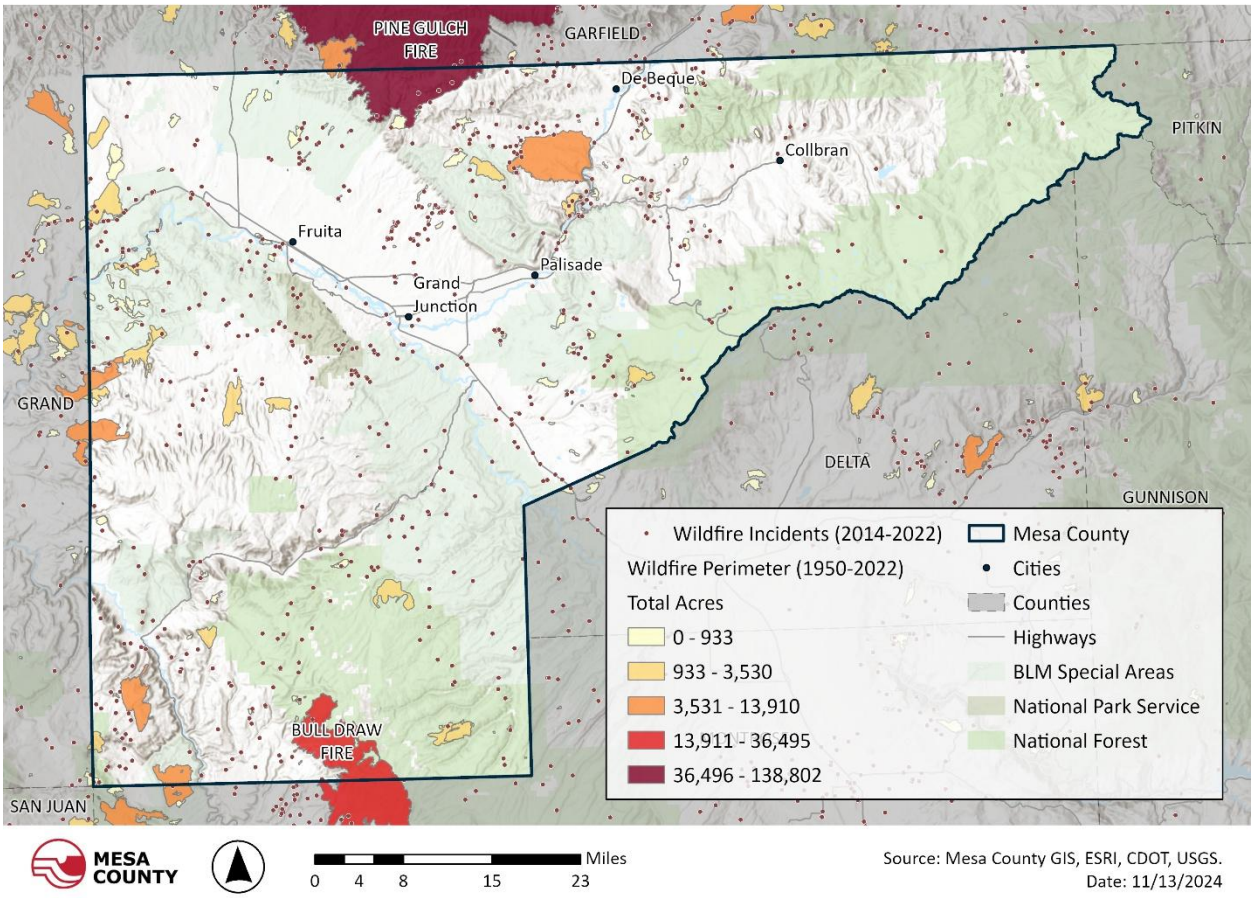
several major wildfires that burned large areas, destroyed structures, or required multi-agency responses. These include narratives for 21 notable wildfire events from 1956 to 2024:

- **April 3, 1956:** Human caused wildfire at the intersection of Mesa Street and U.S. Hwy 65 with three structures destroyed.
- **April , 1978:** Human caused wildfire known as Mesa Creek Fire (Easter Fire) burned 1 home with several others damaged.
- **July 1, 1989:** Lightning caused wildfire burned 1,233 acres with approximately 100 homes evacuated.
- **July 31, 1995:** Lightning caused wildfire known as Triangle Fire burned 5,343 acres and forced evacuation of 50 people.
- **July 4, 2000:** Lightning caused wildfire known as Cone Mountain Fire burned 4,960 acres. No homes were threatened but the event forced a road closure of John Brown Canyon.
- **June 9, 2002:** Lightning strike resulting in wildfire known as the Miracle Complex Fire that burned 3,951 acres.
- **June 10, 2002:** Human caused fire known as the Dierich Creek Fire burned 3,951 acres and forced the evacuation of 57 homes.
- **July 4, 2004:** Human caused fire known as the 22 ½ Road Fire burned 110 acres and threatened 20 homes.
- **July 29, 2005:** Human caused fire known as the Turkey Track Fire burned 348 acres, a camp trailer, and the fire protection district's water tender. This fire also forced the evacuation of approximately 20 people.
- **June 21, 2007:** Human caused wildfire with 3 homes destroyed.
- **July 21, 2008:** Lightning caused fire known as the Housetop Fire burned 143 acres and threatened multiple gas wells in the area.
- **August 2, 2008:** Human caused wildfire known as the 48 ¼ Road Fire with one injury and one residence partially burned.
- **May 11, 2012:** Lightning caused fire known as the Brushy Mountain Fire burned approximately 170 acres. The fire started on private land and burned onto National Forest lands on the Uncompahgre Plateau.
- **June 26, 2012:** Lightning caused fire known as the Pine Ridge Fire burned 13,920 acres on private and federal lands. Parts of the town of DeBeque were evacuated and the fire caused closure of I-70 and the rail line through DeBeque canyon.
- **July 10, 2012:** Lightning caused fire known as the Bull Basin Fire grew rapidly being fueled by extremely dry vegetation, low relative humidity, high temperatures, and windy conditions. The fire was quickly contained to approximately 20 acres due to the availability of several resources that were prepositioned in Mesa County.

- **April 2, 2018:** Human caused urban interface fire known as the Rosevale Fire burned 1 home, 10 acres and forced 363 homes to be evacuated. This early season fire occurred prior to spring green-up.
- **June 22, 2018:** The Bull Draw fire burned over 18,000 acres, 6,000 acres of which were in Southern Mesa County. Winds pushed the fire further into the Uncompahgre National Forest. Road closures were ordered and evacuation orders affected nearby areas.
- **July 2020:** Pine Gulch Fire was started by lightning and quickly grew to be, at the time, the largest wildfire in Colorado history. It was surpassed by the Cameron Peak fire in Larimer County seven weeks later. In total, the fire burned over 139,007 acres and was contained on September 23rd.
- **July 29, 2021:** The Middle Mamm fire burned over 1,000 acres of land south of Rifle on the White River National Forest.
- **August 20, 2021:** The Sieber Wildfire burned over 1,000 acres approximately 20 miles west of Grand Junction in the McInnis Canyons National Conservation Area.
- **July 28, 2024:** A wildfire was sparked near the Kings Canyon area of Black Ridge, around 15 miles southwest of Fruita. Over 200 acres were burned.

In addition to these narratives of significant events, the National Interagency Fire Center maps historical wildfire perimeters and incidents. There have been 301 recorded wildfire perimeters in Mesa County from 1950 to 2022, as shown in **FIGURE 46** below.

Figure 46 Mesa County Historical Wildfire Events (1950-2022)



4.15.3 Location

Wildfire risk in Mesa County is highest around WUI areas, where residential properties and infrastructure are located near forested or grassland zones. These areas, which span across all local government jurisdictions within the county, are particularly vulnerable because they combine populated regions with natural landscapes that can fuel wildfires. Assets such as homes, businesses, and critical infrastructure are at significant risk, especially in the warmer months when conditions are dry and winds are strong. WUI areas are shown in **FIGURE 47** and **FIGURE 48** below.

Figure 47 Mesa County Wildland Urban Interface (WUI)

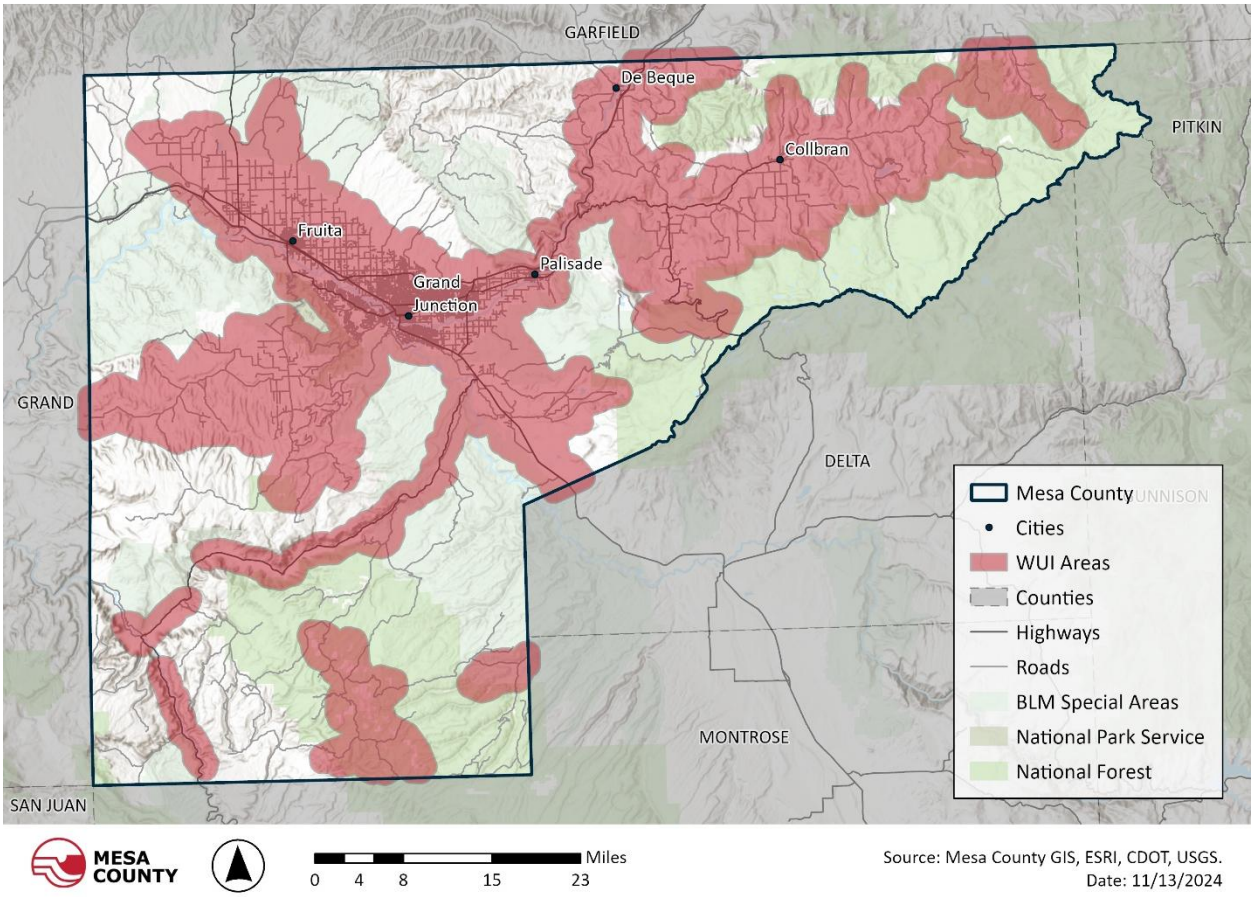
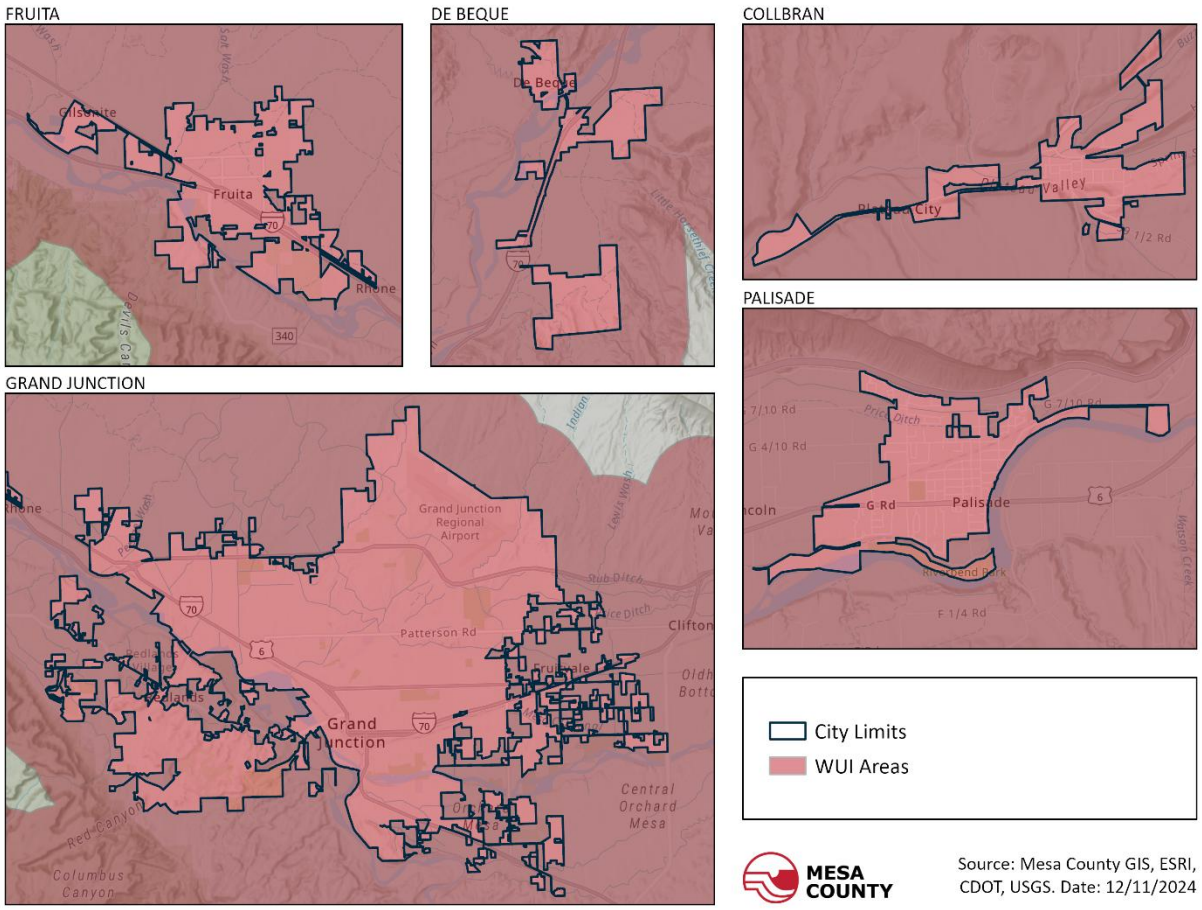


Figure 48 Mesa County Wildland Urban Interface (WUI): Local Governments



The wildfire risk in Mesa County is notably higher in regions with dense vegetation and those close to forest lands, which can serve as fuel for fires. These regions, commonly found on the slopes of the Grand Mesa and surrounding areas, are more susceptible to fire spread, especially during dry periods. Slopes can increase wildfire risk, as fires tend to move faster uphill due to the natural convection of heat, enabling flames to climb vegetation more quickly. This makes it more challenging for firefighters to manage fires in these areas.

FIGURE 49 and **FIGURE 50** of wildfire risk across the county indicates that a substantial portion of Mesa County, including both high-elevation and lower-lying areas with dense plant growth, faces wildfire risk, particularly during periods of drought or extreme weather conditions.

Figure 49 Mesa County Wildfire Risk Assessment

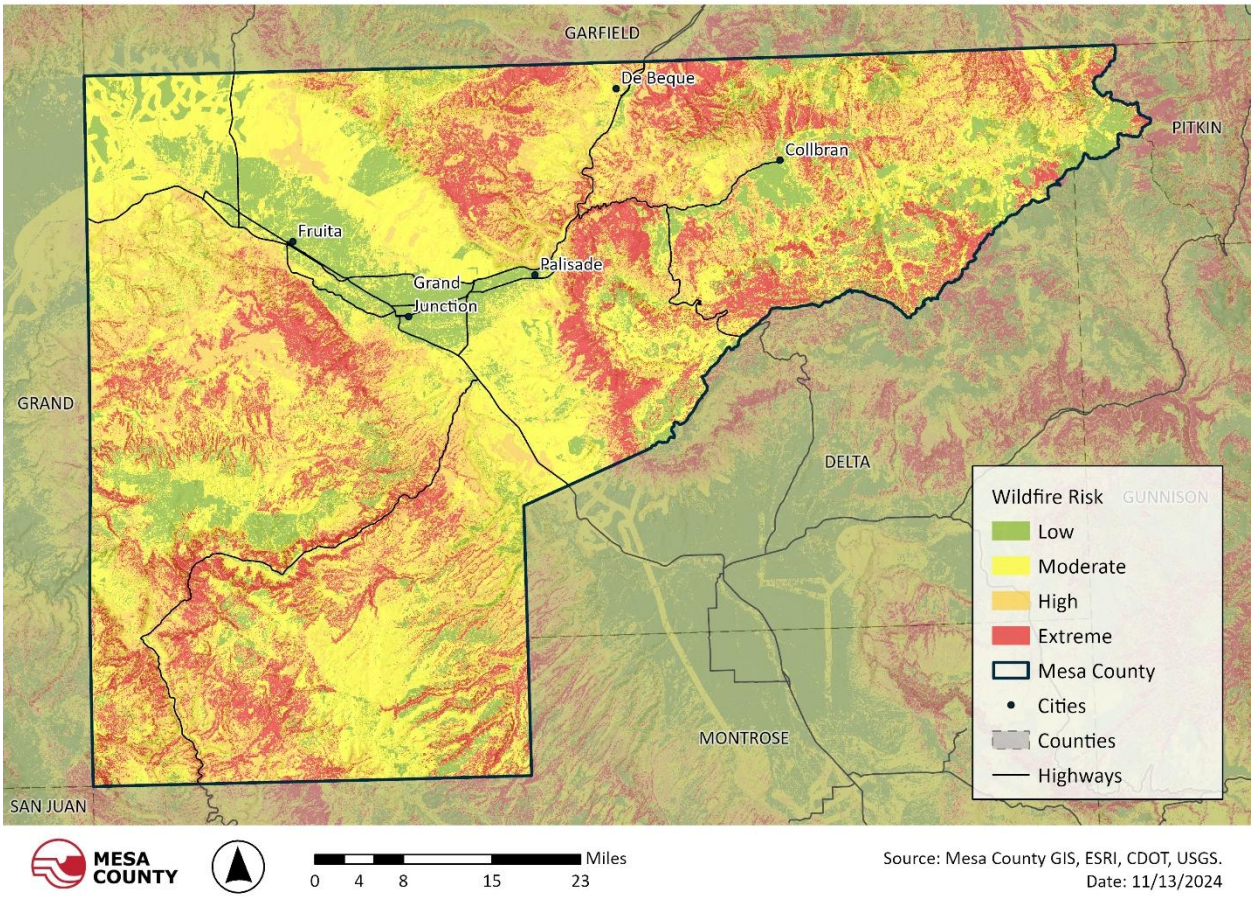
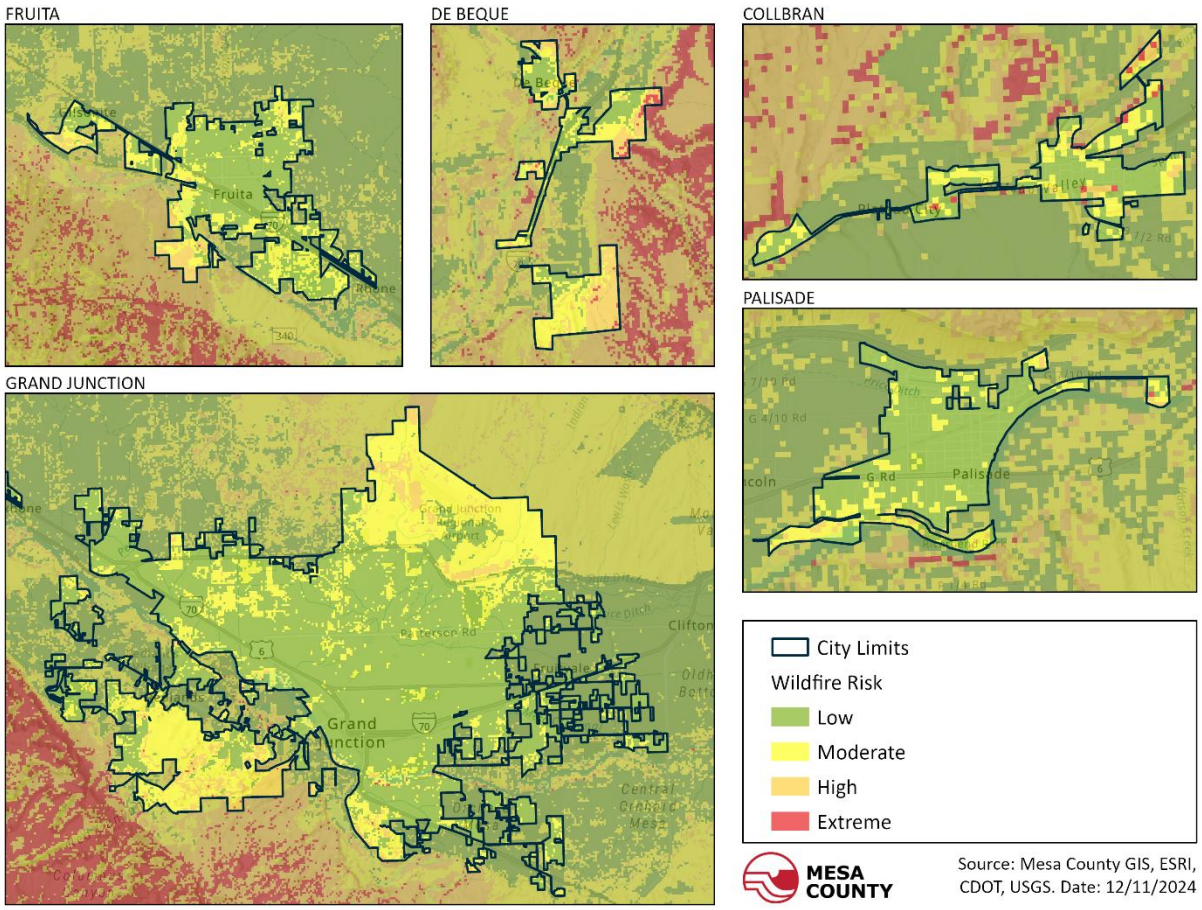


Figure 50 Mesa County Wildfire Risk: Local Government



4.15.4 Severity

Wildfires in Mesa County can be severe due to dry conditions, strong winds, and extensive vegetation. These fires can spread quickly, especially in the WUI, where residential properties are near forested or grassland areas. They can cause damage to homes, infrastructure, and agricultural lands, as seen with the Pine Gulch Fire (2020), which was the largest wildfire in Colorado's history at that time. The region's topography, with steep slopes and rugged terrain, complicates firefighting efforts and can increase fire intensity, allowing for rapid and unpredictable spread. Wildfires can also destroy natural resources such as wildlife habitats, forested areas, and watersheds, affecting both the environment and the local economy.

Wildfires are indiscriminate in the areas where they can spread; therefore, almost all areas in the county are at risk from the hazard. Readers are directed to the **Colorado Forest Atlas Wildfire Risk Viewer** to learn more and access a web viewer providing various risk data and information.

Additionally, many areas of Mesa County now face increased wildfire threats due to irrigation and non-native plants. Tamarisk and Russian olive have overrun drainage areas, creating dense

vegetation. These plants burn easily, posing a threat to homes and structures in the Grand Valley.

4.15.5 Warning Time

Wildfire warning times vary based on factors like fire origin, proximity to populated areas, weather, and terrain. Fires in dry, dense vegetation with strong winds can spread quickly, allowing little time for warning and evacuation. Early detection systems and modern technology, such as satellites and public alert systems, have improved real-time warnings. However, due to wildfire's unpredictability, residents in high-risk areas must be ready to evacuate with minimal notice.

4.15.6 Secondary Hazards

Debris flows and landslides can occur following wildfire events. Post-wildfire areas often lose vegetation that stabilizes the soil, making the terrain more susceptible to erosion. Subsequent heavy rainfall can lead to significant earth movements in these regions with unstable soils. Soil exposed to intense heat from wildfires may become hydrophobic and lose its ability to absorb water. This condition can cause flash flooding during thunderstorms in areas not usually prone to flooding.

4.15.7 Exposure and Vulnerability

4.15.7.1 Lifelines

FEMA Lifelines in Mesa County are vulnerable to wildfires, especially in WUI areas. Fires can damage critical transportation infrastructure, such as roads and bridges, impeding evacuations and emergency services. The energy Lifeline is also at risk, with power lines and substations susceptible to fire damage, leading to outages. Communications systems, including cell towers and satellites, may be disrupted, affecting coordination and response. Additionally, wildfires can contaminate water sources and damage treatment facilities, impacting water and wastewater systems. **TABLE 55** below summarizes these Lifelines in WUI areas.

Table 55 FEMA Lifelines in the WUI

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	14	0	1	3	4	0	0	**22**
De Beque	6	1	1	0	3	0	0	**11**
Fruita	42	3	17	11	349	18	0	**440**
Grand Junction	788	4	113	79	1,457	345	1	**2,787**

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Palisade	6	0	5	3	6	16	0	**36**
Unincorporated	820	16	28	9	1,146	246	3	**2,268**
Grand Total	**1,676**	**24**	**165**	**105**	**2,965**	**625**	**4**	**5,564**

Source: Mesa County GIS

TABLE 56 shows FEMA Lifelines in Mesa County at high to extreme wildfire risk. It highlights vulnerable critical infrastructure such as transportation, energy, communications, and safety. Most of these structures are in unincorporated Mesa County.

Table 56 FEMA Lifelines Exposed to Wildfire Risk (High-Extreme)

Local Government	Communications	Energy	Food, Hydration, & Shelter	Health & Medical	Safety & Security	Transportation	Water Systems	Total
Collbran	2	0	0	0	0	0	0	**2**
De Beque	2	0	0	0	0	0	0	**2**
Fruita	0	0	0	0	1	0	0	**1**
Grand Junction	12	0	0	0	3	0	0	**15**
Palisade	0	0	0	0	0	0	0	**0**
Unincorporated	490	6	0	0	8	7	0	**511**
Grand Total	**506**	**6**	**0**	**0**	**12**	**7**	**0**	**531**

Source: Mesa County GIS

Lifeline systems in WUI areas are at risk from wildfires. Damage to these systems can have widespread effects throughout the county. A summary of these systems is provided in **TABLE 57** below.

Table 57 FEMA Systems Exposed to Wildfire Risk and WUI Areas

Infrastructure Type	Exposure to WUI (miles)	Exposure to Wildfire Risk (High-Extreme) (miles)
Energy	445.8	642.1

Infrastructure Type	Exposure to WUI (miles)	Exposure to Wildfire Risk (High-Extreme) (miles)
Hazardous Material	269.1	300.1
Transportation	2,634.8	593.8
Water	342.9	61.7
Total	**3,692.6**	**1,597.7**

Source: Mesa County GIS

4.15.7.2 People

Wildfires can affect people's health and well-being during and after the event. Exposure to smoke and air pollution from wildfires may lead to respiratory issues, particularly for individuals with pre-existing conditions such as asthma, COPD, or heart disease. Fine particulate matter (PM2.5) in smoke can penetrate deeply into the lungs and enter the bloodstream, potentially causing long-term health problems. Additionally, wildfires can have psychological effects, including stress, anxiety, and trauma, especially for those who lose homes or are displaced. The risk of injuries and fatalities due to evacuation efforts, fires, or structural damage also impacts health. For vulnerable populations such as children, the elderly, and those with disabilities, the effects can be more severe, requiring public health responses and community support to address both immediate and long-term health concerns.

4.15.7.3 Structures

Wildfires can severely damage structures, especially in WUI areas. Flames and heat can destroy roofs, walls, and windows, compromising buildings' structural integrity. Even without direct flames, heat can cause collapses or significant damage. Firefighting efforts may result in water damage and flooding. Scorched landscapes lead to soil erosion and destabilization, further weakening structures. Rebuilding after a wildfire is extensive, and future fire risks remain high. Implementing fire-resistant building practices and creating defensible space are essential to mitigate potential damage. **TABLE 58** summarizes the structures in WUI areas in Mesa County.

Table 58 Structures in the WUI

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$346,780	$3,517,450	$3,864,230	27
Collbran	Commercial	$480,790	$3,168,920	$3,649,710	22
Collbran	Industrial	$15,630	$112,340	$127,970	1
Collbran	Other	$3,449,100	$37,763,570	$41,212,670	36
Collbran	Residential	$7,455,550	$19,627,240	$27,082,790	187
Collbran	**Total**	**$11,747,850**	**$64,189,520**	**$75,937,370**	**273**
De Beque	Agriculture	$226,930	$4,696,120	$4,923,050	30

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
De Beque	Commercial	$4,048,870	$13,696,150	$17,745,020	28
De Beque	Industrial	$759,250	$326,870	$1,086,120	2
De Beque	Other	$1,659,770	$24,201,870	$25,861,640	22
De Beque	Residential	$4,945,250	$22,580,870	$27,526,120	199
De Beque	**Total**	**$11,640,070**	**$65,501,880**	**$77,141,950**	**281**
Fruita	Agriculture	$959,030	$14,902,170	$15,861,200	74
Fruita	Commercial	$33,545,290	$87,795,730	$121,341,020	194
Fruita	Industrial	$9,945,250	$31,518,830	$41,464,080	43
Fruita	Other	$19,243,160	$161,486,640	$180,729,800	100
Fruita	Residential	$441,337,320	$1,393,556,720	$1,834,894,040	5,415
Fruita	**Total**	**$505,030,050**	**$1,689,260,090**	**$2,194,290,140**	**5,826**
Grand Junction	Agriculture	$3,050,490	$35,633,650	$38,684,140	164
Grand Junction	Commercial	$483,935,180	$1,424,664,870	$1,908,600,050	2,534
Grand Junction	Industrial	$96,519,260	$320,695,820	$417,215,080	536
Grand Junction	Other	$296,101,940	$1,878,168,190	$2,174,270,130	1,254
Grand Junction	Residential	$2,201,428,620	$7,733,755,610	$9,935,184,230	28,107
Grand Junction	**Total**	**$3,081,035,490**	**$11,392,918,140**	**$14,473,953,630**	**32,595**
Palisade	Agriculture	$1,171,670	$7,920,520	$9,092,190	33
Palisade	Commercial	$12,866,290	$28,429,090	$41,295,380	89
Palisade	Industrial	$419,520	$1,633,220	$2,052,740	5
Palisade	Other	$11,081,160	$43,358,390	$54,439,550	32
Palisade	Residential	$89,697,860	$246,965,180	$336,663,040	1,120
Palisade	**Total**	**$115,236,500**	**$328,306,400**	**$443,542,900**	**1,279**
Unincorporated	Agriculture	$60,873,880	$916,426,480	$977,300,360	3,997
Unincorporated	Commercial	$51,492,760	$140,673,910	$192,166,670	401
Unincorporated	Industrial	$9,882,070	$23,906,230	$33,788,300	75
Unincorporated	Other	$85,863,960	$222,691,580	$308,555,540	302
Unincorporated	Residential	$1,865,388,290	$5,265,683,450	$7,131,071,740	22,619
Unincorporated	**Total**	**$2,073,500,960**	**$6,569,381,650**	**$8,642,882,610**	**27,394**
	Grand Total	**$5,798,190,920**	**$20,109,557,680**	**$25,907,748,600**	**67,648**

Source: Mesa County Assessor

Additionally, over 4,000 structures in the county are located in high-extreme wildfire-risk areas, as summarized in **TABLE 59** below.

Table 59 Structures Exposed to Wildfire Risk (High-Extreme)

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Collbran	Agriculture	$319,910	$2,799,500	$3,119,410	22
Collbran	Other	$1,519,680	$12,737,790	$14,257,470	7
Collbran	Residential	$1,749,990	$2,016,380	$3,766,370	23
Collbran	**Total**	**$3,589,580**	**$17,553,670**	**$21,143,250**	**52**
De Beque	Agriculture	$163,740	$3,494,360	$3,658,100	18
De Beque	Commercial	$1,970,440	$7,377,700	$9,348,140	5
De Beque	Industrial	$759,250	$326,870	$1,086,120	2
De Beque	Other	$616,080	$834,060	$1,450,140	2
De Beque	Residential	$300,330	$451,720	$752,050	5
De Beque	**Total**	**$3,809,840**	**$12,484,710**	**$16,294,550**	**32**
Fruita	Agriculture	$280,700	$1,684,770	$1,965,470	11
Fruita	Commercial	$1,544,540	$1,772,490	$3,317,030	6
Fruita	Industrial	$3,573,030	$8,990,360	$12,563,390	12
Fruita	Other	$5,922,940	$56,507,840	$62,430,780	19
Fruita	Residential	$7,247,930	$18,462,370	$25,710,300	62
Fruita	**Total**	**$18,569,140**	**$87,417,830**	**$105,986,970**	**110**
Grand Junction	Agriculture	$735,850	$7,379,260	$8,115,110	22
Grand Junction	Commercial	$2,581,840	$5,407,710	$7,989,550	8
Grand Junction	Industrial	$3,458,230	$11,977,610	$15,435,840	6
Grand Junction	Other	$38,831,130	$176,097,680	$214,928,810	55
Grand Junction	Residential	$87,600,350	$296,591,680	$384,192,030	526
Grand Junction	**Total**	**$133,207,400**	**$497,453,940**	**$630,661,340**	**617**
Palisade	Agriculture	$192,390	$756,070	$948,460	3
Palisade	Commercial	$943,280	$2,218,630	$3,161,910	5
Palisade	Other	$832,560	$696,000	$1,528,560	3
Palisade	Residential	$513,810	$274,340	$788,150	2
Palisade	**Total**	**$2,482,040**	**$3,945,040**	**$6,427,080**	**13**
Unincorporated	Agriculture	$23,210,220	$321,885,330	$345,095,550	1,518
Unincorporated	Commercial	$6,869,160	$30,736,940	$37,606,100	76

Local Governments	Structure Type	Land Value	Improved Value	Total Value	Total Structures
Unincorporated	Industrial	$2,916,380	$7,492,900	$10,409,280	28
Unincorporated	Other	$36,731,160	$50,770,830	$87,501,990	157
Unincorporated	Residential	$311,089,680	$644,872,300	$955,961,980	1,931
Unincorporated	**Total**	**$380,816,600**	**$1,055,758,300**	**$1,436,574,900**	**3,710**
	Grand Total	**$542,474,600**	**$1,674,613,490**	**$2,217,088,090**	**4,534**

Source: Mesa County Assessor

4.15.7.4 Natural, Historic, and Cultural Resources

Wildfires in Mesa County pose a severe threat to natural, historical, and cultural resources. They can devastate forests, wildlife habitats, and watersheds, disrupting ecosystems and biodiversity. Forest regeneration takes decades, and wildlife may be displaced or killed, causing long-term ecological damage. Cultural sites like archaeological locations, historic landmarks, and heritage buildings risk permanent loss, affecting local communities and future generations. Fires also contaminate water sources and damage protective infrastructure, worsening the impact.

4.15.7.5 Local Vulnerability

- **Mesa County –** Impacts to lifelines: transportation and energy. Ingress and egress is a concern for areas for the county and the ability for responses to residents to respond and evacuate. Local economic and social impacts. Impacts to air quality, and local watershed. Local water supply could be impacted. Wildfires in the upper basin of the Colorado River will impact the county in terms of water quality. Impacts on the agricultural community. If ash gets into irrigation canals must shut off intakes. Economic impacts with lack of visitors because of public perception as was seen in Pine Gulch fire.
- **Collbran –** The entire town is at risk. Concerns with wildfire smoke-induced health issues. Concerns of impacts to water sources and loss of power.
- **De Beque –** Impacts on the water source are possible. Fire response moving through town. Public health impacts of wildfire smoke.
- **Fruita –** Washes and Kings View Subdivision are concerns. Especially concerned with wind-fueled fires, especially in the drainage areas that could reach homes. Kings View Subdivision has only one way in or out. Currently working on a second way in as emergency access. City and the fire department have a wildfire mitigation plan in place in areas that are identified as WUI threats and for HOAs along drainage areas.
- **Grand Junction –** Areas along the river corridor.
- **Palisade –** Impacts to the watershed if there were a wildfire within that area. Public health and environmental impacts from a wildfire event. Being surrounded by BLM land that is not always mitigated.

- **Clifton Sanitation –** Wildfires that cause power outages could impact the facility's ability to function.
- **Clifton Water –** Vegetation around the island impacting district facilities.
- **Collbran Conservancy** – A fire upstream of the district infrastructure could limit the district's ability to get water.
- **De Beque FPD** – Risks to personnel and equipment responding to incidents.
- **Grand Junction Rural FPD –** Areas along the river corridor.
- **Lower Valley FPD –** There is not a lot of risk to the infrastructure that the FPD owns, but other critical infrastructure in the district could be impacted.
- **Orchard Mesa Irrigation** – The majority of the infrastructure is constructed from concrete, and thus is unlikely to be significantly impacted by wildfire events. However, the limited number of PVC pipes present could be susceptible to damage, potentially disrupting distribution.
- **Plateau Valley FPD** – Apparatus damage concerns during wildfire responses.

4.15.8 Future Trends in Development

- **Mesa County –** More people and buildings in WUI areas and building closer together, greater density, and smaller lots.
- **Collbran –** Future development is not anticipated, no expected changes to vulnerability.
- **De Beque –** Future development is not anticipated to impact vulnerability to this hazard.
- **Fruita –** Construction standards have improved, but more houses/people are getting into more WUI settings. Current and future codes requiring sprinklers, among other mitigation efforts, will help.
- **Grand Junction –** Growth in WUIs, Orchard Mesa, Redlands area more homes being built on smaller lots – density increasing – areas that are prone to potential wildfire events
- **Palisade –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Sanitation –** Future development is not anticipated to impact vulnerability to this hazard.
- **Clifton Water –** Future development is not anticipated to impact vulnerability to this hazard.
- **Collbran Conservancy** – Future development is not anticipated to impact vulnerability to this hazard.
- **De Beque FPD** – The increasing number of homes being built in WUI areas will result in a larger number of district residents to protect.
- **Grand Junction Rural FPD –** Future development is not anticipated to impact vulnerability to this hazard.
- **Lower Valley FPD –** The increasing number of homes being built in WUI areas will result in a larger number of district residents to protect.

- **Orchard Mesa Irrigation** – Future development is not anticipated to impact vulnerability to this hazard.
- **Plateau Valley FPD** – Future development is not anticipated to impact vulnerability to this hazard.

4.15.9 Probability of Future Occurrences

There have been 301 recorded wildfire perimeters in Mesa County from 1950 to 2022. However, the planning team has identified that only 21 of these wildfire events were significant in terms of their size and severity, indicating a 29% annual chance of a significant event occurring in the county each year. This suggests that although a wildfire event could occur somewhere in the county each year, it is less common that these events will necessitate evacuations, road closures, or cause damage to people and property.

4.15.10 Climate Change Impacts

Climate change is set to increase wildfire frequency and severity due to rising temperatures and drier conditions. Warmer temperatures cause earlier snowmelt and prolonged dry periods, elevating fire risks. Altered precipitation patterns exacerbate droughts, creating ideal wildfire environments. Regions once less prone to fires may see more activity, especially in wildland-urban areas. Stronger winds further complicate containment efforts. Overall, climate change is likely to extend wildfire seasons, intensify fires, and challenge firefighting, leading to greater damage to natural and built environments.

Appendix A – FEMA Approval and Local Government Adoption

Appendix B – Local Planning Team

Note: Names with an asterisk* participated in the planning process through attendance at planning meetings/workshops.

Name	Agency/Org.	Title	Sector
Alan Sisson	Owner/Representative	Casto, Craig #1, Craig #2	Other: "High" & "Significant" Risk Dam Owners
Alex Zappe	Investigator	FBI	Community Sectors: Emergency Management
Andrea Brushwhile*	Sustainability Specialist	City of Grand Junction	Community Sectors: Natural & Cultural Resources
Andres Aslan	Professor of Geology	Colorado Mesa University	Community Sectors: Education
Andrew Martsolf*	Emergency Services Director	Mesa County	Community Sectors: Emergency Management
Andy Mueller	General Manager	Colorado River District	Other: Regional Stakeholders
Ben Hoffman*	Treatment Plant Superintendent	Ute Water Conservancy District	Community Sectors: Infrastructure (Lifelines)
Bill Barlow*	Operations Manager	Grand Valley Power	Community Sectors: Infrastructure (Lifelines)
Bill Edwards*	District Ranger	US Forest Service	Other: Federal Land Owners
Billy Allen	Disaster Preparedness Coordinator	Center For Independence	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Bob Bridges	Administrator	Mesa Water & Sanitation District	Community Sectors: Infrastructure (Lifelines)
Bob Dalley*	Town Marshal	Town of DeBeque	Community Sectors: Emergency Management
Brad McCloud	Area Manager	Xcel Energy	Community Sectors: Infrastructure (Lifelines)
Brian Cherveny	Fire Chief	Clifton Fire Protection District	Community Sectors: Emergency Management

Name	Agency/Org.	Title	Sector
Brian Flennikan*	Palisade Public Works Director	Town of Palisade	Other: "High" & "Significant" Risk Dam Owners
Bruce Michaelsen*	District Manager	Collbran Conservancy District	Community Sectors: Natural & Cultural Resources
Care Mcinnis*	Town Manager	Town of DeBeque	Community Sectors: Management
Carie Gudorf*	Regulatory Programs Manager	Mesa County	Community Sectors: Other
Chris Bornholdt	Emergency Manager	Garfield County	Community Sectors: Emergency Management
Chris Clark	Owner/Representative	YT Ranch	Other: "High" & "Significant" Risk Dam Owners
Chris Kadel*	GIS Analyst	Mesa County	Community Sectors: Other
Chris Spears*	Street Systems Supervisor	City of Grand Junction	Community Sectors: Infrastructure (Lifelines)
Chuck Balke*	Fire Chief	Palisade Fire Department / Palisade Rural Fire Protection District	Community Sectors: Emergency Management
Cindy Casteel*	Manager	Grand Junction Regional Dispatch Center	Community Sectors: Infrastructure (Lifelines)
Cora Phillips	Emergency Manager	Grand County, UT	Community Sectors: Emergency Management
Curtis Englehart	Executive Director	Grand Junction Economic Partnership	Community Sectors: Economic Development
Dane Vanloon*	Deputy Chief	East Orchard Mesa Fire Protection District	Community Sectors: Emergency Management
Darrell Charlesworth*	Fire Chief	Mesa County Fire Authority	Community Sectors: Emergency Management
Dave Krouse	Police Chief	City of Fruita	Community Sectors: Emergency Management

Name	Agency/Org.	Title	Sector
Dave Priske	District Engineer	Ute Water	Other: "High" & "Significant" Risk Dam Owners
David Combs	Representative	Clifton Community Leaders	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Devan Aziz*	Community Development Director	Town of Palisade	Community Sectors: Economic Development
Eli Jennings*	District Manager	Clifton Sanitation District	Community Sectors: Infrastructure (Lifelines)
Erin Minnerath*	Deputy Director MCPH	Mesa County Public Health	Community Sectors: Health & Social Services
Forest Matis*	Fire Chief	DeBeque Fire Protection District	Community Sectors: Emergency Management
Galen Daugherty	Fire Chief	Gateway Unaweep Fire Protection District	Community Sectors: Emergency Management
George Currier*	Reservoir Owners Rep	Currier Reservoir #2	Other: Regional Stakeholders
Greg Moberg*	Community Development Director	Mesa County	Community Sectors: Land Use & Development
Greg Williams	President	Mesa Creek Reservoir Company / Coon Creek Reservoir & Ditch Company/Ute Water	Other: "High" & "Significant" Risk Dam Owners
Gregory Baker*	Professor of Geology	Colorado Mesa University	Community Sectors: Education
Gus Hendricks*	Deputy Chief	Grand Junction Rural Fire Protection District	Community Sectors: Emergency Management
Henry Hemphill*	Planner	City of Fruita	Community Sectors: Land Use & Development
Iriana Medina Leo*	Executive Director	La Plaza	Community Sectors: Underserved Communities

Name	Agency/Org.	Title	Sector
			& Socially Vulnerable Populations
Jackie Blumberg*	Dam Safety Engineer	Colorado Division of Water Resources	State Entities: Office of Dam Safety
Jackie Fisher*	District Manager	Orchard Mesa Irrigation District	Community Sectors: Natural & Cultural Resources
James Vander Laan	Owner/Representative	Currier #2	Other: "High" & "Significant" Risk Dam Owners
Janet Hawkinson*	Town Manager	Town of Palisade	Community Sectors: Management
Jarrod Whaylan*	Senior Engineer	SW. Mesa County Rural Services PID / Whitewater PID / Mesa County Lower Valley PID / Mesa County Whitewater Urban Services PID	Community Sectors: Infrastructure (Lifelines)
Jason Humble*	Mitigation Specialist	DHSEM OEM	State Entities: Division of Homeland Security and Emergency Management (DHSEM)
Jeff Colton	Warning Coordination Meteorologist	National Weather Service - GJT	Other: Other
Jenna Svoboda*	Dam Safety Engineer	Colorado Parks & Wildlife	Other: "High" & "Significant" Risk Dam Owners
Jenny Nitzky	Sustainability Coordinator	City of Grand Junction	Community Sectors: Other
Jeremy Spetter*	BLM UCR Fuels Project Manager	Bureau of Land Management	Other: Federal Land Owners
Jesse Stanford	Police Chief	Palisade Police Department	Community Sectors: Emergency Management
Jim Davenport	Fire Chief	Glade Park Volunteer Fire Department	Community Sectors: Public

Name	Agency/Org.	Title	Sector
Joel Sholtes*	PhD	CO Mesa U. / GV River Cooridor Initiative	Community Sectors: Education
Johan Olson*	Deputy Chief	Grand Junction Rural Fire Protection District	Community Sectors: Emergency Management
John Boulden*	City Engineer	City of Fruita	Community Sectors: Infrastructure (Lifelines)
John Carrillo*	Public Works Deputy Director	City of Fruita	Community Sectors: Infrastructure (Lifelines)
John Groo	Owner/Representative	Bull Creek Ditch & Reservoir Company	Other: "High" & "Significant" Risk Dam Owners
John Walker	Owner/Representative	Leon Lake Ditch & Reservoir Company	Other: "High" & "Significant" Risk Dam Owners
Karen Snow	Owner/Representative	Private Owner	Other: "High" & "Significant" Risk Dam Owners
Ken Bailey	Owner/Representative	Big Beaver	Other: "High" & "Significant" Risk Dam Owners
Kenneth Haley	Engineering Manager	City of Grand Junction	Community Sectors: Infrastructure (Lifelines)
Kevin Henderson*	Fire Chief	Plateau Valley Fire Protection District	Community Sectors: Emergency Management
Kimberly Bullen*	Public Works Director	City of Fruita	Community Sectors: Infrastructure (Lifelines)
Kris Stewart*	Emergency Manager	Delta County	Community Sectors: Emergency Management
Kurt Carson*	Wastewater Services Manager	City of Grand Junction	Community Sectors: Infrastructure (Lifelines)
Kyle Coltrinari*	General Services Manager	City of Grand Junction	Community Sectors: Public
Larry Clever	General Manager	Ute Water Conservancy District	Community Sectors: Infrastructure (Lifelines)
Lauren O'Dell*	Attorney	Dufford Waldeck	Other: Other

Name	Agency/Org.	Title	Sector
Mandy DeCino	Sr. Director of Enrollment & Engagement	PACE (A Hopewest Program)	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Mark Ritterbush*	Water Services Manager	City of Grand Junction	Other: "High" & "Significant" Risk Dam Owners
Mary Kay Wray	Government Operations Liaison Volunteer	American Red Cross	Other: Other
Matt Katzenberger*	Deputy Chief	Lower Valley Fire Protection District	Community Sectors: Emergency Management
Matt King*	Undersheriff	Mesa County Sheriff's Office	Community Sectors: Emergency Management
Matt Ozanic	Captain	Colorado State Patrol	Community Sectors: Emergency Management
Matt Schiltz*	Supervisory Forester	Colorado State Forest Service	State Entities: State Forest Service (CSFS)
Matt Smith*	Police Chief	Grand Junction Police Department	Community Sectors: Emergency Management
Matthew West*	Mitigation Planning Supervisor	DHSEM OEM	State Entities: Division of Homeland Security and Emergency Management (DHSEM)
Melissa Geatz*	Emergency Management Coordinator	Bureau of Reclamation	Other: "High" & "Significant" Risk Dam Owners
Melonie Matarozzo	Town Manager	Town of Collbran	Community Sectors: Management
Michelle Trujillo*	Grand Valley Connects	Mesa County	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Mike Nichols*	Public Works Director	Town of Collbran	Community Sectors: Infrastructure (Lifelines)
Molly Casey*	Communication Manager	Mesa County	Community Sectors: Public

Name	Agency/Org.	Title	Sector
Nate Voorhees*	Lieutenant	De Beque Fire Department	Community Sectors: Emergency Management
Nick Peck*	Lieutennant	Fruita Police Department	Community Sectors: Emergency Management
Parker Lathrop	Interim Director of Emergency Management	Pitken County	Community Sectors: Emergency Management
Paul Currier*	Owner/Representative	Currier #2	Other: "High" & "Significant" Risk Dam Owners
Randi Kim*	Utilities Director	City of Grand Junction / Persigo Wastewater Treatment Plant	Other: "High" & "Significant" Risk Dam Owners
Rex Cole	Professor of Geology, Emeritus	Public	Community Sectors: Public
Rita Sanders*	Director of Marketing and Communications	Grand Valley Power	Community Sectors: Infrastructure (Lifelines)
Robert Pressly*	Community Planner	FEMA Region 8	Other: Other
Ryan Davison*	GIS Admin	Mesa County	Community Sectors: Infrastructure (Lifelines)
Ryan Surad*	Noxious Weed and Pest Coordinator	Mesa County	Community Sectors: Natural & Cultural Resources
Sam Hoogland*	County Planner	Mesa County	Community Sectors: Land Use & Development
Sandra Acevedo*	Community Access Mgr.	ADRC / Hilltop	Community Sectors: Underserved Communities & Socially Vulnerable Populations
Scott Aker	Chief Operations Officer	Grand Junction Housing Authority	Community Sectors: Housing
Scott Hawkins	Emergency Manager	Montrose County	Community Sectors: Emergency Management
Scott Morrill	Emergency Manager	Gunnison County	Community Sectors: Emergency Management

Name	Agency/Org.	Title	Sector
Sean Norris*	Planning Manager	Mesa County	Community Sectors: Land Use & Development
Shannon Vassen	City Manager/EM	City of Fruita	Community Sectors: Emergency Management
Shon Kinistron*	Administrative Supervisor	GJRCC 911	Community Sectors: Emergency Management
Stacey Colon	Field Manager	Bureau of Land Management	Other: Federal Land Owners
Stephanie Walker*	Emergency Preparednes and Response Specialist	Mesa County Public Health	Community Sectors: Health & Social Services
Steve Wood*	Owner/Representative	Craig #2	Other: "High" & "Significant" Risk Dam Owners
Steven O'Dell	Owner/Representative	Gobo #1 & 3	Other: "High" & "Significant" Risk Dam Owners
Stew Robertson*	Prescribed Fire and Fuels Program Manager	US Forest Service	Other: Federal Land Owners
Tammy Gallegos	Emergency Manager	San Juan County, UT	Community Sectors: Emergency Management
Tim Ryan	District Manager	Grand Valley Drainage District	Community Sectors: Infrastructure (Lifelines)
Todd Hollenbeck	County Administrator	Mesa County	Community Sectors: Management
Travis Holder*	Fire Marshall	Lower Valley Fire Protection District	Community Sectors: Emergency Management
Trent Prall*	Director of Engineering and Transportation	City of Grand Junction	Community Sectors: Infrastructure (Lifelines)
Ty Bevan	Owner/Representative	Big Beaver	Other: "High" & "Significant" Risk Dam Owners
Ty Jones*	District Manager	Clifton Water District	Community Sectors: Infrastructure (Lifelines)
Tyler O'Dell*	Family Member	O'Dell Land & Livestock	Other: Large Public / Private Land Owners

Name	Agency/Org.	Title	Sector
Wendy Likes*	Communications Mgr.	Mesa County	Community Sectors: Public
Wendy Ryan	Project Manager	West Divide Water Conservancy District	Other: "High" & "Significant" Risk Dam Owners
William Baker*	Deputy Police Chief	Grand Junction Police Department	Community Sectors: Emergency Management

Appendix C - HMP Additional Appendices

See the separate HMP Additional Appendices document for the following supporting documentation.

Mitigation Strategy Action Ideas

Hazus Earthquake Risk Report

Meeting Agendas and Participation

Public Survey Results

Public Hardcopy Survey Results

Stakeholder Survey Responses

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____-26

A RESOLUTION ADOPTING THE 2026 MESA COUNTY, COLORADO HAZARD MITIGATION PLAN

WHEREAS, the City of Grand Junction recognizes the threat that natural hazards pose to people and property within our community. The City recognizes the importance in undertaking hazard mitigation actions to reduce the potential for harm to people and property from future hazard occurrences. The adoption of the 2026 Mesa County Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post- disaster mitigation grant programs if the City is participating in mitigations projects; and

WHEREAS, the City of Grand Junction, as part of a multi-jurisdictional effort, has helped in the preparation of a multi-hazard mitigation plan, hereby known as the 2026 Mesa County Hazard Mitigation Plan in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act as amended; and

WHEREAS, the 2026 Mesa County Hazard Mitigation Plan identified mitigation goals and actions to reduce or eliminate long-term risk to people and property within the City of Grand Junction from the impacts of future hazards and disasters; and

WHEREAS, the Colorado Division of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII, officials have reviewed the 2026 Mesa County Hazard Mitigation Plan and have approved said plan as meeting the requirements of 44 C.F.R. 201.6. City of Grand Junction staff fully participated in the mitigation planning process to prepare the 2026 Mesa County Hazard Mitigation Plan and recommends approval by the City of Grand Junction.

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

1. The City Council hereby adopts the 2026 Mesa County Hazard Mitigation Plan as the multi-hazard mitigation plan for the City of Grand Junction; and
2. The City of Grand Junction is committed to hazard mitigation and achieving the goals outlined in the 2026 Mesa County Hazard Mitigation Plan.

PASSED AND ADOPTED this ___ day of _____, 2026.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date:	July 15, 2026
Presented By:	Tim Lehrbach, Principal Planner
Department:	Community Development
Submitted By:	Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer

RECOMMENDATION:

The Planning Commission heard this item at the June 23, 2026 regular meeting and voted (7-0) to recommend approval.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force requests an amendment to the Zoning and Development Code to defer the effective date of the requirement that irrigation plans must be certified by a professional who has been certified through the Irrigation Association (CID) or a similar EPA WaterSense labeled program.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Housing Affordability Code Task Force (HACTF) requests an amendment to the Zoning and Development Code to defer for three years the effective date of the requirement, adopted by Ordinance 5114, that when a landscape plan is required, then it is also required to submit an irrigation plan certified by a professional who has been certified through the Irrigation Association (Certified Irrigation Designer) or a similar EPA WaterSense labeled program.

The requirement to submit an irrigation plan became effective concurrent with Ordinance 5114, while the requirement for the plan to be prepared by a CID/EPA WaterSense professional was scheduled to become effective three years later (December 21, 2025), acknowledging the lack of certified professionals currently in the area while providing time for achieving the certification.

Ordinance 5114, adopted December 21, 2022, implemented Resource Stewardship strategies in the One Grand Junction Comprehensive Plan. The ordinance amended the code to introduce waterwise landscape standards, including appropriate plant selection and submittal of an irrigation plan certified by a Certified Irrigation Designer (CID) or other EPA WaterSense program certified professional.

These requirements are cited within the Grand Junction Regional Water Efficiency Plan (WEP), adopted June 21, 2023 by Resolution No. 52-23, as key measures for achieving water use reduction goals. The WEP refers to further development of irrigation design and installation standards to reduce water waste and further implement GJMC §13.08.370 by ensuring the maintenance of irrigation infrastructure and the prevention of sheet flow from lawns and gardens into the street. No specific standards have been adopted to date. Existing irrigation provisions, including the requirement for submittal of an irrigation plan certified by a CID (or similar), are the current extent for which the City's regulatory tools are structured to achieve irrigation water savings through watering techniques to work towards explicitly adopted water efficiency goals. The City has, however, also addressed watering needs through adoption of state-mandated non-functional turf limitations as well as adoption of suitable plants lists – appropriate for the city's arid climate, as well as significant overall reductions in planting and plant-coverage requirements (2023 code).

The Irrigation Association sets the curriculum, exam, professional standards, and continuing education requirements for the CID and defines the certification:

> The certified irrigation designer engages in the preparation of professional irrigation designs. They evaluate site conditions and determine net irrigation requirements based on the needs of the project. The designer is then responsible for the selection of the most effective irrigation equipment and design methods. The objective of a CID is to establish specifications and design drawings for the construction of an irrigation project.

CID certification requires passing two exams and completing continuing education units. The exams may be taken at testing centers, which include Colorado Mesa University and Colorado Mountain College in Glenwood Springs. A detailed content outline and recommended resources (books, classroom learning, and online training) are provided. (https://www.irrigation.org/IA/Certification/Prepare-for-Exams/Landscape-Certification-Exam-Resources/IA/Certification/LandCertExamRes.aspx?hkey=c293bd0c-e087-41a1-aa10-0ab0d70f87a8)

Two other EPA WaterSense Labeled Certification Programs qualify a professional to certify an irrigation plan to meet the code requirement:

- Qualified Water Efficient Landscaper (QWEL). The program offers "affordable, proactive, local approach to reducing landscape water demand." QWEL certifies

professionals in efficient irrigation principles and sustainable landscaping practices and provides free or low-cost training and reference materials. Training and exams are available from the City of Aspen, Eagle River Water & Sanitation District in Vail, Red Rocks Community College in Lakewood, South Metro Water Supply Authority in Englewood and Castle Rock, and WaterNow Alliance in Boulder.

- Watershed Wise Landscape Professional (WWLP). The program trains professionals to "evaluate a landscape's water requirements, actual water usage, and irrigation system efficiency in order to quickly devise and implement strategies for water conservation including programming the irrigation controller, making basic repairs to the irrigation system, building the landscape's water holding capacity and capturing rainwater in the soil." Live and online, on-demand training and examination is available.

The HACTF has raised concerns regarding the requirement for the CID/EPA WaterSense certification and recommends its deferral. The most pressing reason cited is that there are few professionals in the Grand Junction area who have obtained the required credential, even though the requirement is now in effect. Staff shares the HACTF concern that projects may stall as approvals cannot be issued given noncompliant irrigation plan submittals.

The proposed amendment would add language to GJMC § 21.07.030(i)(7) to again defer the effective date of this requirement until January 1, 2029, approximately 30 months following adoption of this proposed amendment.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on June 13, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth in GJMC § 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan.The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

Plan Principles 5 and 8 apply to the irrigation certification requirement and its proposed deferral.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Notwithstanding that Plan Principle 5 does not explicitly direct regulatory changes to address housing costs, it emphasizes strategies related to diverse, specialized, affordable, and attainable housing, including the development of a targeted housing strategy.

The City Council adopted the Grand Junction Housing Strategy on October 6, 2021 by Resolution No. 82-21. It has been amended twice, by Resolution No. 96-22 adopted December 21, 2022 and Resolution No. 74-24 adopted October 16, 2024. Both the 2021 Grand Junction Housing Strategy and the 2024 update included an evaluation of the Zoning and Development Code for opportunities to reduce barriers to affordable and diverse housing production. The reports call attention to occupancy limits, lot size, parking requirements, development fees, process improvements, and transportation infrastructure, but they do not identify landscaping or irrigation as notable barriers. The report also references two guides to zoning reform. Similarly, neither the Colorado Housing Affordability Project nor The Housing Accelerator Playbook, authored by the National League of Cities and the American Planning Association, identifies irrigation design requirements (or landscaping altogether) as barriers to housing or areas ripe for regulatory reform.

However, Grand Junction faces a dilemma due to the slow adoption and pursuit of practitioners becoming certified. Delaying the approval of development projects due to noncompliance with the certification requirement is not, in the judgment of staff, an acceptable outcome. Accordingly, staff finds that deferring the requirement both prevents any backlog or stalling of projects in review and allows for a more successful rollout with greater community engagement and support.

Plan Principle 8: Resource Stewardship.
Goal 1. Promote water conservation and protect water quality.
Strategy b. Drought Tolerant Landscaping. Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices.
Goal 5. Manage the City's Urban Forest and Water Wise Landscaping within the City.
Strategy b. Water-Wise Species. Continue to promote the planting of species that have reduced watering needs once established and that have an increased likelihood of surviving and thriving amidst the periods of drought and temperature changes typical in Grand Junction's climate.

Plan Principle 8, Resource Stewardship, twice directs the City to consider the efficiency and volume of irrigation. These strategies were implemented by the 2022 adoption of Ordinance 5114, which amended the code to introduce waterwise landscape standards, including appropriate plant selection and submittal of an irrigation plan certified by a Certified Irrigation Designer or other EPA WaterSense program certified professional. The adopted landscape standards were developed with the participation of the Community Development and Parks and Recreation

Departments, the Planning Commission (2 workshops), the Forestry Board (3 workshops), and a Landscaping Task Force (6 workshops).

Requiring a certified irrigation plan functions as a preventative control at the design stage, when inefficiencies are cheapest to avoid and most readily mitigated. A poorly designed system is challenging to monitor, maintain, expand, or retrofit as needs evolve and problems arise. As in the analysis of Plan Principle 5, it is difficult to challenge the value and urgency of the irrigation certification requirement. Issues concerning limited and contested water supplies, increased demand due to growth and development, aridification, and extended drought conditions are well documented at the local, regional, and national scales.

Professional education and certification for irrigation design are recommended water conservation approaches by the Colorado Water Conservation Board (“Best Practices for Implementing Water Conservation and Demand Management Through Land Use Planning Efforts,” 2019), the Land Use Law Center and Western Resource Advocates (“Integrating Water Efficiency Into Land Use Planning In The Interior West: A Guidebook For Local Planners,” 2018), Water Education Colorado (“Community Guide to Colorado Water Conservation & Efficiency,” 2025), Sonoran Institute and the Babbitt Center for Land and Water Policy (“Growing Water Smart: The Water-Land Use Guidebook Colorado,” 2023) and Colorado WaterWise (“Colorado WaterWise Best Practices Guidebook,” 2024).

Large-scale, longitudinal studies of water and cost savings from certified irrigation design are not available, and regional effects can be difficult to measure at scale due to the prevalence of unmetered irrigation water in the Colorado and Gunnison Basins. However, relevant case studies and water audits attest to the effects of best management practices in waterwise irrigation design.

Deferral comes with the probable cost of nearly three additional years during which irrigation design is infrequently prepared or certified by a credentialed professional. The benefit of further delay, however, is the opportunity to cultivate partnerships towards scaling the education and certification necessary for the requirement to be impactful on water conservation and cost of property ownership or occupancy.

Staff finds that this criterion is met.

(B) Consistency with Zoning and Development Code Standards.The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

GJMC § 21.07.030(h)(1-6) requires irrigation for all required vegetation and landscaped areas and specifies that plants shall be irrigated by zones according to their water demand. Further, Chapter 21.07 requires the installation and maintenance of healthy plants with development and specifically requires the installation of irrigation to provide for plant health. An irrigation plan, particularly one

certified by a qualified professional, is the regulatory mechanism for ensuring that the purposes of the chapter are satisfied.

Deferring the requirement for irrigation certification may correspondingly delay the benefits of engaging a certified professional in the irrigation design process. However, amending the code in such a way that the effectiveness of a single provision is delayed or even permanently lessened does not in itself create inconsistency, conflict, or contradiction. Indeed, the requirement and its relationship to other relevant provisions would remain intact, albeit incomplete until the new effective date.

Staff finds that this criterion is met.

(C) Specific Reasons. The proposed Code Text Amendment shall meet at least one of the following specific reasons:

a. To address trends in development or regulatory practices;

The HACTF recommendation responds to the trend in City regulatory practices, consistent with Resolution No. 47-25 establishing the HACTF, to reduce the regulatory burden of developing new affordable and workforce housing. Similarly, the City's Strategic Framework calls for "promot[ing] housing affordability." Irrespective of the reasons why professionals in the region were and remain unprepared for the certification requirement, the situation is such that—as the HACTF has asserted—the dearth of credentialed professionals presents an immediate problem. Delays of weeks or months on active development applications which do not meet the criteria for approval because they are lacking a certified plan is not, in staff's opinion, an acceptable outcome.

The amendment may assist in mitigating, at least in part, the long-term impact on the City's drought response and water efficiency goals.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies requirements for development in general by deferring the requirement to submit an irrigation plan that is certified by a CID or equivalent credential. The deferral is for the purpose of addressing the specific development issue that few certified professionals are currently available in the Grand Junction area to support plan creation and submittal.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

The amendment modifies procedures for processing development applications by deferring until January 1, 2029 the requirement for irrigation plans to be certified by a CID or other credentialed professional.

Specific reasons a, b, and d are satisfied. Staff finds that this criterion is met.

FINDING OF FACT AND STAFF RECOMMENDATION

Pursuant to GJMC § 21.02.050(d), An applicant for a Code Text Amendment has the burden of producing evidence that proves each of the criteria. After review, staff enters the following finding of fact:

In accordance with GJMC § 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendment to Title 21 is consistent with the Comprehensive Plan and the Zoning and Development Code and meets at least one of the specific reasons outlined.

The Planning Commission heard the request at the June 23, 2026 regular meeting and voted (7-0) to recommend approval.

FISCAL IMPACT:

This is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5330, an ordinance amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer, on final passage and order final publication in pamphlet form.

Attachments

1. HACTF Recommendation - 10.28.25
2. HACTF Revised Recommendation - 04.24.2026
3. Planning Commission Minutes - 2026 - June 23 - DRAFT
4. Draft Ordinance

Recommendation Form

Task Force Proposal Template and Reporting Guide

Each member preparing a proposal for the Task Force should complete the following outline to ensure consistent structure and adequate depth. The intent is not to require perfect code-writing or legal formatting, but to:

- Clearly define the problem;
- Describe the desired outcome;
- Offer a specific and implementable change (code, policy, or procedure);
- Explain how it will improve housing affordability (time, cost, or risk reduction);
- Identify impacts, alignment, and next steps for Council action.

Please keep your written submission concise (2–3 pages) but complete enough that a code-writing professional can translate it into legislative or procedural language.

1. Problem Statement

Describe the issue clearly and specifically. Identify where in the process or what code/policy creates the problem. Include examples, data points, or anecdotes that demonstrate the real-world impact on cost, time, or efficiency.

Example: The following code requirement is currently in the landscape code:

- **Code Section**: *Section 21.06.040* of the Grand Junction Municipal Code

- **Purpose**: Ensures that landscape irrigation systems are designed efficiently and sustainably, minimizing water waste and supporting healthy plant growth.

- **Certification Requirement**:

    - Irrigation systems must be designed by a *certified irrigation designer* or a *licensed professional* with expertise in landscape irrigation.
    - Certification may include credentials from recognized organizations such as the Irrigation Association or similar bodies.

There are four main problems with this requirement: 1) Very few professionals on the western slope have these credentials and the bodies that issue these credentials barely function, 2) There are no specific building code or code references that would provide guidance for these credentials, 3) The design and inspection requirement would add a cost of $1,500-$7,500 in consulting fees, in addition to 2-3 weeks of design time during plan development, and 4) There is no long term enforcement mechanism for ensuring "healthy plant" growth rendering the requirement and cost useless. In essence this adds a regulatory burden under the guise of good intentions when property owners and HOA's are incentivized to maintain their landscaping to maintain value.

2. Outcome Statement (Goal / Objective)

Define the ideal condition or result you seek. Phrase it in measurable or observable terms.

Example: Remove Section *21.06.040* from the code.

3. Proposed Change (Draft Concept)

Indicate whether this is a code amendment, policy change, or procedural/administrative improvement. Write out your idea as clearly as possible, even if not in final legal form. Cite or quote relevant code sections when possible.
Example: Remove Section *21.06.040* from the code.

4. Cost / Benefit Analysis (Housing Cost Impact)

Quantify, if possible, how this change affects housing costs:
• Depending on the project size, reduces soft cost/consulting fees by approximately $1,500=$7,500
• • As this design cannot be completed until after the landscape design is complete, removing this requirement will save 2-3 weeks minimum per project if the consulting expertise was available. Given the shortage in the market, this time could extend to 6-8 weeks.

5. Summary for Council and Public Messaging

Provide a 2–3 sentence plain-language summary suitable for public presentation.
Example: "This change will reduce the cost of housing by saving $1,500-$7,500 in fees and in shorten the time and cost of carry but 6-8 weeks by eliminating the design process. In addition, the current requirement implies that property owners and HOA's do not maintain their landscaping, while market forces dictate that most property owners are incentivized to maintain the landscaping to hold their market value. Regulatory burdens and associated costs/delays are not needed for this specific issue.

HACTF Revised Recommendation
Irrigation Plan & Irrigation Design Professional
v.04.24.2026

21.07.030(i)(7)

(i) Landscape Plans.

...

(7) Commencing January 1, 2029, all landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program.

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GRAND JUNCTION PLANNING COMMISSION
June 23, 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; Ian Thomas, Gregg Palmer, Ian Moore, Robert Quintero, Keith Ehlers, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 Road.

Staff Presentation
Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
There were no questions from Commissioner's for staff.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
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 Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

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Commissioner Palmer seconded; Commissioner Moore requested to amend the motion to add back a minimum of two short-term spaces for industrial and other non-residential uses. Commissioner Thomas seconded the amended motion.

The vote to amend the motion failed 3-4 with Commissioners Weckerly, Quintero, Palmer, and Ehlers voting No.

Commissioner Palmer restated his second to Commissioner Quintero's original motion.

Motion passed 4-3 with Commissioners Zyvan, Moore, and Thomas voting No.

3. Zoning Code Amendment - Certified Irrigation Designers 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 Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

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Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

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ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.07.030(i)(7) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING CERTIFIED IRRIGATION DESIGNER

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.

A provision adopted by Ordinance No. 5114, which requires irrigation design certification on irrigation plans submitted to the City with development applications, is presenting challenges with implementation. Specifically, the slow adoption of the certification by professionals who routinely design irrigation systems creates the possibility that approval of many development projects may be delayed by noncompliance with the requirement.

The City therefore finds it necessary to defer the effectiveness or enforcement of this requirement until January 1, 2029. During this time, the City will be an active participant in promoting and securing the requisite certification by qualified professionals.

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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21.07.030 GENERAL LANDSCAPE STANDARDS

...

(i) Landscape Plans.

...

(7) All landscape plans shall include an irrigation plan. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than January 1, 2029.

...

...

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.

ATTEST:

_____

Laurel Lutz
President of the City Council

_____

Selestina Sandoval
City Clerk

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Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: July 15, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage

RECOMMENDATION:

The Planning Commission heard this request at the June 23, 2026 regular meeting and voted (4-3) to recommend approval.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force (HACTF) recommends amendments to Grand Junction Municipal Code (GJMC) Section § 21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposed amendment reduces the amount of bicycle parking required for all uses, removes the minimum required spaces altogether for many uses, collapses the distinction between short-term and long-term spaces, and consolidates location and design requirements into fewer, simpler provisions.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Housing Affordability Code Task Force (HACTF) recommends amendments to Grand Junction Municipal Code (GJMC) Section § 21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposed amendment reduces the amount of bicycle parking required for all uses, removes the minimum required spaces altogether for many uses, collapses the distinction between short-term and long-term spaces, and consolidates location and design requirements into fewer, simpler provisions.

The proposed changes to bicycle parking and storage requirements are as follows:

GJMC § 21.08.020(a) Amount Required.
Presently, the code includes a table of minimum bicycle parking spaces required by use category, divided into both short-term and long-term parking requirements. The amendment replaces the table with a narrower set of uses for which a minimum number of bicycle parking spaces is required, removes the distinction between short-term and long-term spaces, and applies a uniform requirement of 2 spaces plus 1 space per 20,000 square feet of gross floor area to all uses for which the revised minimums apply, except for Multi-unit Dwelling uses, which are proposed to require 2 spaces plus 0.025 spaces per unit.

For most uses, the effect is to eliminate minimum bicycle parking space requirements altogether. Specified use categories—Food and Beverage, Multi-unit Dwelling, Office and Personal Services, Recreation and Entertainment, and Retail Sales—retain a minimum requirement, which are reduced by at least 50%. Removing the separation of requirements into short-term and long-term parking is complemented by deleting location and design requirements applicable to long-term spaces, as described below.

GJMC § 21.08.020(b) Location and GJMC § 21.08.020(c) Design Standards
Presently, bicycle parking location and design standards are provided across two subsections, further bifurcated into short- and long-term parking. The amendment collapses both divisions to create a consolidated set of simplified location and design standards, which have the effect of requiring outdoor bicycle parking similar to that required by existing standards for short-term parking, albeit with some requirements removed or made more flexible.

For example, the existing code requires short-term bicycle parking to be easily accessed from the street and visible to passersby, whereas long-term parking emphasizes enclosure and security. By eliminating the long-term parking standards but retaining limited short-term standards, the amendment mandates that parking be provided outdoors (or otherwise in plain sight) and made to be maximally accessible to the public. Additionally, the only design requirement retained is that “bicycle racks shall be anchored on improved non-permeable surfaces,” which does not necessitate but strongly suggests that parking is to be provided by bicycle rack exclusively.

GJMC § 21.08.020(d) Alternative Bicycle Parking.
The amendment deletes the provision allowing the Director to waive or reduce minimum space requirements, location requirements, and design requirements under unique or unusual circumstances. However, a reduction in the number of spaces required when bicycle parking facilities exist within nearby public right-of-way is retained and relocated to the consolidated “Location and Design” subsection.

NOTIFICATION REQUIREMENTS
Notice was completed as required by GJMC § 21.02.030(g). Notice of the public hearing was published on June 13, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth at GJMC § 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan. The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

At least six Plan Principles in the Comprehensive Plan, including Plan Principles 2, 3, 4, 5, 6, and 8, apply to bicycle parking and storage. A holistic analysis supports the proposed amendment:

Plan Principle 2: Resilient and Diverse Economy
Goal 1. Foster a vibrant, diverse, and resilient economy.
Strategy h. Strategic Economic Investments. Make strategic investments that provide growth of primary jobs, economic diversity, and/or promote retail sales tax revenue.

Goal 2. Support the development of a diverse, educated, healthy, and adaptable workforce.
Strategy a. Quality of Life. Continue to invest in the attributes of Grand Junction such as attainable housing, access to open space, arts and culture, and new recreational amenities that will enhance a high quality of life to provide an attractive location for potential new workers.
Strategy 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.

Goal 3. Promote Business Growth for a Diverse and Stable Economic Base.
Strategy b. Proactive Investment. Proactively invest in infrastructure and amenity projects, using the capital improvement plan, water and wastewater enterprise funds, and other public funding and financing tools to enhance the attractiveness of high priority growth and employment areas in coordination with public and private partners, when possible.
Strategy f. Barriers. Continue to identify and pursue ways to reduce barriers to entry for new businesses.

Goal 6. Invest in key infrastructure that supports businesses.
Strategy a. Attainable Housing. Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.
Strategy d. Regional Amenities. Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.
Strategy e. Core Infrastructure. Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan's Functional Classification and Active Transportation Maps.

Strategy g. Parking. Allow for sufficient parking that does not unduly burden businesses with the cost of building or maintaining surface lots.

Central to the HACTF recommendation is the argument that the current bicycle parking requirements not only place burdensome requirements on residential housing production directly but also inhibit housing production via upstream effects on the supply chain. Specifically, it is claimed that builders, contractors, and suppliers are negatively affected by the financial and opportunity costs of the space and facilities needed to meet existing bicycle parking requirements, especially considering the observed utilization of those facilities and intuitively low demand for bicycle facilities at sites employing manufacturing, distribution, and construction trades.

The provision of secure bicycle parking is important to the workforce because not all workers have access to motor vehicles, and public transit service is limited and may not meet the timing needs of individuals. The City's adopted plans anticipate the buildout of a multimodal transportation network that both attracts and supports the workforce needed to grow and sustain target industries. However, the primary mechanisms cited for achieving plan goals specifically related to transportation as an economic development tool are investment in the urban core, constructing trails connecting recreational destinations, and providing other attractive amenities.

Generally speaking, as a matter of policy, the HACTF has expressed support for plan implementation by strategic public investments based on citywide and context-specific considerations, rather than strictly or primarily through regulation applied to private development.

As further discussed below, the Comprehensive Plan contemplates investment in economic development, workforce support, and infrastructure using public funding sources. It is consistent with the strategies in Plan Principle 2 to distribute responsibility for bicycle parking and other infrastructure promoting business growth among private landowners, developers, end users, and the public through carefully considered policy, regulatory, and budgetary decisions.

The City's approach to Goal 6, Strategy g. regarding parking is multifaceted. It can be inferred by the reference to "surface lots" that the intent here is to reduce the burden of motor vehicle parking, but the same consideration can be applied to bicycle parking. The Zoning and Development Code, adopted in December 2023, reduced vehicle parking requirements across nearly all uses while introducing increased bicycle parking requirements, particularly pertaining to the number and design of long-term spaces required. The benefits of bicycle parking towards this strategy (and others, as discussed below) are apparent: any shift in mode share achieved by promoting active transportation through private and public investment alike may reduce the demand for vehicle parking with private development, the maintenance costs of motor vehicles on public streets, and workforce transportation costs.

However, the provision of privately-owned bicycle parking does not inherently or immediately reduce motor vehicle parking demand on any given development; rather, providing “sufficient parking” remains a function of market research and customer patterns, as demonstrated by the continued supply of ample vehicle parking beyond the minimum parking requirements of the code in most new development.

In the short-term, bicycle parking presents an additional building and maintenance cost, especially for those businesses where utilization is low, while the economic benefits depend upon long-term transportation policy and resultant public investments.

Plan Principle 3: Responsible and Managed Growth
Goal 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.
Strategy e. Zoning and Development Code. Ensure zoning and development regulations are consistent with the Comprehensive Plan.

Goal 2. Encourage infill and redevelopment to leverage existing infrastructure.
Strategy a. Underutilized Properties. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to: i. adaptive reuse of existing buildings (particularly those that have historic significance); ii. infill of existing surface parking lots; 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; and/or iv. public/private partnerships.

Goal 3. Collaborate with regional entities and service providers on growth and infrastructure issues.
Strategy c. State and County Roadways. Ensure impacts to state and County roadways associated with proposed development are analyzed. Understand the cumulative impacts of land use decisions upon these roadways to maintain desired levels of service.

Goal 4. Maintain and build infrastructure that supports urban development.
Strategy f. Parking. Evaluate current parking requirements to ensure that the resulting land usage and intensity align with City goals. Further, continue to implement the recommendations of the 2016 Downtown Parking Study regarding parking demand, location, timing, pricing, and supply.

Plan Principle 3, complemented by the growth plan described in Chapter 3, Land Use and Growth, emphasizes urban intensification via infill and redevelopment, limiting expansion of utility and transportation infrastructure, and ensuring sustained levels of service.

With respect to bicycle parking requirements, this principle cuts both ways. The City's codes and policies must avoid inhibiting infill and redevelopment to encourage compact, efficient growth patterns. Accordingly, vehicle parking in the City's core is not required, and successive code amendments have reduced minimum requirements citywide. Likewise, it can be reasoned that dedicating space and expense to bicycle parking may constrain infill sites, albeit in a lesser per-unit (vehicle/bicycle) impact. The code must account for those situations where the constraints presented by minimum bicycle parking requirements outweigh the benefits. Successful urban intensification in accordance with the Comprehensive Plan highlights that the transportation network should provide for short, safe, and comfortable trips from origin to destination for pedestrians, cyclists, and transit riders.

The proposed amendment balances these considerations by providing immediate relief from the financial and (especially) land use costs imposed by existing bicycle parking standards (both in quantity and quality) while preserving requirements for spaces at frequent origins and destinations. Multi-unit residential, offices, personal services, recreation and entertainment, restaurants, and retail will continue to have mandatory bicycle parking. The reduction in the number of spaces required remains consistent with similar reductions in vehicle parking spaces required. The amendment responds to the need for flexible infill and redevelopment and does not preclude elective present or future investment in bicycle parking and other multimodal infrastructure.

Plan Principle 4: Downtown and University Districts
Goal 2. Strengthen multimodal connections in and between the districts.
Strategy a. Pedestrian and Bicycle Network. Continue to enhance bicycle and pedestrian connections and infrastructure to and throughout Downtown, the Colorado River Corridor, and the University District with an emphasis on: i. improving safety and ease of use; ii. adding bicycle lane miles; iii. connections to areas beyond the city's original square mile; iv. exploring a bike-sharing and/ or scooter-sharing program; v. increasing convenient bicycle parking; vi. accessing transportation hubs such as the Amtrak station, Bustang, and Greyhound facilities; and vii. improving access to the Riverfront and Riverfront Trail.
Within the Downtown and University Districts, enhancing bicycle and pedestrian connections includes explicit direction to increase convenient bicycle parking. Each of the seven elements contributes an important role in implementing this strategy. The City has increased bicycle parking by providing public racks and by requiring bicycle parking with development. Prior to the adoption of the 2023 Zoning and Development Code, bicycle parking was required at a rate of 1 space per 20 vehicle spaces. The 2023 code replaced the method for determining the minimum number of bicycle parking spaces to one based on a flat requirement of two short-term and two long-term spaces plus additional spaces depending on use and square footage. Location and design standards were introduced to define and prescribe the means for providing short-term and long-term parking.

The proposed amendment represents a reduction of current regulations, but it is neither a reversion to the previous code nor inherently in conflict with the direction to increase convenient bicycle parking in these districts. The 2023 code, having followed the Comprehensive Plan in time, implemented this strategy (among others) with its revised bicycle parking requirements. However, because the strategy is not specific about the extent of the increase nor the manner of convenience for the bicycle parking, the proposed amendment's refinement to the existing standards may still be regarded as implementing the strategy and goal within Plan Principle 4.

Further, the City, Colorado Mesa University, and partner agencies routinely invest in multimodal improvements in and around these districts, including collaboration on the Grand Junction Mobility Hub, which will provide the area with additional bicycle parking spaces.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
Strategy g. Parking. Evaluate parking standards to ensure both sufficient parking for the context and area of which a project is planned to occur. Parking should be evaluated based on specific areas and should be consistent with the City's Urban Intensification goals.

Goal 2: Partner in developing housing strategies for the community.
Strategy a. Housing Strategy. Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.
Strategy b. Housing Incentives. Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.

Goal 4. Promote the integration of transportation mode choices into existing and new neighborhoods.
Strategy a. Neighborhood Connections. Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.
Strategy 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.
Strategy c. Missing Links. Prioritize walking and bicycling infrastructure improvements needed to complete gaps or "missing links" between existing neighborhoods and other community destinations such as schools, transit stops, neighborhood centers, parks, public open space, and trailheads.
Strategy d. Infrastructure Improvements. Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings,

and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

The City Council adopted the Grand Junction Housing Strategy on October 6, 2021 by Resolution No. 82-21. It has been amended twice, by Resolution No. 96-22 adopted December 21, 2022 and Resolution No. 74-24 adopted October 16, 2024. Both the 2021 Grand Junction Housing Strategy and the 2024 update included an evaluation of the Zoning and Development Code for opportunities to reduce barriers to affordable and diverse housing production. The reports call attention to occupancy limits, lot size, parking requirements, development fees, process improvements, and transportation infrastructure.

As discussed above, evaluating bicycle parking alongside vehicle parking through a context- and location-sensitive lens is appropriate in order to ensure that housing development and redevelopment via urban intensification are enabled. The HACTF recommendation is intended to reduce regulatory barriers and development costs in support of housing affordability objectives. When considering the cost of housing, it is important to acknowledge individual and family transportation costs as well as the indirect costs associated with development and the efficient use of land and infrastructure. Bicycle infrastructure, including secure and convenient parking, is an investment in long-term household and City fiscal health.

Reducing the minimum bicycle parking required with development does not preclude housing production that supplies adequate or even enhanced bicycle parking, nor does it preclude the City from choosing to make public investments in bicycle infrastructure through directly constructing bicycle parking spaces where appropriate or offering incentives, consistent with Goal 2, Strategy b., to provide it with private development. The transportation-specific strategies provided under Goal 4 emphasize the value of those infrastructure improvements which are most typically undertaken, whether tactically or at scale, by the City or partner agencies using dedicated funding sources.

Goal 4, Strategy b. reflects reasons to be geographically deliberate in aligning housing density with “areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.” While the language is not specific about the exercise of such discernment, it nevertheless acknowledges that some places are more or less suited to the intensification strategies of the Plan. Requirements for bicycle parking with private development may remain essential, but the burden they present to development may also be moderated by other factors without thereby rendering the requirements inadequate to their purposes of contributing to housing, land use, and transportation goals.

Plan Principle 6: Efficient and Connected Transportation
Goal 1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.
Strategy a. Balanced Modes. Consider and strive to balance the safety and needs of

all transportation modes—driving, bicycling, walking, and taking transit—in day-to-day planning, development review, and decision-making by the city.

Goal 2. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.
Strategy g. Parking. Plan for and implement parking options for both motorized and non-motorized travel modes as part of public infrastructure projects and with private infrastructure within developments.

Goal 4. Encourage the use of transit, bicycling, walking, and other forms of transportation.
Strategy d. First and Last Mile Connections. Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.
Strategy e. Bicycle Facilities. Continue to require the integration of bicycle parking as well as other facilities such as lockers and shower facilities as part of new development/redevelopment to encourage the use of bicycles for commuting.
Here, in Plan Principal 6, the Comprehensive Plan directly identifies the role of private development in providing necessary bicycle infrastructure and is specific about the expansion of parking options in quantity and quality. This direction is clear and merits attention.

To reiterate, the 2023 Zoning and Development Code significantly increased both the amount and the build quality of bicycle parking with new development over the code that preceded it. In this respect, the code did more than “continue to require the integration of bicycle parking,” it introduced new and fundamentally different kinds of bicycle parking. While the changes are inarguably in the direction of more and better integration of bicycle parking with development, they do not mandate lockers, showers, or other facilities of the sort contemplated by Strategy e. The existing standards are not demonstrably effective at encouraging the use of bicycles for commuting to the same degree that the envisioned lockers and shower facilities might be, nor are they necessarily better than those in the proposed amendment towards the goals of a more reliable, efficient, and safe transportation system.

Managing the impacts of growth on the transportation system for all network users is critical to maintaining quality of life and economic competitiveness. It is also an important function of fiscal sustainability and stewardship of public resources. Plan Principle 6 recognizes that most residents continue to rely on automobiles for daily trips, but invites a coordinated response to capacity constraints, traffic congestion, safety concerns, and infrastructure maintenance demands. Accordingly, the City has invested in roadway maintenance, targeted capacity improvements, expanded bicycle and pedestrian infrastructure, and transit partnerships to provide alternatives to driving and to manage overall system demand.

The HACTF recommendation may (but may not) reduce development-driven investment in bicycle parking specifically, but it does not inherently constrain the City's ability to support non-motorized travel. A combination of best practices and novel interventions may be employed to respond proportionately to the City's priorities and to any demonstrated, continual gaps in mobility choice.

Plan Principle 6 highlights mobility as an increasing concern for older residents and others experiencing obstacles to driving a single-occupancy vehicle, but who still require reliable transportation to access services and employment. Maintaining a baseline bicycle parking standard in new development supports long-term accessibility. The proposed amendment preserves bicycle parking requirements but narrows the scope to certain origins and destinations for bicycle trips.

Plan Principle 8: Resource Stewardship
Goal 2. Promote the use of sustainable development and waste reduction practices.
Strategy a. Maximize Existing Infrastructure. Concentrate urban development in areas that maximize existing infrastructure investment, reduce the loss of agricultural land, reduce impervious surfaces, and meet other resource stewardship goals.

Goal 3. Refocus conservation and sustainability efforts to achieve improved public and environmental health.
Strategy a. Sustainability Plan. Develop and implement a comprehensive sustainability plan that addresses, among other topics, climate change.
Strategy c. Integrate Land Use With Transportation. Continue to promote new development and redevelopment in centers and corridors to reduce vehicle miles traveled and greenhouse gas emissions as well as encourages walkability and active lifestyles.
Strategy e. Air Quality. Implement policies and support efforts to reduce air pollution from point sources as well as non-point sources, especially those related to transportation.

Plan Principle 8 promotes development patterns and transportation decisions that reduce vehicle miles traveled, greenhouse gas emissions, and air pollution. The Sustainability and Adaptation Plan (SAP), adopted July 3, 2024, fulfills Goal 3, Strategy a. The SAP directs the City to increase transportation mode options and the share of pedestrian and bicycle trips for local travel. It is noteworthy that bicycle parking is not identified as a priority action (although this may reflect the bicycle parking requirements already adopted in the 2023 code). Rather, the plan calls for actions including allowing (not requiring) low impact development techniques (Action C), establishing funding sources to support bicycle-friendly retrofits (Action D), and determining appropriate incentives for developers to install desired features that exceed minimum code requirements (Action F). The SAP therefore contemplates implementation of its goals and Comprehensive Plan Principle 8 through strategies that do not emphasize increased requirements on new development or redevelopment. Instead, the SAP is compatible with efforts to streamline

development processes and to make the provision of sustainable features an attractive option to developers.

As made clear in the Comprehensive Plan, it remains important to supply bicycle parking where it is most needed. The extent of the existing code's escalated requirements is not strongly supported by the Plan's contextual approach to building the right improvements in the right places to produce the intended outcomes. The proposed amendment strikes a balance to pursue housing production imperatives without precluding the continual advancement of multimodal transportation goals. Thus, and in totality, staff finds adequate support both within the Comprehensive Plan and in City Council's strategic planning directives for moderate code reforms in response to urgent housing priorities.

Staff finds that this criterion is met.

(B) Consistency with Zoning and Development Code Standards. The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The Zoning and Development Code establishes a coordinated framework for land use and site design that incorporates transportation, access, and parking requirements intended to create and sustain an integrated multimodal system. The bicycle parking requirements at § 21.08.020 cannot be isolated from other sections governing street design, bicycle access, circulation, and off-street parking. Chapter 21.08 works in concert with site design, subdivision, density, and infrastructure standards to ensure that development supports safe, efficient, and cost-effective travel along with land use patterns consistent with the housing, economic development, and fiscal responsibility goals of the Comprehensive Plan. It is therefore necessary to ensure that any code amendment does not impose consequences that are inconsistent with the purposes of this constellation of requirements.

The purpose statement for off-street parking at § 21.08.010 provides that the regulations within Chapter 21.08 are intended 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 vehicle parking spaces. Bicycle parking also plays a role in reducing demand for automobile parking; however, as discussed earlier, its effectiveness in this role may be limited in the absence of appropriate land use patterns and adequate public infrastructure. In any case, bicycle parking is an established and important contributor to the transportation system envisioned for the future of Grand Junction.

The provision of an effective multimodal transportation network is premised on the assumption that public bicycle and pedestrian infrastructure will be complemented by

facilities at origin and destination sites, including, explicitly, 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.

The proposed amendment removes minimum bicycle parking requirements for multiple use categories and reduces location and design standards. While this may present as a threat to the functional relationship between bicycle access, circulation, parking, site design, and infrastructure standards, the proposed amendment is not a complete repeal, nor is there an inherent contradiction to revising bicycle parking requirements, even in the direction of lesser quantities or quality. The long-range context, which bicycle parking with private development is intended to promote and not to inhibit, is implementation of a transportation network that complements land use patterns, infrastructure investments, and fiscal stewardship to meet the needs of the City.

This criterion does not require for its satisfaction that the proposed text amendment preserves the same degree or means of plan implementation as the existing language. Rather, to be met, the amendment must preserve consistency and not create conflicts or contradictions internal to the code. The proposed amendment preserves bicycle parking requirements in locations and in a manner which, it is argued, is most essential and proportionate to the need. The argument is no less compelling than one which would find that the existing requirements, and only the existing requirements, are compatible with the rest of the code. The argument in favor of reducing regulatory burden under this circumstance also has the advantage of allowing that development may continue to supply additional bicycle parking of any quality now, or to enhance options in the future as the network improves and demand presumably increases.

Therefore, the proposed amendment does not contradict the purposes of Chapter 21.08, nor does it prevent the realization of multimodal transportation targets. Rather, it replaces one set of requirements with another, which may continue to be implemented in a consistent and predictable manner in accord with the rest of the code.

Staff finds that this criterion is met.

(C) Specific Reasons. The proposed Code Text Amendment shall meet at least one of the following specific reasons:

a. To address trends in development or regulatory practices;

Recommendations of the HACTF invoke, even when they do not name in response to this criterion, the trend in City regulatory practices, consistent with Resolution No. 47-25 establishing the HACTF, to reduce the regulatory burden of developing new affordable and workforce housing which would result in reducing

housing costs. Similarly, the City's Strategic Framework calls for "promot[ing] housing affordability." Specifically, the amendment addresses trends towards maximizing housing production through code flexibility.

Nationally recognized planning and transportation organizations, including the American Planning Association, the National Association of City Transportation Officials, and the American Association of State Highway and Transportation Officials, consistently recommend integrating bicycle parking into new development and redevelopment as a standard component of a multimodal transportation system. The absence of origin and destination bicycle parking is noted as an important limitation in contemporary contexts, and each organization promulgates recommendations for implementing guidelines and standards to introduce more bicycle parking with development.

While the amendment reduces requirements for bicycle parking within private development, it preserves requirements where arguably bicycle parking is most needed to effectuate adopted transportation, land use, and housing goals.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The HACTF identifies development issues related to site flexibility for multi-unit dwellings and the functional efficiency of commercial and industrial uses, noting that prescriptive bicycle parking standards may increase costs, 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 in housing pipeline industries, which may itself affect housing delivery and affordability.

This proposal relies largely on the principle that flexibility and partial or total relief from some bicycle parking requirements will reduce burdens on homebuilding and free up resources for providing additional or more affordable housing.

The approach represented by this amendment addresses specific development issues in a manner that consistently applies regulatory trends, and the amendment clearly modifies requirements for (all) development in general by its changes in parking quantity and quality standards.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Specific reasons a and b are satisfied. Staff finds that this criterion is met.

FINDING OF FACT AND RECOMMENDATION
After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with GJMC § 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendment to Title 21 is consistent with the Comprehensive Plan and the Zoning and Development Code and meets at least one of the specific reasons outlined.

The Planning Commission heard the request at the June 23, 2026 regular meeting and voted (4-3) to recommend approval.

FISCAL IMPACT:

There is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5331, an ordinance amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage, on final passage and order final publication in pamphlet form.

Attachments

1. HACTF Recommendation No. 6 Bicycle Storage
2. HACTF Revised Recommendation 06.02.2026
3. UTC Letter - Long Term Bike Parking Code Change
4. Planning Commission Minutes - 2026 - June 23 - DRAFT
5. Draft 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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Discussion Draft HACTF

§ 21.08.020. Bicycle parking and storage.

(a) **Amount Required.** Bicycle parking shall be provided for the following Principal Uses.

(i) Food and Beverage, Office and Personal Services, Recreation and Entertainment, and Retail Sales: 2 spaces plus 1 space per 20,000 square feet of gross floor area

(ii) Multi-Unit dwelling: 2 plus .025 per unit

(b) **Location and Design.**

(1) All bicycle parking areas shall be designated for bicycle parking only and located so that they are easily accessed from the street, clearly visible to passers-by for natural surveillance.

(2) Bicycle racks shall be anchored on improved non-permeable surfaces and 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.

(3) 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 is provided on site.

April 23, 2026

City Council
City of Grand Junction
250 N. 5th St.
Grand Junction, Colorado 81501

Subject: Planning and Zoning Code Changes – Long Term Bike Parking
Housing Affordability Code Task Force

To Grand Junction City Council,

On behalf of Grand Junction's Urban Trails Committee (the Committee), we are disappointed to learn of the Housing Affordability Code Task Force's (HACTF) proposed changes to the Zoning and Development Code regarding bicycle storage/parking. According to 2024 US Census Data, approximately 20% of the Grand Junction Workforce does not utilize a personal vehicle to commute to work. Such census data likely underreports all persons that could benefit from secure bicycle storage, including students who commute to class and other obligations. Secure bicycle storage is a necessary component of supporting this segment of the population. The Committee notes that removal of long-term bicycle parking requirements may have unintended impacts on transportation access and options, particularly for residents who depend on active transportation.

The Committee has heard from local community members that bicycle theft is a major issue that drastically impacts bicycle users. Community members who commute by bicycle need a secure place to lock their bikes at home and work. When an employee's most reliable form of transportation is a bicycle, that person needs to be confident that their bicycle will be where it was last parked. Unlike an automobile, a bicycle can be carried away with little effort.

Maintaining a range of transportation choices is consistent with broader City goals related to accessibility, system efficiency, and overall community well-being. As such, the Committee strongly opposes HACTF's proposed reduction in minimum short and long-term bicycle parking at Grand Junction Municipal Code 21.08.20.

As an advisory committee to Grand Junction's City Council, the Committee is tasked with guiding elected officials and City Staff on programming, policy, and physical infrastructure to ensure our entire community has access to safe, comfortable, and right-sized transportation options to meet their daily needs. The Committee believes that a representative of the Urban Trails Committee should be appointed to the HACTF, or at a minimum consulted on transportation related issues, in an effort to represent the needs of Grand Junction residents who rely on active transportation to move through the City. Committee members have first-hand experience with cost effective measures that satisfy the current requirements of 21.08.20.

Thank you for the opportunity to provide input on this matter. The Committee appreciates City Council's consideration.

Sincerely,
The City of Grand Junction Urban Trails Committee

Brent Starnes

Brent Starnes
Chair, Urban Trails Committee

Maureen Garelick

Maureen Garelick
Vice Chair, Urban Trails Committee

CC: HACTF
Mike Bennett
Kimberly Bullen
Tamra Allen
Trent Prall
Grand Junction Planning Commission

GRAND JUNCTION PLANNING COMMISSION
June 23, 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; Ian Thomas, Gregg Palmer, Ian Moore, Robert Quintero, Keith Ehlers, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 Road.

Staff Presentation
Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
There were no questions from Commissioner's for staff.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
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 Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

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Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

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Commissioner Palmer seconded; Commissioner Moore requested to amend the motion to add back a minimum of two short-term spaces for industrial and other non-residential uses. Commissioner Thomas seconded the amended motion.

The vote to amend the motion failed 3-4 with Commissioners Weckerly, Quintero, Palmer, and Ehlers voting No.

Commissioner Palmer restated his second to Commissioner Quintero's original motion.

Motion passed 4-3 with Commissioners Zyvan, Moore, and Thomas voting No.

3. Zoning Code Amendment - Certified Irrigation Designers 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 Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

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Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

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ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

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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 PARKING AND STORAGE

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 an item concerning the provision of bicycle parking with development that pose challenges to the implementation of adopted principles, goals, and strategies of the City.

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):

21.08.020 BICYCLE PARKING AND STORAGE.

(a) Amount Required. Bicycle parking shall be provided for the following Principal Uses at a rate of 2 spaces plus 1 space per 20,000 square feet of gross floor area:

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(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:~~ Food and Beverage Service, Office and Personal Services, Recreation and Entertainment, and Retail Sales: 2 spaces plus 1 space per 20,000 square feet of gross floor area.

~~Table 21.08-3: 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 3,000 square feet of gross floor area~~	~~2 plus 1 per 12,000 square feet of gross floor area~~
~~Office uses~~	~~2 plus 1 per 20,000 square feet of gross floor area~~	~~2 plus 1 per 18,000 square feet gross floor area~~
~~Industrial uses*~~	~~2~~	~~2 plus 1 per 15,000 square feet internal gross floor area~~
~~All other nonresidential uses~~	~~2 plus 1 per 20,000 square feet of gross floor area~~	~~2 plus 1 per 12,000 square feet internal 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.~~ Multi-unit dwelling: 2 spaces plus 0.025 spaces per dwelling unit.

(b) Location and Design.

(1) ~~Short-Term Bicycle Spaces.~~ All bicycle parking areas shall be designated for bicycle parking only and located so that they are easily accessed from the street and clearly visible to passersby for natural surveillance.

~~(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 passers-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~~

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~~(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.~~ Bicycle racks shall be anchored on improved non-permeable surfaces and 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.

(3) The quantity of required spaces may be reduced if existing bicycle parking facilities are located within 100 feet of the building's main entrance within the public right-of-way, provided that a minimum of two bicycle parking spaces is provided on site.

~~(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) 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.~~

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~~(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.~~

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.

ATTEST:

_____

Laurel Lutz
President of the City Council

_____

Selestina Sandoval
City Clerk

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Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: July 15, 2026

Presented By: Daniella Acosta, Principal Planner

Department: Community Development

Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 18.96 Acres of Land and an Ordinance Annexing the Bennett Annexation, Located at the Southern End of 23 Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Bennett Annexation and final passage and publication in pamphlet form of the annexation ordinance for the property. This property will request a zone of annexation as a part of a future action.

EXECUTIVE SUMMARY:

The Applicant, Redlands Three Sixty, LLC, is requesting annexation of approximately 18.96 acres located at the southern end of 23 Road. The subject property will be incorporated into the larger Redlands 360 development.The 18.96 acres consist of one parcel located at the southern end of 23 Road, Parcel Number 2945-172-00-183. The subject property is currently vacant, containing only overhead powerlines and a network of soft-surface trails.

The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for inclusion into the larger Redlands 360 property, a forthcoming request for a PD amendment, and future development of a residential subdivision. The approximately 18.96-acre parcel being annexed is not being assigned a Zone of Annexation as part of the annexation action. Consistent with Colorado law, the property will enter the City without a City zoning designation. State statute allows a municipality up to 90 days following annexation to assign zoning to annexed property. Accordingly, the Planning Commission and City Council will consider a separate future action to amend the Redlands 360 Planned Development/Outline Development Plan (PD/ODP), which would incorporate the parcel into the existing ODP and establish Planned Development (PD) zoning, within the requisite statutory timeframe.

BACKGROUND OR DETAILED INFORMATION:

ANNEXATION REQUEST

The applicant, Redlands Three Sixty, LLC, is requesting annexation of approximately 18.96 acres located at the southern end of 23 Road. The subject property is occupied by a single-unit residence and accessory structures. Annexation is requested to zone, incorporate the property into the larger Redlands 360 Development and subdivide the property for residential development. The property is Annexable Development per the Persigo Agreement. The request for zoning will be considered separately by City Council, but concurrently with the annexation request, and will be heard in a future Council action.

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held at the Monument Baptist Church located at 486 30 Road on October 21, 2025. The applicants and their representative, City staff, and 25 members of the public attended.

FINDINGS OF FACT

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 Bennett 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 proposed annexation complies with the contiguity requirements of Colorado Revised Statutes, as not less than one-sixth of the perimeter of the area proposed for annexation is contiguous with the existing City limits. The total annexation perimeter is approximately 3,893.83 linear feet, with approximately 1,849.35 linear feet contiguous to existing City boundaries. This represents approximately 47.5 percent contiguity, exceeding the statutory minimum requirement.

c) A community of interest exists between the area to be annexed and the City.

This is so in part because the Central Grand Valley is 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.

d) The area is or will be urbanized in the near future.

The subject property is currently vacant; however, the annexation is proposed to facilitate future development as part of the Redlands 360 project. The property is adjacent to existing City limits and is anticipated to urbanize in the near future through the extension of municipal services and planned development.

e) The area is capable of being integrated with the City.
The proposed annexation area is adjacent to the city limits along 23 Road to the west and has direct access to 23 Road. Urban services are available to and can be extended to serve the subject property for future development.

f) No land held in identical ownership is being divided by the proposed annexation.
The annexation consists of one property and 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 consent to the City to annex the property.

Staff recommends approval of this request.

FISCAL IMPACT:

Utilities: The property is located within the Ute Water Conservancy District service area; therefore, the annexation will have no fiscal impact on the City's Water Enterprise Fund. The property is also within the Persigo Wastewater Treatment System service area, with sewer service available along 23 Road. Any future development will be required to pay applicable Plant Investment Fees (PIFs) for new sewer service connections. Accordingly, no fiscal impact to the Sewer Enterprise Fund is anticipated.

Engineering and Transportation/Operations: Engineering and Transportation / Operations – The proposed annexation consists of currently vacant property and does not include any existing Mesa County rights-of-way or infrastructure facilities. As a result, no additional roadway, drainage, or streetlighting infrastructure will be incorporated into the City's inventory, and no direct operational or maintenance impacts are anticipated.

SUGGESTED MOTION:

I move to adopt Resolution No. 61-26, a resolution accepting a petition to the City Council for the annexation of lands to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Bennett Annexation, approximately 18.96 acres, located at the Southern End of 23 Road.

I move to adopt Ordinance No. 5334, an ordinance annexing territory to the City of Grand Junction, Colorado, the Bennett Annexation, approximately 18.96 acres, located at Southern End of 23 Road, on final passage and order final publication in pamphlet form.

Attachments

1. Legal Description
2. Neighborhood Comment Meeting Documentation

3. Site Maps
4. Annexation Petition
5. Annexation Plat Map
6. Development Application
7. Annexation Information Sheet - R360 Bennett Parcel Annexation
8. Resolution Accepting Petition
9. Annexation Ordinance

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet
7. Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

Description by:
Alexandre B. Lheritier, PLS 38464
City of Grand Junction
244 North 7th Street
Grand Junction, CO 81501

Redlands 360 Development – ODP Amendment/Annexation of 19 Acre Parcel

SUMMARY OF NEIGHBORHOOD INFORMATION MEETING
TUESDAY, OCTOBER 21, 2025, FROM 5:30 PM TO XXXPM
MONUMENT BAPTIST CHURCH, 486 23 ROAD, GRAND JUNCTION, CO

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist, from 5:30 pm to 7:00 pm. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from LaPlata Communities/Redlands 360; Jane Quimby, Project Manager, Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

Jane Quimby made introductions and explained the purpose of the meeting was to identify new areas being brought into the ODP/PD (Outline Development Plan/Planned Development zoning) and changes to the 2022 approved ODP. She then introduced Cody who gave a power point presentation.

Cody Humphrey began his presentation, a copy of which is included as an attachment to this summary. Cody showed the original ODP and the areas to be brought into the ODP. He stated the total area was approximately 628 acres, including Renaissance and Canyon Rim. Cody talked about the density, 1,300 – 1,750 units, with 6 acres of commercial and approximately 35 acres of parks.

Cody gave a summary of the submittal and made the following points:

- Will be amending the approved ODP to incorporate the additional 29 acres (two 5 acre parcels already in the city limits and one 19 acre parcel in the county, to be annexed into city limits).
- The ODP provides zoning and anticipates land use.
- The phasing and graphics will be updated.
- Implementation of outdoor lighting policy/dark sky lighting, limiting streetlights, etc.
- Would like to mimic what exists in Redlands Mesa.

Cody then showed the current approved plan and the new parcels in relation to the approved ODP. He explained that the density of the development is medium density, up to 12 units per acre. He explained that the "bubbles" shown on the approved ODP don't necessarily equate to development. The topography is very challenging and 12 units or higher density would work better on flatter ground, like the attached dwelling units in Filing 2. He said that the 29 acres would lean more toward single family detached product because of the topography. Questions/comments ensued.

The conversation had very little to do with the ODP Amendment/Annexation.

- Complaint about S. Broadway one-way street.
- How does traffic flow work?
    - Cody and Jane explained that there will be two roundabouts and turn lanes to calm traffic flow.
- Is 19 acre parcel next to S. Broadway?
    - No – separated by the ditch and a piece of land.
- Will there be access to the slide show?
    - Part of neighborhood meeting summary/public record.
- Project is too dense. Where are the buyers coming from?
    - Some out of state, some from other parts of Colorado. The original ODP was approved four years ago and was a very long process with many opportunities for public comment.
    - Jane noted that the project is an infill project and the City wanted higher density. This is a 25-year project to build out. The project may struggle to get to the minimum required density of 1,300 dwelling units.
- How much of the wetlands on the corner parcel are retained?
    - All.

Cody began to wrap up his presentation and the conversation shifted to traffic mitigation with the three added parcels. Cody explained that the added parcels don't generate enough traffic to change the existing traffic impact studies. Jane talked about current traffic mitigation including the roundabout at 23 Road and Broadway, planned left turn lanes and the planned internal round about, all of which will mitigate traffic and create a safer environment.

Questions about the annexation of roadways and what is the eventual plan for Hwy 340. Cody and Jane explained that the 340 roundabout will start as one lane but can accommodate two lanes based on the design. The City's ultimate plan is for 340 to become four lanes from Ridges Blvd. to Redlands Parkway. When the roadway is widened to four lanes, the roundabout will also be modified to accommodate two lanes of traffic.

Question about how irrigation will be handled. It was explained that the overall project has 75+ irrigation shares and only the common areas will be irrigated. It was also explained that the project will keep most of the trails and maintain current hillsides. The recent 500-year storm event and drainage issues were discussed. Drainage for county residents is an issue and they were advised to talk to the county about the existing issues.

The attendees brought up the power outages that are still regularly occurring. Jane explained that they had notifications of regular outages with regards to the irrigation pumps. She noted that the development is required to install infrastructure as they go, including transformers, lines, etc. The outages tend to occur when it is very windy or hot.

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The conversation shifted back to the ODP Amendment and dark sky policy. Cody reiterated that the phasing plan will likely change. He and Jane advised they are working with the city on the dark sky definition. Jane added that most existing residences are in the county and that the Redlands 360 development has to try and find a compromise that meets city code while providing a safe environment without overexposing. Redlands Mesa is a good example. The attendees wanted to know if there will be lighting limits on retail areas and the response was yes.

Final questions:

- Recap common areas/open space?
    - There are 11 parks, 7 trailheads or about 1/3 of the total acreage.
- When will construction of Filing 2 begin.
    - February 2026
- Filings 3 and 4?
    - About the same time.

The meeting adjourned at 7 PM.

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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Lynn & Tyler	399 MIRADA CT	LYNN_MANAHAN@hotmail.com
2. Jack Rogan	434 Athens Way	johnfrogan@yahoo.com
3. Kristl Holtz	2285 S. Arriba Cr. GJ	Kristlhtz16@yahoo.com
4. Kathy Weida	392 Caprock Ct	lasvegaskat36@hotmail.com
5. Denise & Sarah	204 Easter Hill Dr	denthom1958@msn.com
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. RondaBoenda Wuthers	2305 S BROADWAY	970-210-9900
2. Sarah + Mark Caldwell	2281 Holy Cross Ct	972-998-5716
3. Wendy Beckius	203 Easter Hill Dr.	970-379-2155
4. Douglas Scott	2219 RENAISSANCE BLVD	402-479-3268
5. Pam & Craig Tate	2225 Redlands PKWY	970-618-5445
6. Tom & Diana Baergsten	2307 S. Broadway	970-241-1798
7. Carol Coburn	108 Columbine Ct	970-778-1209
8. Steve & Natalie Hosch	2284 Holy Cross Ct.	
9. Betty Balko	1120 Mesa Grande Dr.	970-260-8032
10. Jimmy Cripple	442 Montero	970-471-3343
11. Doug Quimby	422 E Vermijo, Colorado Springs	
12. Sue Smith	2217 Renaissance Blvd	
13. Tracy Stukes - RCC		
14. Jarl Quimby		
15. Jessica Johnsen City CG		
16.		
17.		
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

	Name	Address	Phone/Email
1.	Cheryl Cable	403 Mirada Ct.	
2.	Dan O'Neil	214 Eastern Hill Dr.	
3.	Steve Cable	403 Mirada Ct.	
4.	Brittney Archie	2220 Da Vinci	
5.	Kip Archie	2220 Da Vinci	
6.	Jan Di Girolamo	2282 Holy Cross CT	
7.	Dan & LaDonna Salamon	2290 S Broadway	
8.	Don Gravette	422 E Hermijo CO	don.gravette@one la Plata.us
9.	Melissa Connor	2219 Rewhissang Blvd	
10.			
11.			
12.			
13.			
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15.			
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2 EMBS TRUST
120 MESA GRANDE
GRAND JUNCTION CO 81507

2241 S BROADWAY LLC
1985 1/2 S BROADWAY
GRAND JUNCTION CO 81507

ABBOTT WILLIAM ALLEN
ABBOTT ROBERTA JEAN
435 RENAISSANCE CT
GRAND JUNCTION CO 81507

ALDOUS ZOE
449 S CAMP RD
GRAND JUNCTION CO 81507

ALLEN TODD
ALLEN KARI J
2140 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

ANDERSON THOMAS MICHAEL
ANDERSON LINDSAY NICOLE
3393 FLORENCE WAY
DENVER CO 80238

ANDREWS WILLIAM M
ANDREWS ELENA J, HART LEANNE G &
CALABRESE KERRYN J GRANTEE
BENEFICIARIES
375 CAPROCK DR
GRAND JUNCTION CO 81507

ANN W LEWIS UTA DATED APR 30 2015
SARGENT DALE
370 TEEGAN CT
GRAND JUNCTION CO 81507

APP TRUST
2216 DA VINCI PL
GRAND JUNCTION CO 81507

ARCHIE KIP DAVID
ARCHIE BRITTNEY NICOLE
2220 DA VINCI PL
GRAND JUNCTION CO 81507

ATCHLEY WILLIAM W
402 ALTAMIRA CT
GRAND JUNCTION CO 81507

ATKINS MITCHELL TALMADGE
ATKINS TRACY TWINN
221 ALCOVE DR
GRAND JUNCTION CO 81507

BAKER MICHAEL L
354 TEEGAN CT
GRAND JUNCTION CO 81507

BARGSTEN TOM S
BARGSTEN DIANA L
2307 S BROADWAY
GRAND JUNCTION CO 81507

BEAN JARED LEE
BEAN JAMI F
113 E ALCOVE DR
GRAND JUNCTION CO 81507

BECKIUS JOHN M
BECKIUS WENDY K
203 EASTER HILL DR
GRAND JUNCTION CO 81507

BELATTI DANIEL A
BELATTI HEIDI L
447 RENAISSANCE CT
GRAND JUNCTION CO 81507

BENNETT BETTY C
2324 S BROADWAY
GRAND JUNCTION CO 81507

BENNETT MICHAEL P
BENNETT TARA G
2270 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

BERGUER ALEXANDRA
COYLE BENJAMIN T
2199 S BROADWAY
GRAND JUNCTION CO 81507

BIGUM ALFRED BUSBY
BIGUM EDITH MARIE
432 ATHENS WAY
GRAND JUNCTION CO 81507

BIRD WILLIAM
BIRD MEREDITH K
200 EASTER HILL DR
GRAND JUNCTION CO 81507

BLAYLOCK CLINT
BLAYLOCK DANYIELLE
404 MIRADA CT
GRAND JUNCTION CO 81507

BLM
2815 H RD
GRAND JUNCTION CO 81506

BOARDWINE GWEN A
2287 HOLY CROSS CT
GRAND JUNCTION CO 81507

BOGART JASON
BOGART SARAH
212 EASTER HILL DR
GRAND JUNCTION CO 81507

BONAN-HAMADA CATHERINE M
BONAN-HAMADA EDWARD K
432 MONTERO ST
GRAND JUNCTION CO 81507

BOOTH ROBERT L
BOOTH ANDREA A
394 MIRADA CT
GRAND JUNCTION CO 81507

BRIGHTSTAR GOLF REDLANDS MESA
LLC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

BROOM JEFFREY
2308 S BROADWAY
GRAND JUNCTION CO 81507

BUBAR RONNIE D
2333 S BROADWAY
GRAND JUNCTION CO 81507

BUTLER BRADLEY E
BUTLER BARBARA R, KMAIGIATTD TRST
DTD NOV 22 2019 GRANTEE BENEFICIARY
429 RIO VISTA RD
GRAND JUNCTION CO 81507

BUTSON JOSHUA LINCOLN
BUTSON TARA MAE
358 CAPROCK DR
GRAND JUNCTION CO 81507

CABLE STEVEN W
CABLE CHERYL A
403 MIRADA CT
GRAND JUNCTION CO 81507

CALDWELL SARAH DEW
CALDWELL JOHN MARK
2281 HOLY CROSS CT
GRAND JUNCTION CO 81507

CAMELOT INVESTMENTS LLC
809 LAKESIDE DR
CARBONDALE CO 81623

CHMURA BRUCE T
CHMURA SHARON F
437 MEADOWS WAY
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

CLUB VILLAS HOMEOWNERS
ASSOCIATION INC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

COFFELT CHRIS
COFFELT MELANIE
2283 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

COHAN WILLIAM T
COHAN A R
2293 BROADWAY
GRAND JUNCTION CO 81507

COHEE JONATHAN LEE
COHEE STEFANIE ANN
2318 LONETREE
GRAND JUNCTION CO 81507

COHEN SETH HOWARD
COHEN JEANNE LYNETTE
2266 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

COLE MATTHEW W
477 23 RD
GRAND JUNCTION CO 81507

COLEMAN TYLER L
MILLOY HANNAH E
2286 HOLY CROSS CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
356 CAPROCK DR
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
440 RUST CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
445 ATHENS WAY
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
446 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

CONNOR & SCOTT LIVING TRUST
DATED AUG 8 2019
2219 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

COPELAND JEFFREY T
COPELAND KATHLEEN M
448 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

COPPLE JAMES
9299 GYPSUM CREEK RD
GYPSUM CO 81637

CRUM STEVEN C
CRUM SANDRA K
383 CAPROCK DR
GRAND JUNCTION CO 81507

CULLINANE FAMILY LIV TRST U/A DTD
JAN 6 2022
2216 TUSCANY AVE
GRAND JUNCTION CO 81507

CUMMINGS RONALD R
CUMMINGS NANCY ELLEN
449 RENAISSANCE CT
GRAND JUNCTION CO 81507

CUNNINGHAM BARRY K
HURST KAREN J
2221 TUSCANY AVE
GRAND JUNCTION CO 81507

DATRI EDWARD JR
DATRI CECILIA
2289 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

DEMUTH MICHAEL J
DEMUTH GRETCHEN D
2281 S BROADWAY
GRAND JUNCTION CO 81507

DERE BRIAN
DERE JENNIFER
1173 23 1/2 RD
GRAND JUNCTION CO 81505

DESROSIERS DON C
455 WILDWOOD DR
GRAND JUNCTION CO 81507

DISTINCTIVE DESIGN BUILD LLC
566 W CRETE CIR UNIT 4
GRAND JUNCTION CO 81505

DIX LAUREN
THOMPSON STEPHEN L
366 CAPROCK DR
GRAND JUNCTION CO 81507

DONALDSON KURTZ LIVING TRUST
DATED JUN 2 2017
2214 CANYON RIM DR
GRAND JUNCTION CO 81507

DUNCAN DARRELL LANE
DUNCAN MICHELE MARIE
449 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

DURHAM CHRISTOPHER SCOTT
DURHAM JEANETTE MARIE
396 MIRADA CT
GRAND JUNCTION CO 81507

ERB ROCKY
ANN ERB LORI
444 MONTERO ST
GRAND JUNCTION CO 81507

FITZGERALD STEPHEN J
FITZGERALD SHERYL S
441 ATHENS WAY
GRAND JUNCTION CO 81507

FIXTURE STUDIO CONSTRUCTION &
DEVELOPMENT LLC
600 ROOD AVE STE 301
GRAND JUNCTION CO 81501

FORD SCOTT
FORD SHANNA
386 TEEGAN CT
GRAND JUNCTION CO 81507

FOWLER MICHAEL H
440 MONTERO ST
GRAND JUNCTION CO 81507

FREEMAN DANIEL ADAM
FREEMAN KATHERINE
2879 MESA AVE
GRAND JUNCTION CO 81501

FREEMAN DOUGLAS
FREEMAN ANUPAMA
438 RENAISSANCE CT
GRAND JUNCTION CO 81507

GAASCHE GLENN
GAASCHE BARBARA
2286 S BROADWAY
GRAND JUNCTION CO 81507

GALLEGOS-MARTINEZ ALLISON
AMBRIZ AMBRIZ DANIEL
424 LOIS ST
CLIFTON CO 81520

GARRISON DANIEL ALAN
BELL SARAH ANNE
2217 TUSCANY AVE
GRAND JUNCTION CO 81507

GAURMER ZACKARY D
GAURMER JAIME A
103 ALCOVE DR
GRAND JUNCTION CO 81507

GECHTER CHARLIE
ECHTER WENDI
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GEE VICTORIA L
BOERNER SEAN
2289 HOLY CROSS CT
GRAND JUNCTION CO 81507

GIALLANZA CHARLES A
GIALLANZA TRISHA A
2223 TUSCANY AVE
GRAND JUNCTION CO 81507

GNEISS HOME LLC
611 24 RD UNIT 1
GRAND JUNCTION CO 81505

GODS COUNTRY HOMES LLC
1173 23 1/2 RD
GRAND JUNCTION CO 81505

GOETZMANN CUSTOM HOMES INC
PO BOX 331
MONUMENT CO 80132

GOETZMANN PHILIP A
7595 WINDING OAKS DR
COLORADO SPRINGS CO 80919

GONYEAU JAY E
GONYEAU LEAH L, GONYEAU BRADFORD
JAY GRANTEE BENEFICIARY
381 CAPROCK DR
GRAND JUNCTION CO 81507

GONZALES JEROME
364 TEEGAN CT
GRAND JUNCTION CO 81507

GONZALEZ ERIC A
GONZALEZ ERICA
985 MARTINGROVE CT
WESTERVILLE OH 43081

GOODWILL MICHAEL E
GOODWILL CLIFFORD L
437 RUST CT
GRAND JUNCTION CO 81507

GRAND JUNCTION LAND COMPANY
LLC
600 HOPKINS AVE STE 303
ASPEN CO 81611

GRAND VALLEY INVESTMENT GROUP
LLC
1755 TELSTAR DR STE 109
COLORADO SPRINGS CO 80920

GRAND VALLEY INVESTMENT GROUP LLC
REDLANDS THREE SIXTY LLC, JANE
QUIMBY
422 E VERMIJO AVE STE 100
COLORADO SPRINGS CO 80903

GUNTER THOMAS A
GUNTER JUANITA
451 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

GUSTAFSON BRYCE
106 1/2 EASTER HILL DR
GRAND JUNCTION CO 81507

GUTHRO JAMES P
GUTHRO NICOLEENA M
380 CAPROCK DR
GRAND JUNCTION CO 81507

HALL SCOTT T
HALL LAUREN E
2215 TUSCANY AVE
GRAND JUNCTION CO 81507

HALLIDAY STEVAN W
DALLAGO REGINA A
395 MIRADA CT
GRAND JUNCTION CO 81507

HAMON STANLEY A
HAMON PAMELA H
434 RUST CT
GRAND JUNCTION CO 81507

HARAWAY JAMES A
MARTHA C HARAWAY
377 CAPROCK DR
GRAND JUNCTION CO 81507

HARMELING MICHAEL B
HARMELING CASSIE C
103 N EASTER HILL DR
GRAND JUNCTION CO 81507

HARRIS DANIEL L
HARRIS JENNIFER C
396 CAPROCK CT
GRAND JUNCTION CO 81507

HARRIS JUSTIN D
2225 TUSCANY AVE
GRAND JUNCTION CO 81507

HARSHA MARK
HARSHA DANEEN M
376 CAPROCK DR
GRAND JUNCTION CO 81507

HARTSFIELD ELLEN ATHENA
211 OAK DR
DURANGO CO 81301

HASTY TINA
HASTY SHAWN
2287 BROADWAY
GRAND JUNCTION CO 81507

HAUER KYLA ANN
470 23 RD
GRAND JUNCTION CO 81507

HECKEL TIMOTHY L
HECKEL CLAUDIA L
445 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

HEMSTAD ERIK A
393 MIRADA CT
GRAND JUNCTION CO 81507

HERBERT & LAURIE AM HOLZBAUER
LIV TRST DTD AUG 29 2017
506 BLEVINS RD
GRAND JUNCTION CO 81507

HERRERA JUAN ESPINOZA
ESPINOZA LILY
2299 BROADWAY
GRAND JUNCTION CO 81507

HILL KIM
2276 HOLY CROSS CT
GRAND JUNCTION CO 81507

HOAGLUND ROGER M
HOAGLUND DELORES J
2239 S BROADWAY
GRAND JUNCTION CO 81507

HOFFMAN MICHAEL R
GOAD DOLORES S
401 MIRADA CT
GRAND JUNCTION CO 81507

HOLTZ PETER G
3204 RAYBURN ST
LAS VEGAS NM 87701

HOOPER DANIEL JR
HOOPER CARRIE
2269 HOLY CROSS WAY
GRAND JUNCTION CO 81507

HOSKIN GREGORY K
HOSKIN DOROTHY D
411 RIO VISTA RD
GRAND JUNCTION CO 81507

HOUK RICHARD D
HOUK THERESE L
398 CAPROCK CT
GRAND JUNCTION CO 81507

HOWARD CRAIG A
HOWARD LAURA A
2292 S ARRIBA CIR
GRAND JUNCTION CO 81507

HOWARD JOHN V JR
HOWARD VALERIE MARIE
360 CAPROCK DR
GRAND JUNCTION CO 81507

HUSCH STEVEN C
HUSCH NATALIE A
2284 HOLY CROSS CT
GRAND JUNCTION CO 81507

HYATT FAMILY TRUST DATED
09/21/2004
2262 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

HYDE DUSTIN
2296 BROADWAY
GRAND JUNCTION CO 81507

JANE CLEVINGER FAMILY TRUST
2536 RIMROCK DR #319
GRAND JUNCTION CO 81505

JEFFREY A SMITH & SUE A MITCHELL-SMITH REV TRST APR 19 2017 RESTATEMENT
2217 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

JIMTOWN ENTERPRISES LLC
2500 BROADWAY UNIT B PMB 235
GRAND JUNCTION CO 81507

JLC MAGNUS LLC
2125 BUTTERFIELD DR #225
TROY MI 48084

JOHNSON EMERY C
JOHNSON DARLENE
2325 1/2 S BROADWAY
GRAND JUNCTION CO 81507

JOHNSON FAMILY TRUST DATED OCT 29 2018
4006 CAMINITO TERVISO
SAN DIEGO CA 92122

JOHNSON KYLE R
JOHNSON TRICIA L F
437 RENAISSANCE CT
GRAND JUNCTION CO 81507

JORGENSEN GARY JOHN
JORGENSEN COLLEEN KAY
385 CAPROCK DR
GRAND JUNCTION CO 81507

JOY AMY
434 MEADOWS WAY
GRAND JUNCTION CO 81507

KEMPA RICHARD P
STRINGHAM FERN M
2309 BROADWAY
GRAND JUNCTION CO 81507

KENAGY RICHARD T
KENAGY ALLYSON R
2288 S BROADWAY
GRAND JUNCTION CO 81507

KENDALL DONALD E
KENDALL JULIE D
360 TEEGAN CT
GRAND JUNCTION CO 81507

KERSHAW GARY J
KERSHAW LAURIE K
1205 W 11TH CT
BROOMFIELD CO 80020

KILLE NANCY L
KILLE RANDALL GENE
433 RUST CT
GRAND JUNCTION CO 81507

KINNICK RAYMOND THOMAS JR
206 EASTER HILL DR
GRAND JUNCTION CO 81507

KINSEY FAMILY TRUST DATED APR 6 2016
356 TEEGAN CT
GRAND JUNCTION CO 81507

KINTZ DANIEL C
KINTZ KIMBERLY M
436 MONTERO ST
GRAND JUNCTION CO 81507

KLINETOBE DONALD
KLINETOBE LEANN
447 ATHENS WAY
GRAND JUNCTION CO 81507

KOLLAR STEVEN W
THON-KOLLAR LISA ANN
433 RENAISSANCE CT
GRAND JUNCTION CO 81507

LAIBLE JASON
436 ATHENS WAY
GRAND JUNCTION CO 81507

LAPLANTE JOHN B
LAPLANTE LAURIE L
404 MONTERO ST
GRAND JUNCTION CO 81507

LECRONE SCOTT W
LECRONE CAROL L
2327 S BROADWAY
GRAND JUNCTION CO 81507

LEONARD DARIN J
367 TEEGAN CT
GRAND JUNCTION CO 81507

LESJAK TEGAN J
LESJAK KELLEY M
2297 BROADWAY
GRAND JUNCTION CO 81507

LEWTON JAMES B
LEWTON SHANNON M
106 EASTER HILL CT
GRAND JUNCTION CO 81507

LIBERTY BAPTIST CHURCH
450 S CAMP RD
GRAND JUNCTION CO 81507

LIKOVICH STEVEN
LIKOVICH SUSAN J
445 RENAISSANCE CT
GRAND JUNCTION CO 81507

LITTEN GREGORY
LITTEN BRIDGET
2288 HOLY CROSS CT
GRAND JUNCTION CO 81507

LOPEZ CHRISTINA
LOPEZ RENNATO
2271 HOLY CROSS WAY
GRAND JUNCTION CO 81507

LOWER VALLEY HOSPITAL ASSOCIATION
300 W OTTLEY AVE
FRUITA CO 81521

LUCERO CATHERINE S
SCHULTZ DEZJAX GRANTEE
BENEFICIARY
437 ATHENS WAY
GRAND JUNCTION CO 81507

MAEZ SHIELA
MAEZ THOMAS, SIMPLEMAN JOYCE D,
SIMPLEMAN ROBERT J
2231 MOWRY DR
GRAND JUNCTION CO 81507

MANAHAN LYNN R
399 MIRADA CT
GRAND JUNCTION CO 81507

MANN KRISTIN
2243 S BROADWAY
GRAND JUNCTION CO 81507

MANZANAREZ MONICA J
MANZANAREZ JOSEPH A
2214 TUSCANY AVE
GRAND JUNCTION CO 81507

MARCHAL BERTRAND
MARCHAL LAURA
PO BOX 2347
TELLURIDE CO 81435

MARILYN KAY SCHIVELEY FAMILY TRST
DTD MAR 22 2005
DOWLING-STEINBACH TRUST DATED OCT 6
2006
1067 LEDGESTONE DR
FOLSOM CA 95630

MARK THOMAS STOLTE REV TRST
DTD JUN 7 2022
2297 LONETREE
GRAND JUNCTION CO 81507

MARTINEZ JUAN
2305 BROADWAY
GRAND JUNCTION CO 81507

MATTFAM MARITAL TRUST
MATTFAM FAMILY TRUST
2525 DOTTIE LN UNIT B
GRAND JUNCTION CO 81506

MATTHEW KENT & JOANNA MARIE
DIERS LIVING TRUST
537 36 3/4 RD
PALISADE CO 81526

MATTHEWS LARRY I
COLLIER VANESSA L
8919 RUM RUNNER PL
BRADENTON FL 34212

MAVES CONSTRUCTION INC
2524 W PINYON AVE STE A
GRAND JUNCTION CO 81505

MBJ FAMILY LLC
2347 S RIM DR
GRAND JUNCTION CO 81507

MCILNAY DAVID
MCILNAY LORNA
438 ATHENS WAY
GRAND JUNCTION CO 81507

MCKISSEN JANET L
MCKISSEN JERRY L
217 EASTER HILL DR
GRAND JUNCTION CO 81507

MCLEMORE ERIN E
411 MIRADA CT
GRAND JUNCTION CO 81507

MEADOWLARK ON BROADWAY LLC
424 E MAYFIELD DR
GRAND JUNCTION CO 81507

MESTAS LANCE A
CADAVAL MARGIE B
445 S CAMP RD
GRAND JUNCTION CO 81507

MINNICK TYLER J
MINNICK ANDREA P
359 TEEGAN CT
GRAND JUNCTION CO 81507

MITCHELL ROBIN R
2295 LONETREE
GRAND JUNCTION CO 81507

MJCL3 LLC
451 S CAMP RD
GRAND JUNCTION CO 81507

MONROE STUART R
MONROE LOIS R
1102 GOLDENROD CIR
BROOMFIELD CO 80020

MONTALBANO TONY
MONTALBANO HEATHER MARIE
2536 RIMROCK AVE STE 400-344
GRAND JUNCTION CO 81505

MONUMENT BAPTIST CHURCH
PO BOX 1327
GRAND JUNCTION CO 81502

MORGAN DIANA L
MORGAN RICKY E
198 EASTER HILL DR
GRAND JUNCTION CO 81507

MUSEUM OF WESTERN COLORADO
PO BOX 20000-5020
GRAND JUNCTION CO 81502

NEELY JAMES M
WHITEFIELD-NEELY SUSAN K
435 ATHENS WAY
GRAND JUNCTION CO 81507

NESTE MICHAEL
WOODMORE KIRRILY
726 MALACHI ST
GRAND JUNCTION CO 81507

NEWITT MARK D
NEWITT TAMEE J
2291 BROADWAY
GRAND JUNCTION CO 81507

NEWMAN SHARRON L
ALLEN LOGAN
391 MIRADA CT
GRAND JUNCTION CO 81507

NORRIS PATRICK
MANDERSCHEID ANGELA
444 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

NOVAK MARY S
NOVAK ANGELA M
443 ATHENS WAY
GRAND JUNCTION CO 81507

NUTTALL MICHAEL J
NUTTALL MARY JO
2327 1/2 S BROADWAY
GRAND JUNCTION CO 81507

OCONNOR WILLIAM J
OCONNOR SUSAN A
438 RUST CT
GRAND JUNCTION CO 81507

ODONNELL FAMILY TRUST
379 CAPROCK DR
GRAND JUNCTION CO 81507

ONECOLORADO LTD
300 MAIN ST STE 302
GRAND JUNCTION CO 81501

O'NEIL BEVERLY C
214 EASTER HILL DR
GRAND JUNCTION CO 81507

OTT SARAH L
THOMPSON DENISE M
204 EASTER HILL DR
GRAND JUNCTION CO 81507

PARSONS GREG T
2219 TUSCANY AVE
GRAND JUNCTION CO 81507

PAUL ERIC
PAUL LAURA E
447 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

PEARSON JOSHUA D
2298 BROADWAY
GRAND JUNCTION CO 81507

PETERMAN NOAH J
439 RUST CT
GRAND JUNCTION CO 81507

PETERSON ALICE L
PETERSON BRIAN
1503 W COLLEGE DR
CHEYENNE WY 82007

PIATANESI JOHN W
PIATANESI DAWN M
374 CAPROCK DR
GRAND JUNCTION CO 81507

PLIENESS RYAN CHARLES
PLIENESS STEPHANIE MARIE
210 EASTER HILL DR
GRAND JUNCTION CO 81507

PODOLL JOSHUA S
2228 S BROADWAY
GRAND JUNCTION CO 81507

POLLARD COURTNEY KIERSTEN
SHEMONSKI MICHAEL ANTHONY
2254 N EASTER HILL DR
GRAND JUNCTION CO 81507

POTYONDY ISTVAN
POTYONDY MARTHA M
452 ATHENS WAY
GRAND JUNCTION CO 81507

PRICE JAY A
PRICE BARBARA E; ROSSMAN JENNIFER S,
PRICE JOSEPH A & ELIZABETH G GRANTEE
BENEFICIARIES
436 RUST CT
GRAND JUNCTION CO 81507

PRUETT HOMES LLC
3313 E IMPALA AVE
MESA AZ 85204

PRUITT LORRAINE MARIE
PRUITT RONALD RALPH
2285 HOLY CROSS CT
GRAND JUNCTION CO 81507

RAMSEY GREGORY
RAMSEY DANETTE
208 EASTER HILL DR
GRAND JUNCTION CO 81507

RATTAN LINDA C
2226 S BROADWAY APT #1
GRAND JUNCTION CO 81507

REDLANDS 360 METROPOLITAN
DISTRICT NO 9
REDLANDS THREE SIXTY LLC
9540 FEDERAL DR STE 200
COLORADO SPRINGS CO 80921

REDLANDS 360/GJLC
KRISTEN ASHBECK
380 SORREL ST
GRAND JUNCTION CO 81501

REDLANDS COMMUNITY CHURCH
2327 BROADWAY
GRAND JUNCTION CO 81507

REDLANDS PENTECOSTAL CHURCH OF
GOD
COLORADO DISTRICT PENTECOSTAL
CHURCH OF GOD
100 VISTA GRANDE RD
GRAND JUNCTION CO 81507

REDLANDS WATER & POWER
COMPANY
2216 S BROADWAY
GRAND JUNCTION CO 81507

REID SCOTT E
REID ELLEN A
440 RENAISSANCE CT
GRAND JUNCTION CO 81507

RENAISSANCE 360 HOMEOWNERS ASSOCIATION
1755 TELSTAR DR STE 211
COLORADO SPRINGS CO 80920

RHEIN JASON A
RHEIN KATHY D
202 EASTER HILL DR
GRAND JUNCTION CO 81507

RILEY DAVID K
101 ALCOVE DR
GRAND JUNCTION CO 81507

RISKEY KENNETH W
RISKEY KATHLEEN C
409 MIRADA CT
GRAND JUNCTION CO 81507

RITCHIE ANDREW J
VANDERBUSH DANI J
2307 BROADWAY
GRAND JUNCTION CO 81507

ROBERT M RICKETTS & DONNA A SCHULTZ FAMILY TRUST
446 MONTERO ST
GRAND JUNCTION CO 81507

ROBERT S & KATRINIA D BRISTOL TRSTEES OF ROBERT S & KATRINA D BRISTOL REV LIV TRST DTD 2/16/2019
448 ATHENS WAY
GRAND JUNCTION CO 81507

ROBERTS MICHAEL D
2336 MERIDIAN CT
GRAND JUNCTION CO 81507

ROGAN FAMILY LIVING TRUST
ROGAN JOHN F & JUDITH L TRUSTEES
434 ATHENS WAY
GRAND JUNCTION CO 81507

ROSELYNN HUGHES LIVING TRUST
2229 REDLANDS PKWY
GRAND JUNCTION CO 81507

ROSENBERG FAMILY TRUST
365 TEEGAN CT
GRAND JUNCTION CO 81507

ROSS TERRY
439 MEADOWS WAY
GRAND JUNCTION CO 81507

SALAMUN DANIEL L
SALAMUN LADONNA F
2290 S BROADWAY
GRAND JUNCTION CO 81507

SASSO JOHN A
SASSO BONNIE J
2268 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

SAYLOR CLARENCE MICHAEL
SAYLOR JODI E
2222 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

SCHEDLER SHERRY A KIM
431 RENAISSANCE CT
GRAND JUNCTION CO 81507

SCHNELL RICHARD H
SCHNELL CATHRYN E
2288 1/2 S BROADWAY
GRAND JUNCTION CO 81507

SCHWEIZER RICHARD J
SCHWEIZER VICKI A
397 S CAMP RD
GRAND JUNCTION CO 81507

SCULLY DAVID C
HARKNESS CHRISTINE R
444 RENAISSANCE CT
GRAND JUNCTION CO 81507

SEAGREN THOMAS
SEAGREN SHARI
454 ATHENS WAY
GRAND JUNCTION CO 81507

SHANNON WILLIAM M
CRICKMER ANNA M
110 COLUMBINE CT
GRAND JUNCTION CO 81507

SHAPIRO ESTHER M
CARLIN JOAN DOROTHY
435 RUST CT
GRAND JUNCTION CO 81507

SHEA JAMES K
SHEA THERESA O
438 MEADOWS WAY
GRAND JUNCTION CO 81507

SIKULE DAVID M
SIKULE JESSICA D
453 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

SIMMERMAN OTTO
SIMMERMAN MELANIE
9946 ETLING DR
MARSHALLVILLE OH 44645

SISSON WILLIAM TODD
397 MIRADA CT
GRAND JUNCTION CO 81507

SKY VIEW PROPERTIES
588 GRAND CASCADE WAY
GRAND JUNCTION CO 81501

SMITH PEGGY A
SMITH SILAN D; SMITH SHANNON D & SPALDING HEATHER S GRANTEE BENEFICIARIES
378 CAPROCK DR
GRAND JUNCTION CO 81507

SPANGLER MICHAEL A
SPANGLER NANCY J
450 ATHENS WAY
GRAND JUNCTION CO 81507

STARLIETH LLC
2879 1/2 NAVAJO WAY
GRAND JUNCTION CO 81506

STEELE MATTHEW M
STEELE HEATHER H
413 MIRADA CT
GRAND JUNCTION CO 81507

STELMACH LAWRENCE JOSEPH
STELMACH JOLENE ANN
2221 DA VINCI PL
GRAND JUNCTION CO 81507

SUMNER JOSEPH LORENZO
HAGERMAN NANCY ADAMS
2282 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

SUSCO SHANNAN
SUSCO NICHOLAS S III
354 CANYON RIM TRAIIL
GRAND JUNCTION CO 81507

SWARTZ KYLE
SWARTZ JENELLE
444 ATHENS WAY
GRAND JUNCTION CO 81507

TATE CRAIG L
TATE PAMELA A
2225 REDLANDS PKWY
GRAND JUNCTION CO 81507

TAYLOR DEAN A
2295 BROADWAY
GRAND JUNCTION CO 81507

THOMPSON DAVID A
THOMPSON MEGAN J
423 RIO VISTA RD
GRAND JUNCTION CO 81507

THOMPSON DONALD L
THOMPSON MARILYN A
443 MONTERO ST
GRAND JUNCTION CO 81507

TOMAS CELAYETA TRUST DATED JUN 15 2016
1155 20 RD
FRUITA CO 81521

TRUNZO DONALD
TRUNZO DEBORAH L
388 CAPROCK CT
GRAND JUNCTION CO 81507

TRUST AGREEMENT #1 JAN DI GIROLAMO
2282 HOLLY CROSS CT
GRAND JUNCTION CO 81507

TURNER STEVEN
TURNER KELLEY
2292 S BROADWAY
GRAND JUNCTION CO 81507

UTE WATER CONSERVANCY DISTRICT
PO BOX 460
GRAND JUNCTION CO 81502

VANDERVIEREN DAVID
442 ATHENS WAY
GRAND JUNCTION CO 81507

VANSICKLE RICHARD
PEARSON ANNE
353 CANYON RIM TRAIL
GRAND JUNCTION CO 81507

VAT LAM
2219 DA VINCI PL
GRAND JUNCTION CO 81507

VESELY KENNETH D
VESELY CONNIE J
2294 BROADWAY
GRAND JUNCTION CO 81507

WACKER MARTIN
PRUITT RIE
117 EASTER HILL DR
GRAND JUNCTION CO 81507

WALKER DONALD A
MILLER LORELEI J
408 MIRADA CT
GRAND JUNCTION CO 81507

WARNER MICHAEL S
407 MIRADA CT
GRAND JUNCTION CO 81507

WARR RYAN J
WARR LAVINIA I
2274 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WATERS RONALD G
WATERS BRENDA; WATERS ANGIE R & CLINTON J GRANTEE BENEFICIARIES
2305 S BROADWAY
GRAND JUNCTION CO 81507

WEBB DEE ANN
WEBB MARK H
105 N EASTER HILL DR
GRAND JUNCTION CO 81507

WEBER ERIN KATHERINE
WEBER MARY
2296 S BROADWAY
GRAND JUNCTION CO 81507

WEIDA P MARK
WEIDA KATHLEEN A
392 CAPROCK CT
GRAND JUNCTION CO 81507

WELCH JOHN T
COBURN CAROL A
108 COLUMBINE CT
GRAND JUNCTION CO 81507

WHITCOMB JOHN F
WHITCOMB NUALA P, MAEZ SHIELA & THOMAS, WERTZ SHERRY L
484 22 1/4 RD
GRAND JUNCTION CO 81507

WHITESIDE GRIFFIN
WHITESIDE PATRICIA
2272 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WIBBELSMAN CHRISTOPHER JOSEPH
WIBBELSMAN CHERIE JEAN
370 CAPROCK DR
GRAND JUNCTION CO 81507

WIBBELSMAN RICHARD D
WIBBELSMAN JUDITH ANN
446 ATHENS WAY
GRAND JUNCTION CO 81507

WILBOURN MICHAEL R
WILBOURN DOROTHY W
2294 S BROADWAY
GRAND JUNCTION CO 81507

WILKEY MARTIN F
WILKEY VICKI LOUISE
2273 HOLY CROSS WAY
GRAND JUNCTION CO 81507

WILLIAM G & KAYE F BUXMAN REV
TRST DTD 12/7/96
2269 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CHRISTOPHER S
WILLIAMS ERIN K
104 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CLIFFORD M
WILLIAMS CYNTHIA G
358 TEEGAN CT
GRAND JUNCTION CO 81507

WILLIAMS J BRIAN
WILLIAMS AIMEE A
364 CAPROCK DR
GRAND JUNCTION CO 81507

WILLIS MICHELE MARIE
WILLIS SIMON MATT
361 TEEGAN CT
GRAND JUNCTION CO 81507

WINEGARDNER TIMOTHY O
WINEGARDNER KAREN E
504 CODY DR
GRAND JUNCTION CO 81507

WITSMAN DEBORAH LYNN
213 EASTER HILL DR
GRAND JUNCTION CO 81507

WOODROW SCOTT C
WOODROW PAMELA
436 MEADOWS WAY
GRAND JUNCTION CO 81507

WOODS HARLAN D
WOODS HANNAH R
197 EASTER HILL DR
GRAND JUNCTION CO 81507

WRIGHT MICHAEL DEREK
WRIGHT ATHENA DARLENE
2218 TUSCANY AVE
GRAND JUNCTION CO 81507

YANOWICH STEPHEN ALAN
YANOWICH TAMMIE SPEAR
215 EASTER HILL DR
GRAND JUNCTION CO 81507

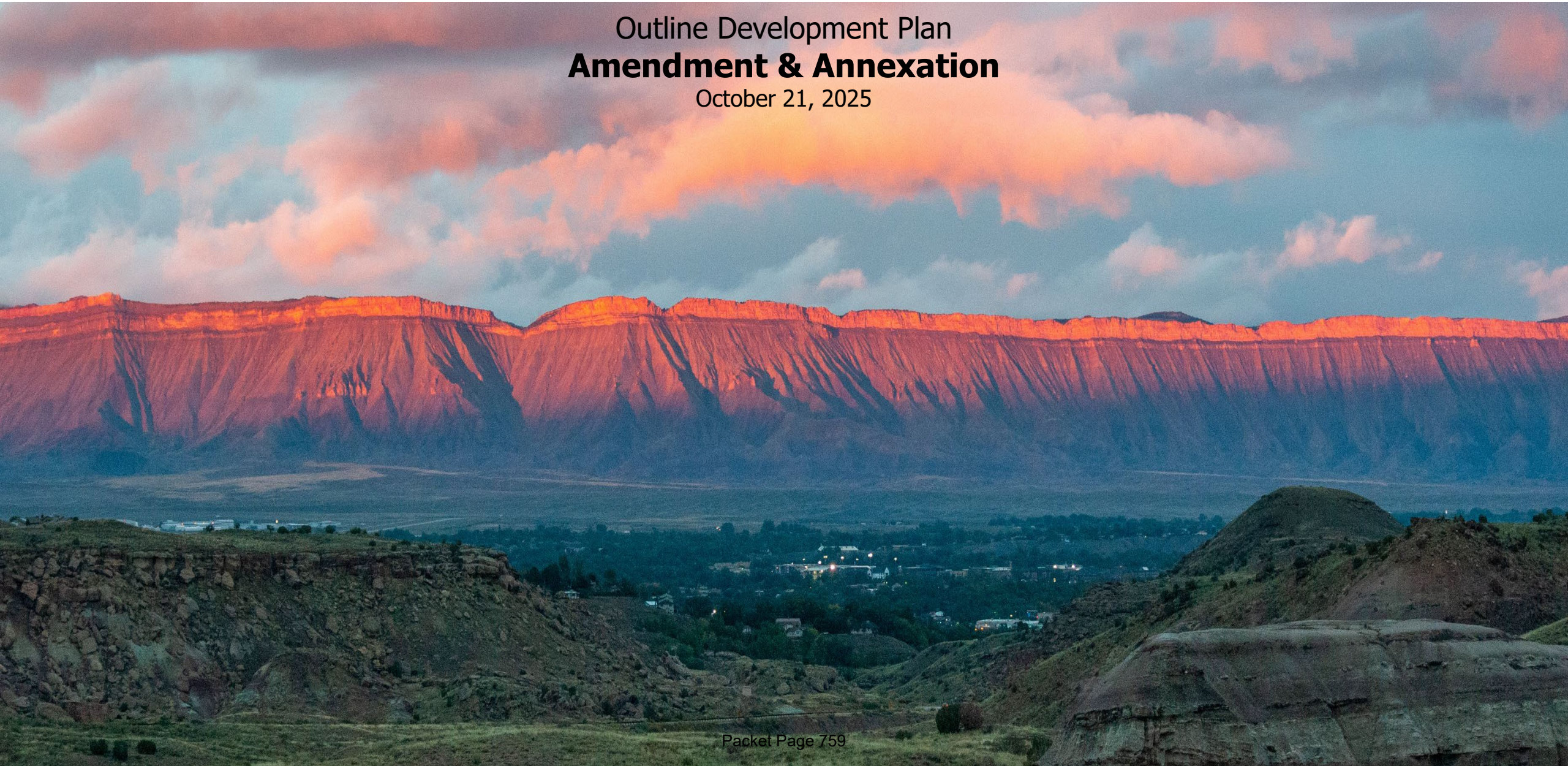
YATER RON
YATER JANE
2302 S BROADWAY
GRAND JUNCTION CO 81507

YOLANDA MITCHELL-OVIATT TRST
DTD & AMNDD ON 2/25/2021
441 S CAMP RD
GRAND JUNCTION CO 81507

YOUNG WILLIAM JOHN
101 COLUMBINE DR
GRAND JUNCTION CO 81507

YOUNGER DAVID LAWRENCE
YOUNGER TOBIAS
105 ALCOVE DR
GRAND JUNCTION CO 81507

YUNIS OMAR
STRAIGHT ALEXANDRA E
2281 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

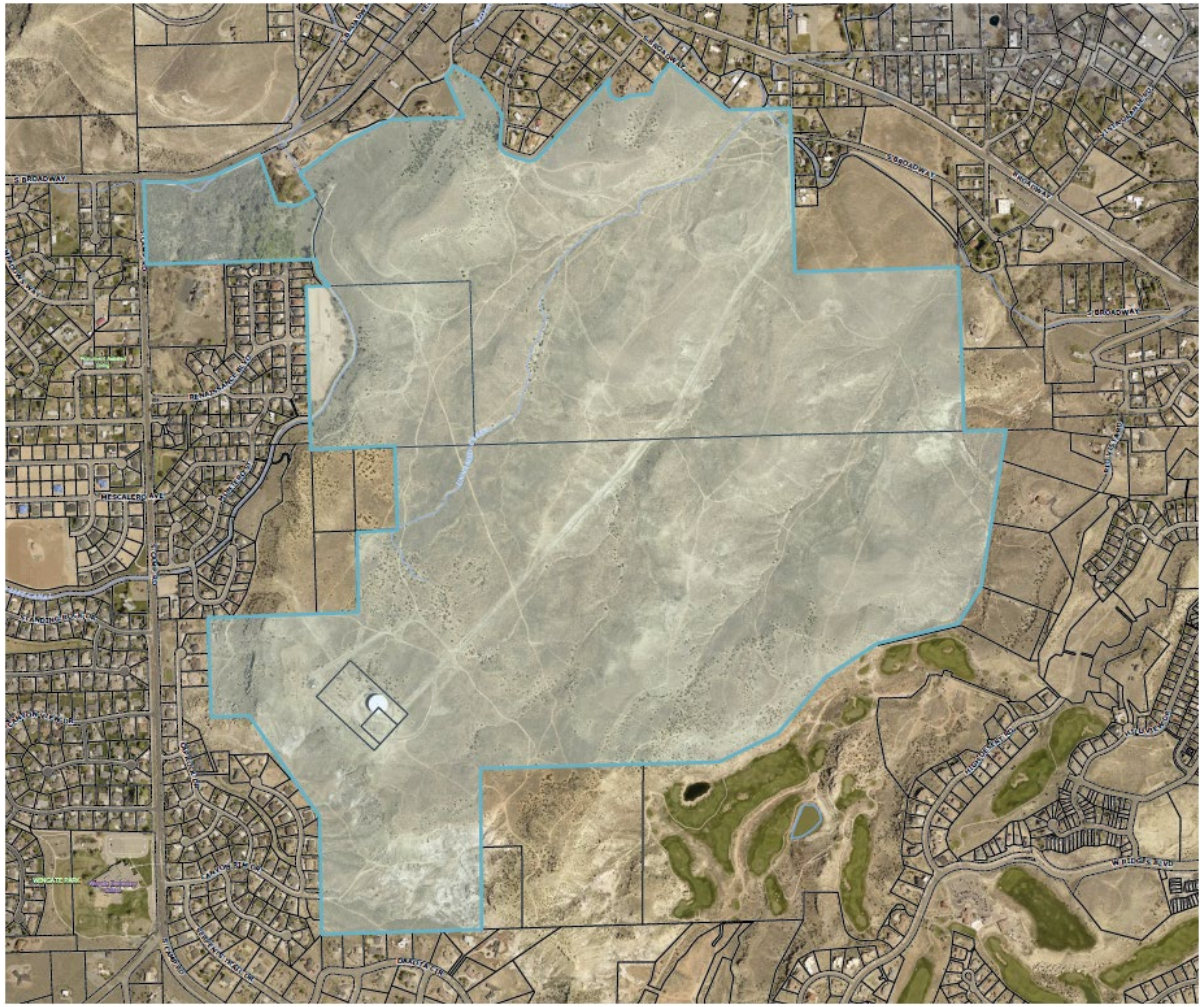


Outline Development Plan

Amendment & Annexation

October 21, 2025

Project Overview



- The property, consisting of 628.9 acres (including Renaissance 360 & Canyon Rim 360), will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.
- A range of 1,300 to 1,750 residential units are planned for the community creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre.
- Six acres of commercial/mixed use property are also planned for the community.
- A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space totaling 30% of the total acreage will be built and open to the public. The City code requires 10% of the land be dedicated as park/open space.

Redlands 360 Outline Development Plan (ODP)
Amendment & Annexation
Summary

- Amend the currently approved Redlands 360 ODP to incorporate +/- 29 acres of land recently acquired by Redlands Three-Sixty, LLC.
    - Two 5-acre parcels and a 19-acre parcel
- Update the ODP with these three parcels of land which will depict single family detached land use for the zoning for each parcel with a preliminary estimate of 74 lots on 29 acres.
- The ODP Development Progression Plan (phasing plan) will also be updated with what has currently been completed as well as changes to the phasing based on current development and market information for the project.
- All Redlands 360 ODP graphics that do not currently show these parcels included will need to be updated.
- An ODP Outdoor Lighting policy and graphic will be added to the ODP amendment. This policy will adopt dark sky standards for street and pedestrian lighting that will apply solely to this community and applied outside of the City's current lighting code.
- The 19-acre parcel is currently outside the City limits and will be annexed into the City as part of this process.

REDLANDS 360°

Adjacent Land Purchases

Purchases:
Ms. Bennet – 19.0 ac
Mr. Lippoth – 5.0 ac
Mr. Oberto – 5.0 ac



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B-1 Commercial	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	16	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

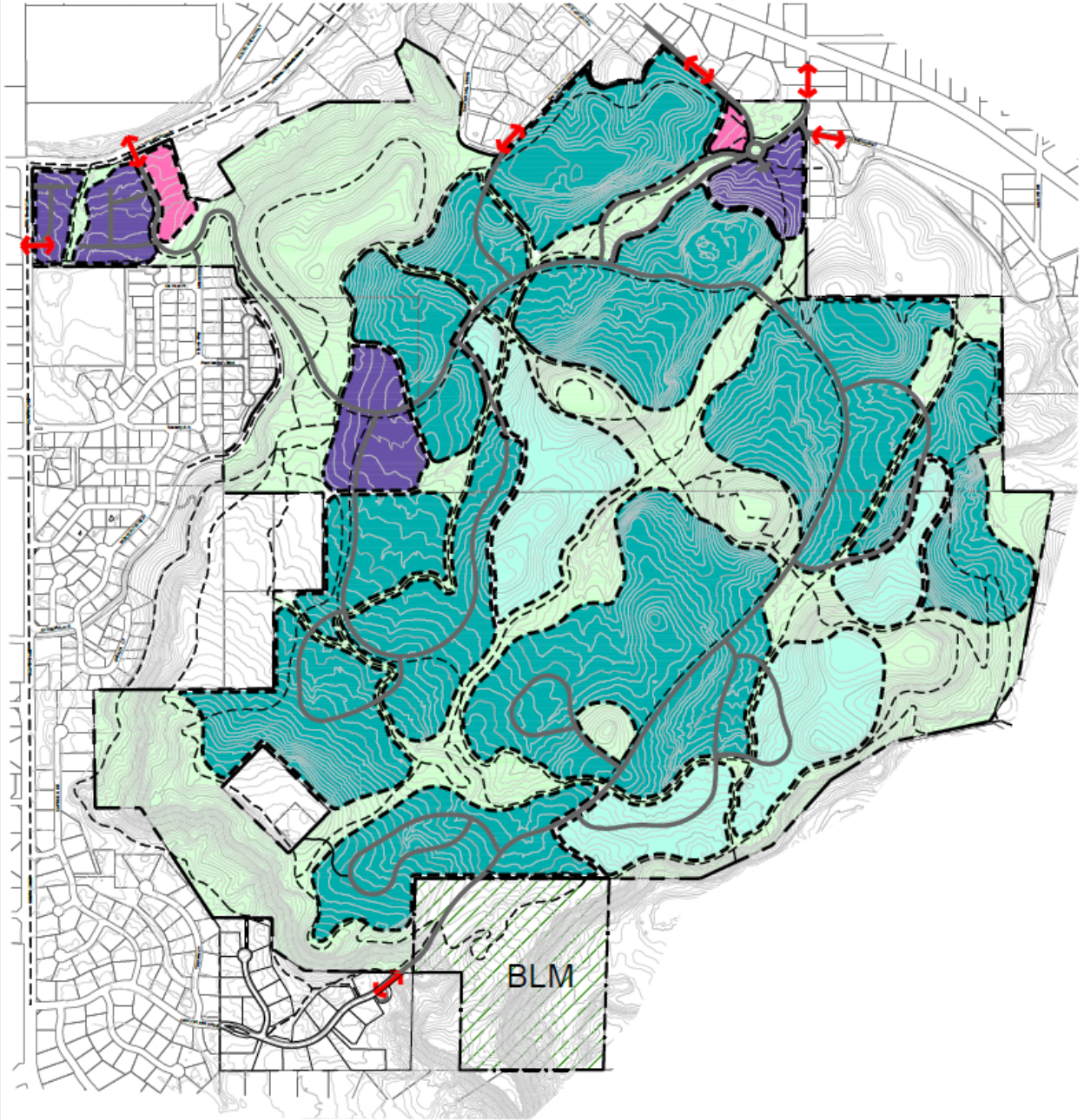
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
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COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan

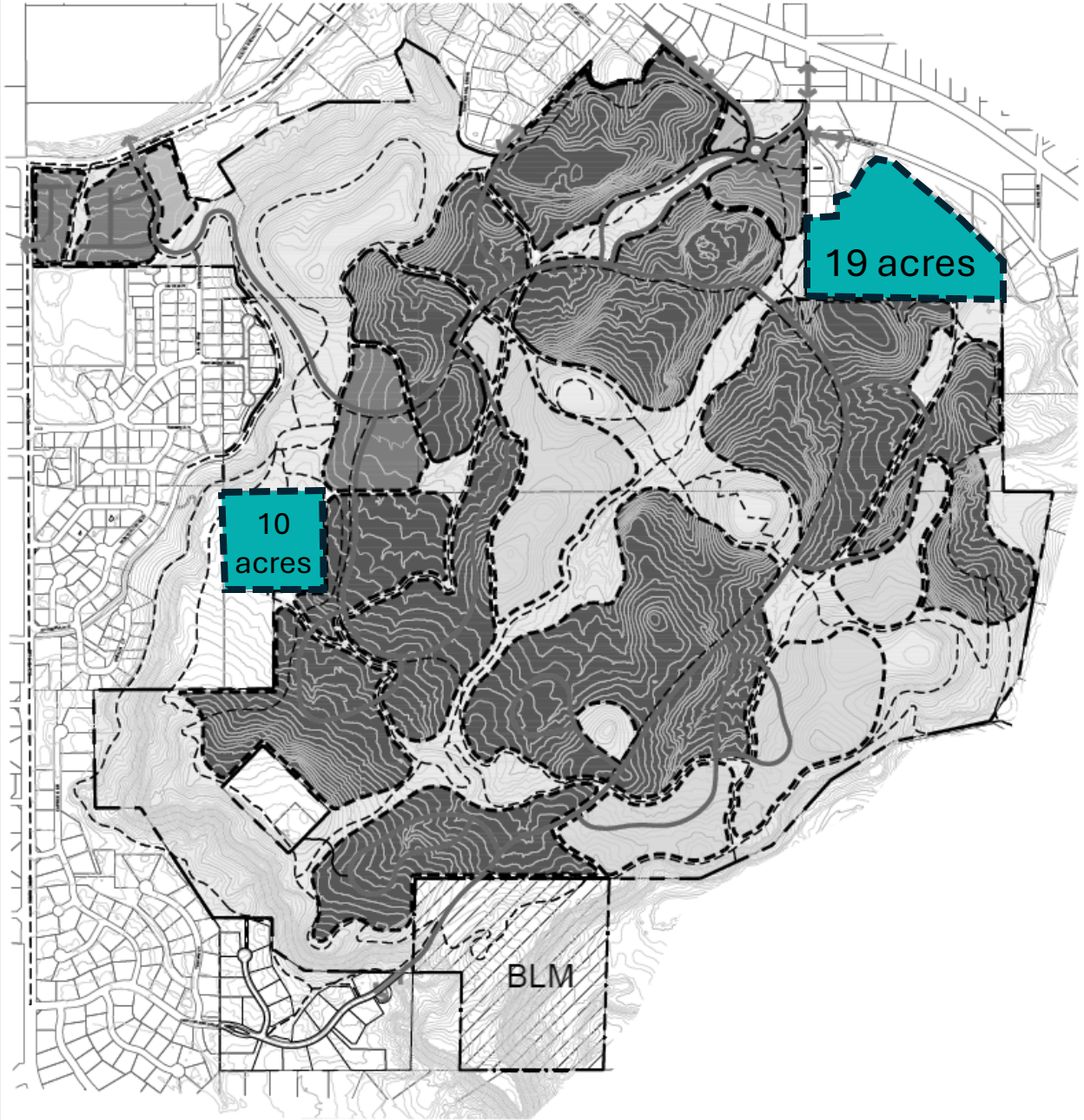
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

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City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
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COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

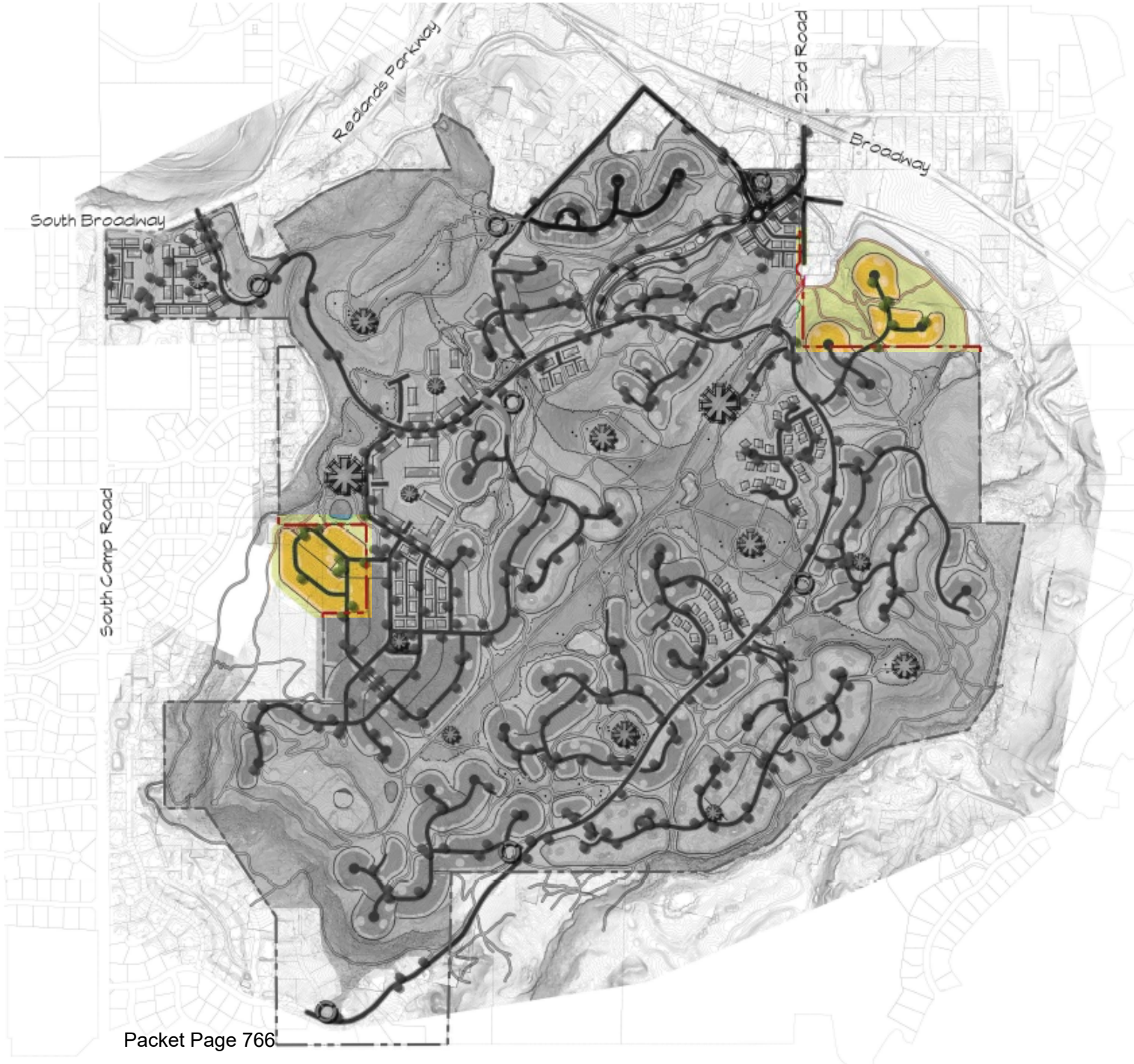
Site Plan Legend

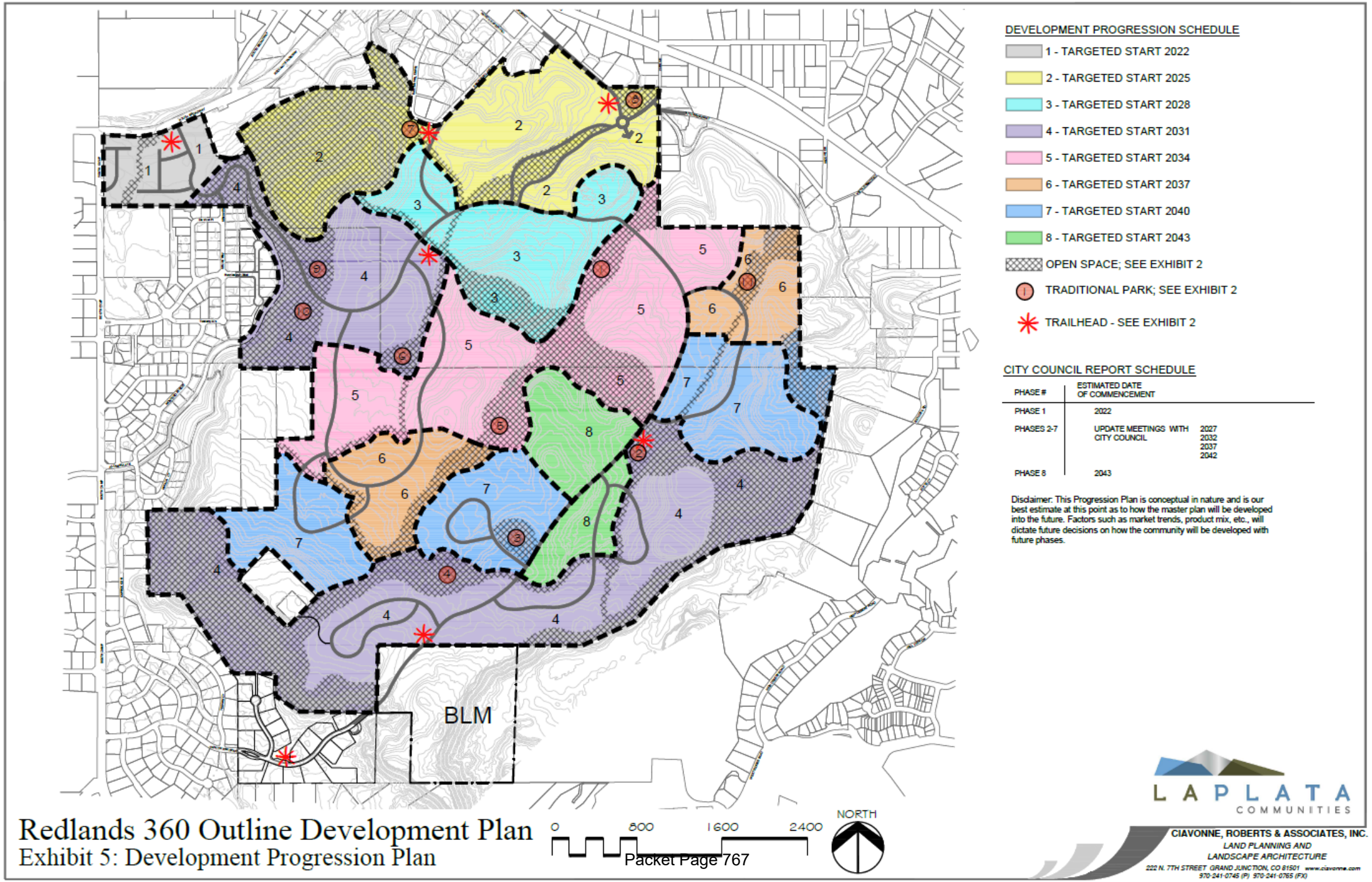
- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails

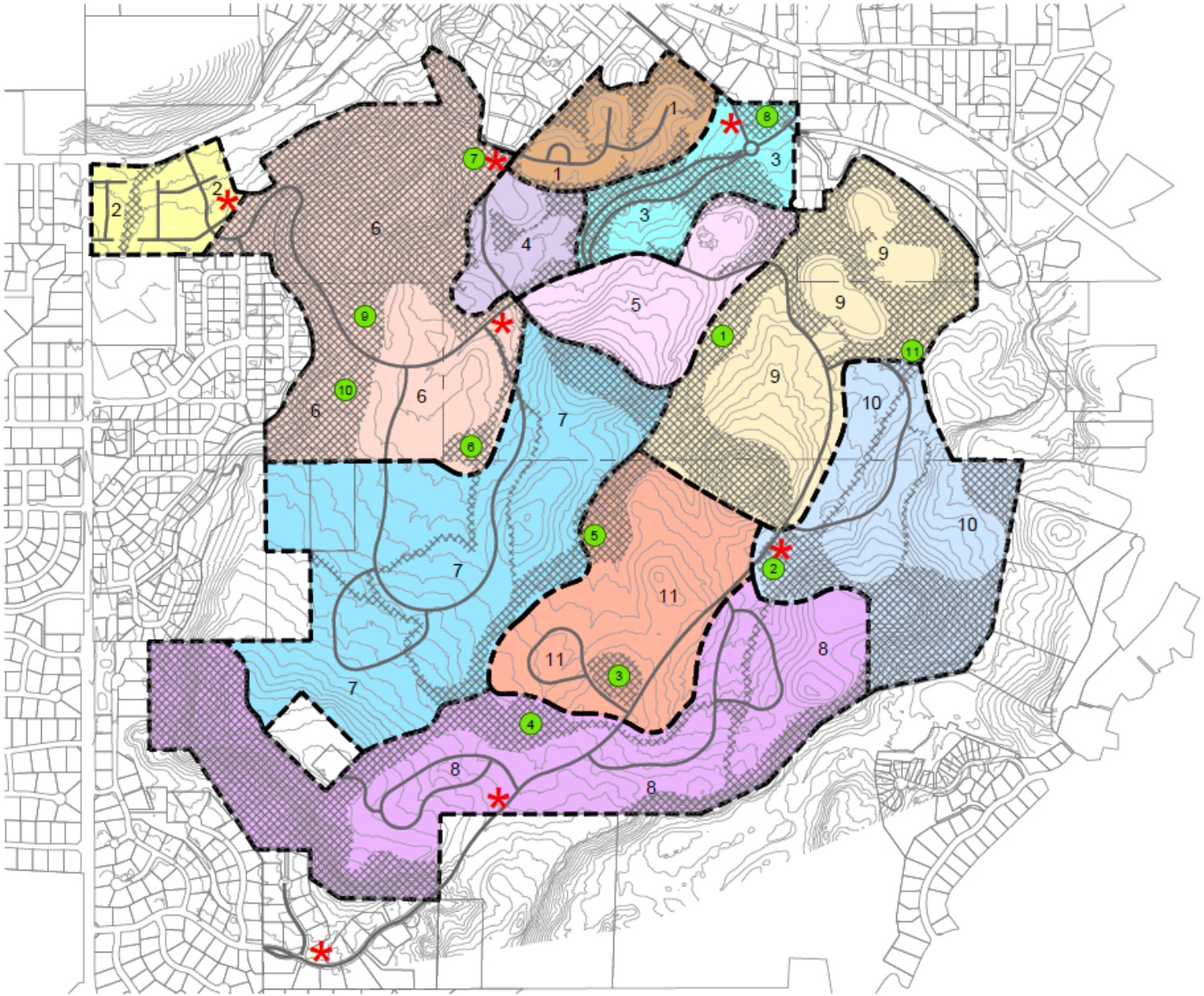


Site Plan Legend

- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails




DEVELOPMENT PROGRESSION SCHEDULE
1 - TARGETED START 2022
2 - TARGETED START 2025
3 - TARGETED START 2028
4 - TARGETED START 2031
5 - TARGETED START 2034
6 - TARGETED START 2037
7 - TARGETED START 2040
8 - TARGETED START 2043
OPEN SPACE; SEE EXHIBIT 2
TRADITIONAL PARK; SEE EXHIBIT 2
TRAILHEAD - SEE EXHIBIT 2
CITY COUNCIL REPORT SCHEDULE
PHASE # | ESTIMATED DATE OF COMMENCEMENT
PHASE 1 | 2022
PHASES 2-7 | UPDATE MEETINGS WITH CITY COUNCIL 2027 2032 2037 2042
PHASE 8 | 2043
Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.
BLM
Redlands 360 Outline Development Plan
Exhibit 5: Development Progression Plan
0 600 1600 2400
NORTH
LA PLATA COMMUNITIES
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2025
- 3 - TARGETED START 2025
- 4 - TARGETED START 2026
- 5 - TARGETED START 2026
- 6 - TARGETED START 2029
- 7 - TARGETED START 2032
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
PHASES 2-7	UPDATE MEETINGS 2027 WITH CITY COUNCIL 2032
PHASES 8-11	2037 2042

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

-800 0 400 800 1600

(IN FEET)

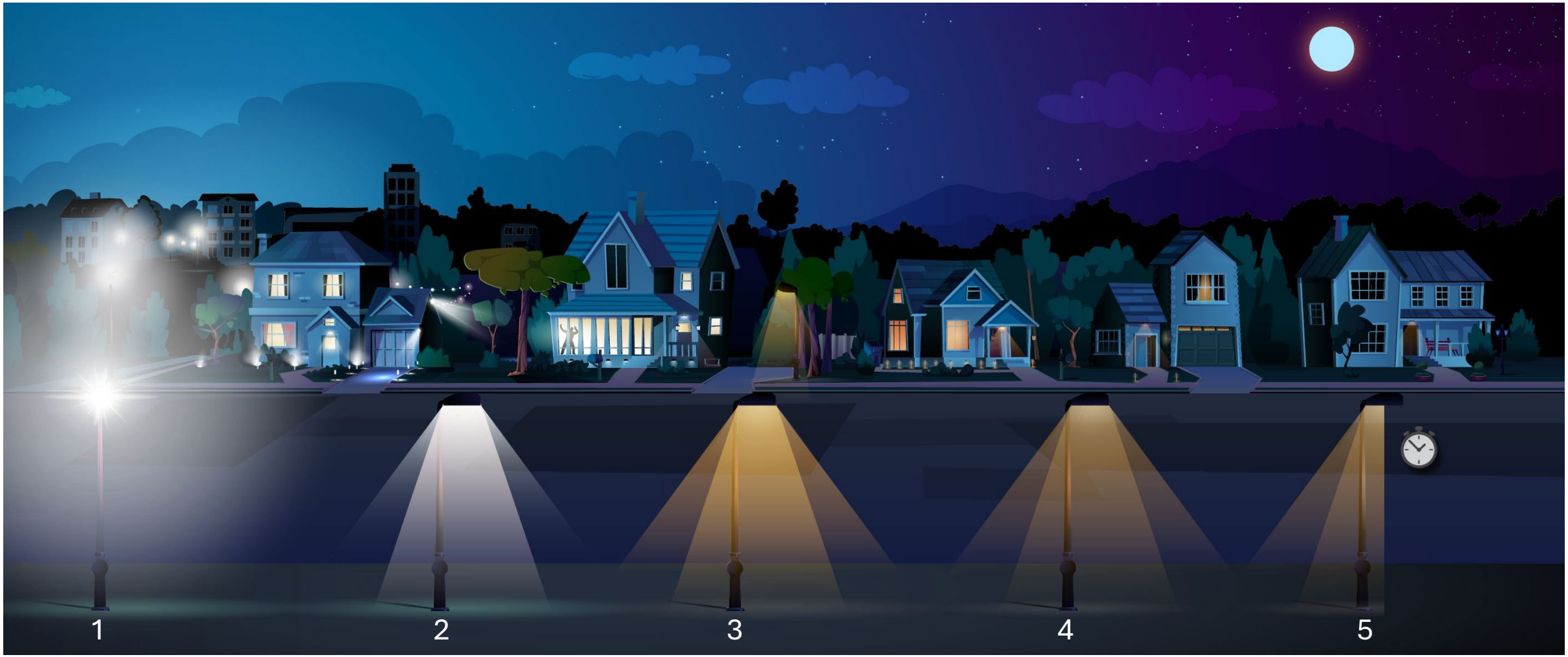
ORIGINAL SHEET SIZE: 11 X 17

GreenBox STUDIO

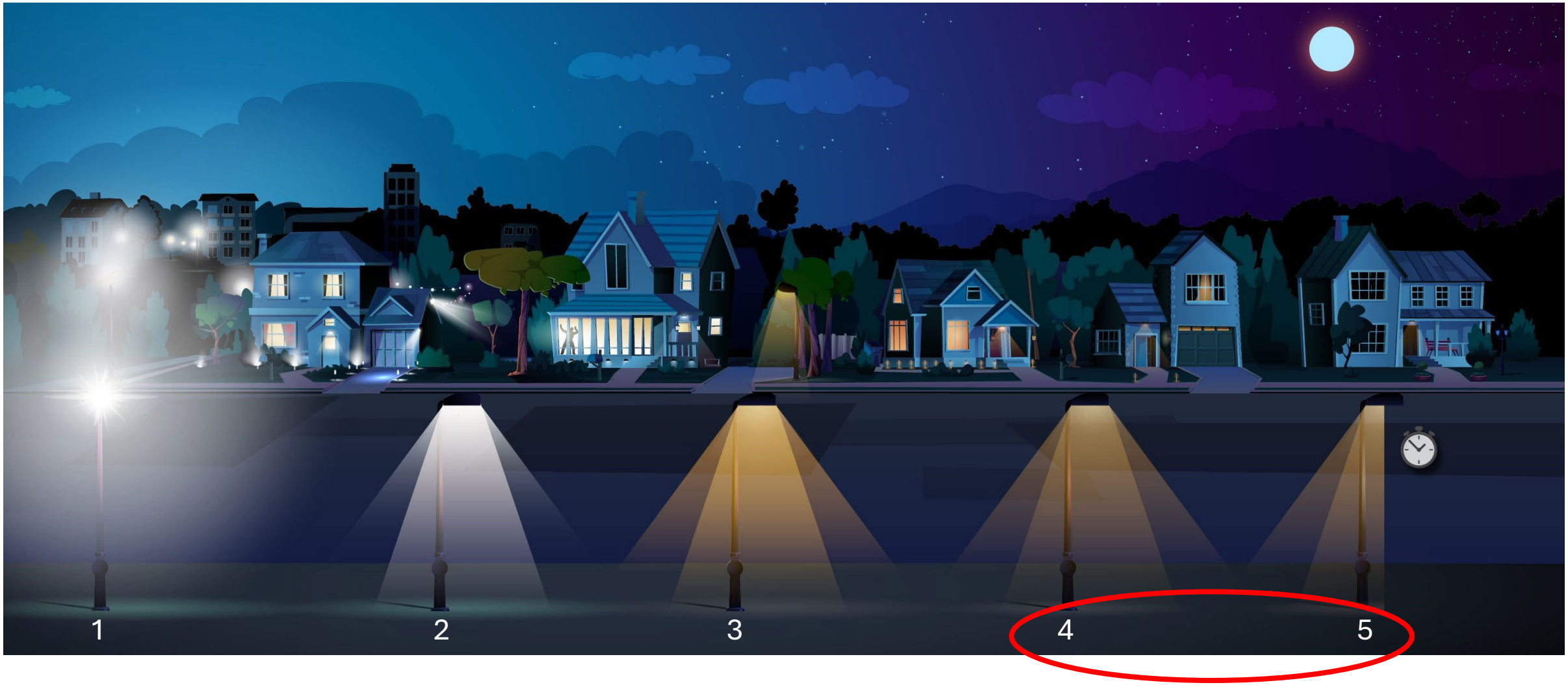
Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

Outdoor Lighting Policy



Outdoor Lighting Policy



Outdoor Lighting Policy

Street Lighting



Pedestrian Lighting



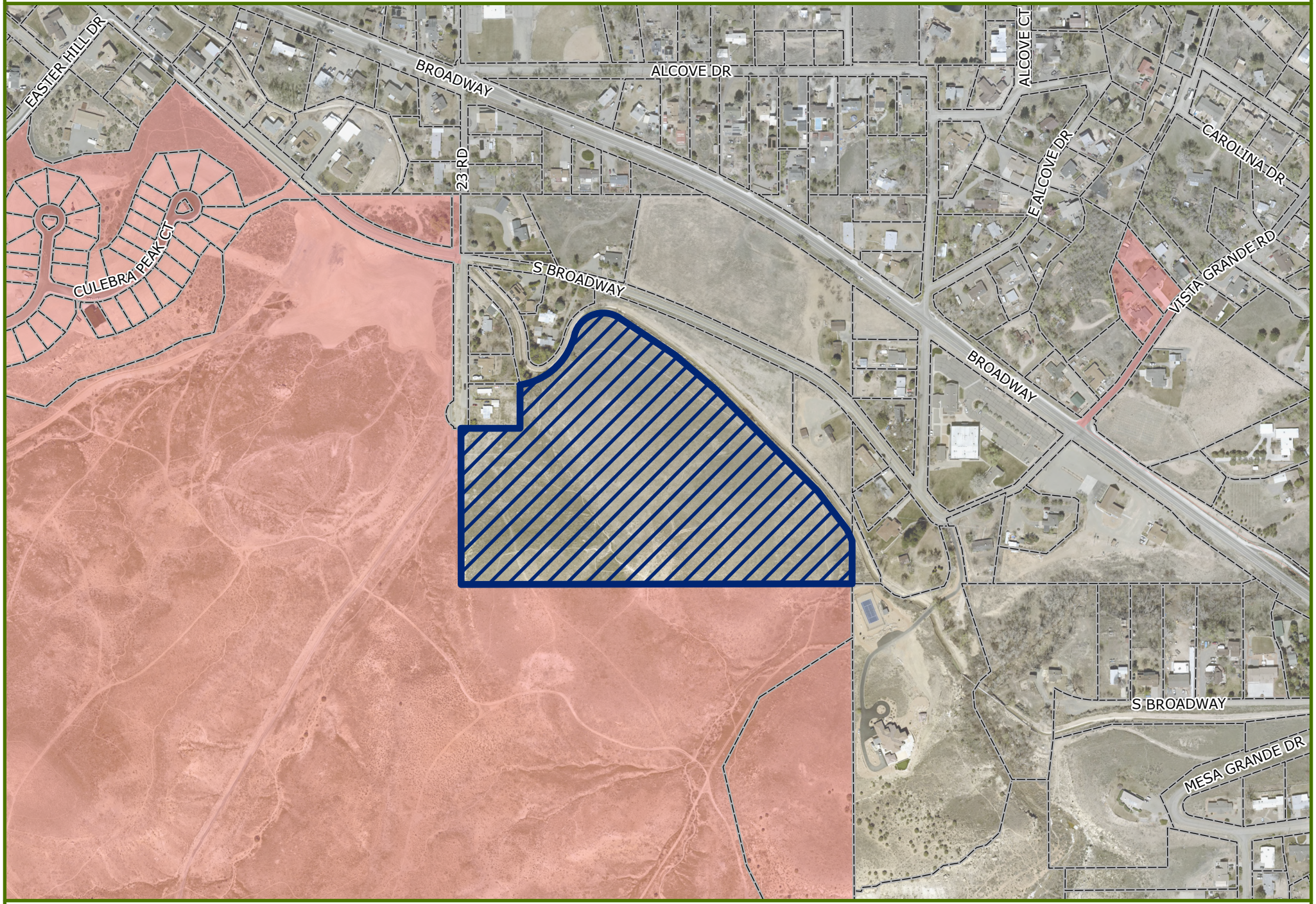
REDLANDS 360°

ONE LAPLATA

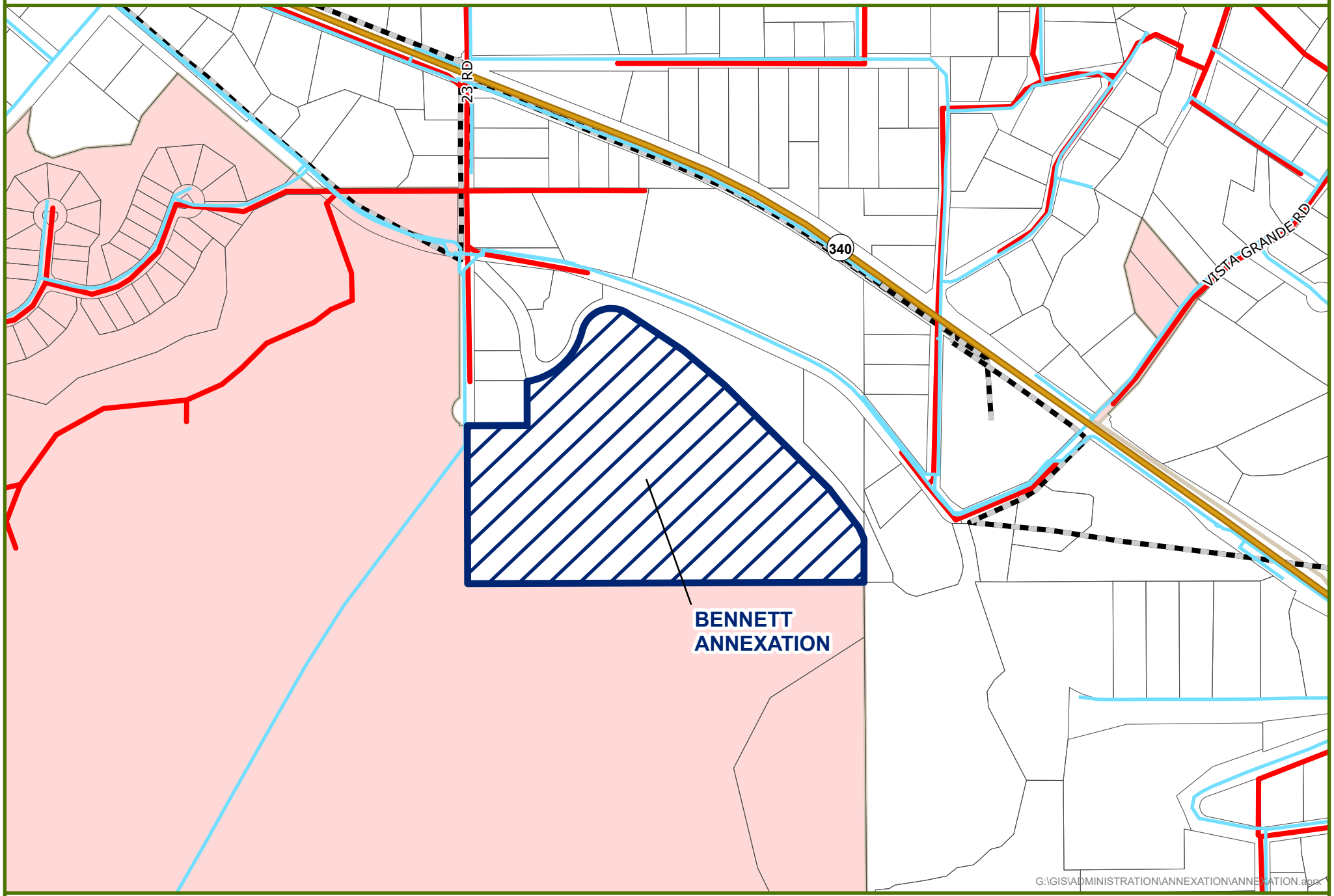


Thank you
Questions?

Bennett Annexation



Bennett Annexation - Utilities



N

0 250 500 Feet

UTE WATER

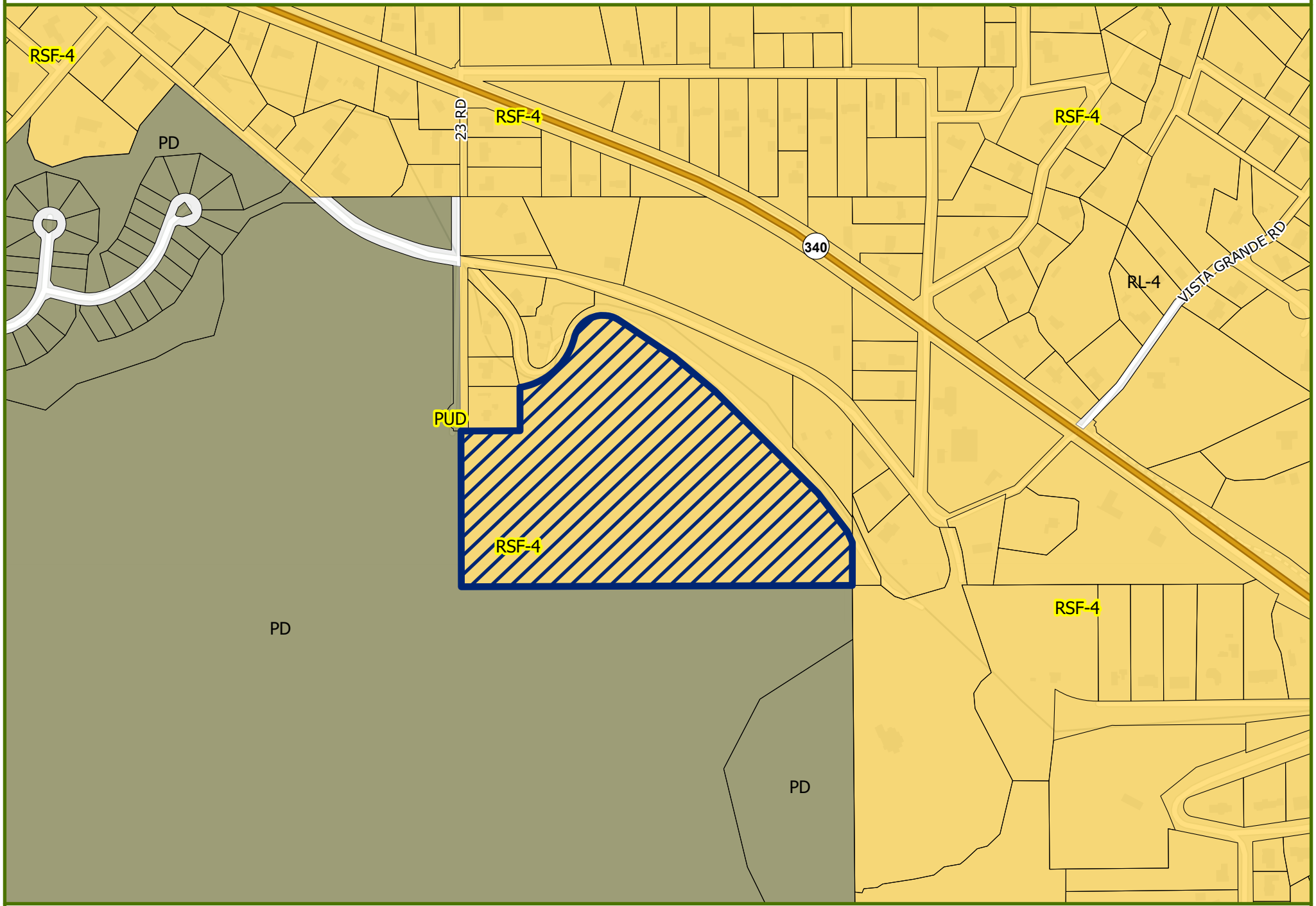
SEWER

NON-CITY FIBER

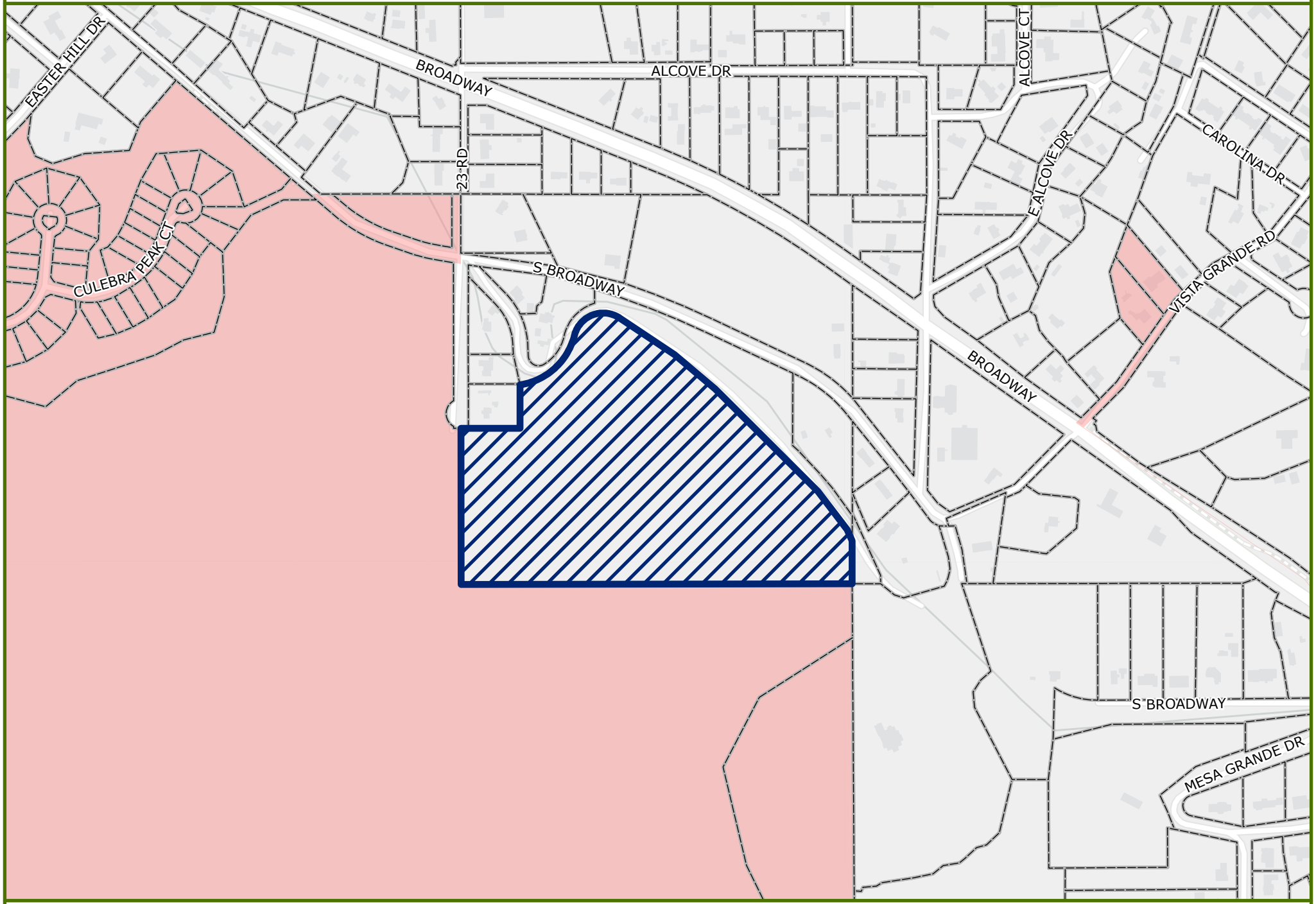
Date Created: 5/13/2026

CITY OF Grand Junction COLORADO

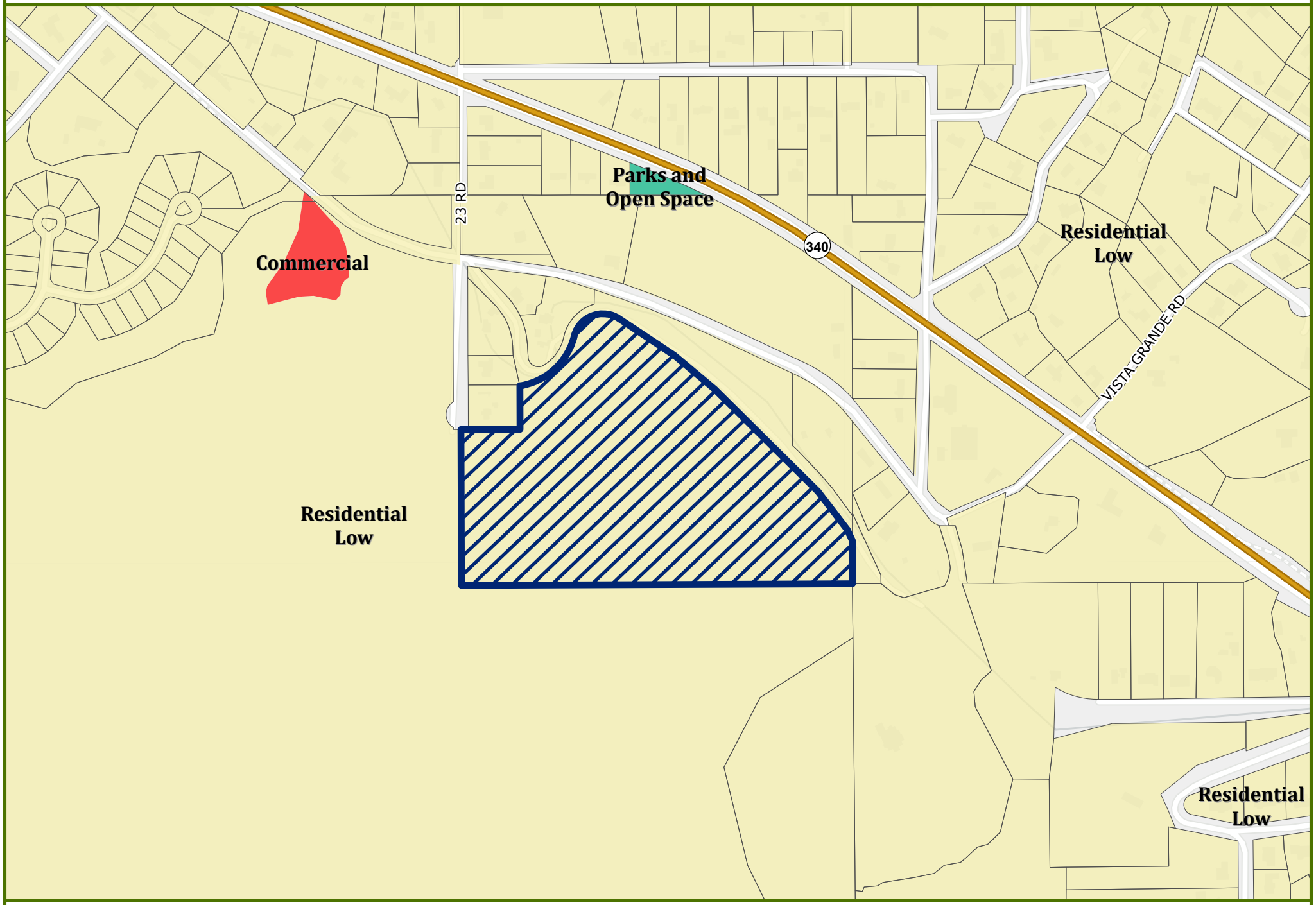
Bennett Annexation - Zoning



Bennett Annexation



Bennett Annexation - Land Use



N

0 125 250 500 Feet

Annexation Site

Date Created: 5/13/2026

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

B. Douglas Quimby, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

B. Douglas Quimby

Subscribed and sworn to before me this 13 day of May, 2026.

Witness my hand and official seal.

OLIVIA R COE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20094026710
MY COMMISSION EXPIRES 03/20/2030

Notary Public

250 N 5th st Grand Junction, CO. 81501
Address

My commission expires: 03/20/2030

REDLANDS 360 BENNETT PARCEL ANNEXATION
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet

Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4
Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Redlands 360 Bennett Parcel Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

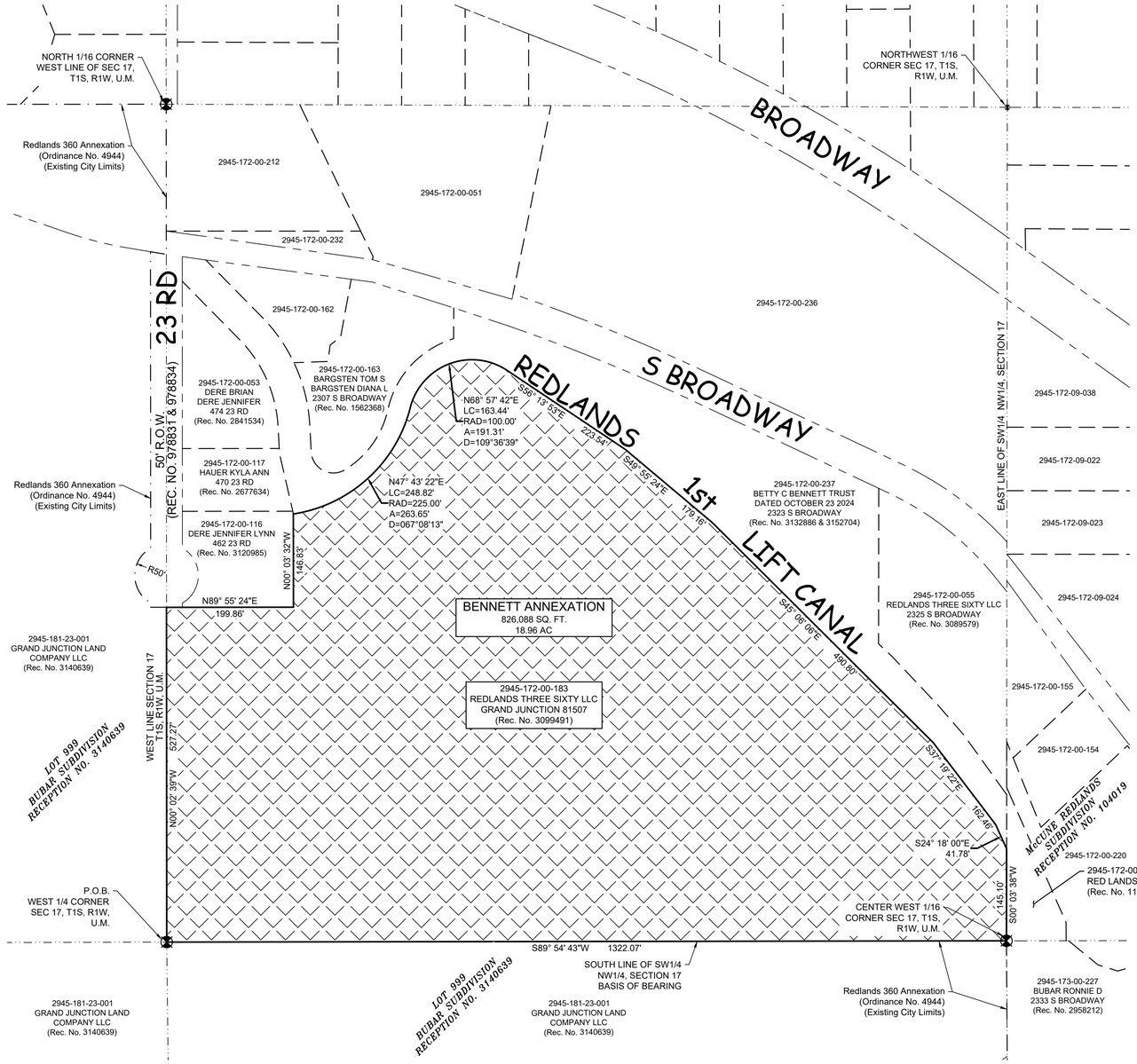
WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

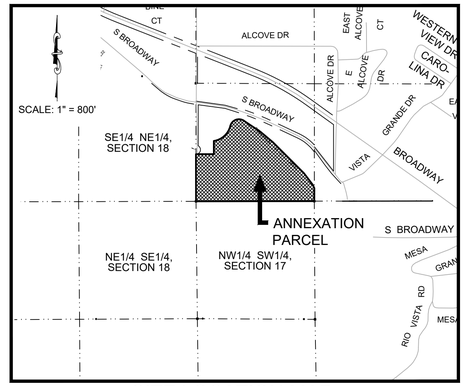
B. Douglas Quimby as President	422 E. Vermijo Ave. #100
NAME of La Plata Communities Inc.; Manager of Redlands Three Sixty, LLC	**ADDRESS** Colorado Springs, CO 80903
B. Douglas Quimby	May 13, 2026
SIGNATURE	DATE
NAME	**ADDRESS**
SIGNATURE	DATE

(Annexation Petition)

BENNETT ANNEXATION

Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO





SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet
7. Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,893.83	FT.
CONTIGUOUS PERIMETER	1,849.35	FT.
AREA IN SQUARE FEET	826,087.94	SQ. FT.
AREA IN ACRES	18.96	AC.
AREA WITHIN R.O.W.	0	SQ. FT.
	0	AC.
AREA WITHIN DEEDED R.O.W.	0	SQ. FT.
	0	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

EXISTING PARCEL LINE

EXISTING R.O.W. LINE

EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	LC	LINE CHORD
P.O.B.	POINT OF BEGINNING	FT.	FEET
R.O.W.	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

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.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - PLS. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

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:	DJM	DATE:	04/29/2026
REVIEWED BY:	ABL	DATE:	04/30/2026
CHECKED BY:	ABL	DATE:	XXX
APPROVED BY:	ABL	DATE:	XXX

100' 0' 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

BENNETT ANNEXATION
Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

1 OF 1

G:\Data\SURVEY\Annexations\2025\Bennett Annexation\CAD\Bennett Annexation.dwg - PLOTTED 2026-05-08

RECEPTION#: 3107644, at 10/23/2024 2:36:24 PM, 1 of 1
Recording: $13.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

The undersigned, upon oath, pursuant to §38-30-108.5 and 38-30-172, C.R.S., states the following concerning the BETTY C. BENNETT TRUST DATED OCTOBER 23, 2024:

1. The name of the entity is the BETTY C. BENNETT TRUST DATED OCTOBER 23, 2024.

2. The entity is a trust created under the laws of the State of Colorado.

3. The mailing address for the entity is 486 Moonlight Drive, Grand Junction, CO 81504.

4. The names and addresses of the Settlor, Trustee and the Successor Trustee are as follows:

Settlor: Betty C. Bennett, 2324 S. Broadway, Grand Junction, CO 81507

Trustee: DENNIS L. BENNETT, 486 Moonlight Drive, Grand Junction, CO 81504

Successor Trustee: HEATHER A. BENNETT, 483 Sheldon Road, Grand Junction, CO 81504.

5. Successor Trustee's appointment shall become effective under the following circumstances:

In the event Trustee, dies or becomes unable to act as Trustee, then HEATHER A. BENNETT shall serve as Successor Trustee.

SIGNED by us as of the 14th day of October, 2024.

Betty C. Bennett, Settlor

Dennis L. Bennett, Trustee

STATE OF COLORADO)
: ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of October, 2024, by BETTY C. BENNETT, Settlor, and DENNIS L. BENNETT, Trustee, of the BETTY C. BENNETT TRUST DATED OCTOBER 23, 2024.

Witness my hand and official seal.
My commission expires: 01/18/26.

KOREY VON BURG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20034008891
My Commission Expires January 18, 2026

Notary Public

BOUNDARY AGREEMENT

THIS BOUNDARY AGREEMENT ("Agreement") is made between **Redlands Three Sixty LLC** ("R360"), whose address is 422 E. Vermijo Ave., Ste 100, Colorado Springs, CO 80903, and **The Betty C Bennett Trust Dated October 23, 2024** (the "Trust"), whose address is 486 Moonlight Drive, Grand Junction, CO 81504 (each, a "Party," and collectively, the "Parties").

Recitals

A. R360 owns real property located in Mesa County, Colorado, legally described as:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SW¼ NW¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND THE SOUTH LINE OF THE REDLANDS WATER & POWER COMPANY FIRST LIFT CANAL (AS SUCH CANAL EXISTED MARCH 22, 1938), THENCE SOUTH ALONG SAID WEST LINE OF SAID SW¼ NW¼ A DISTANCE OF 450 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 200 FEET;
THENCE NORTH TO THE SOUTH LINE OF SAID CANAL;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CANAL TO THE EAST LINE OF SAID SW¼ NW¼;
THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SW¼ NW¼;
THENCE WEST TO THE SOUTHWEST CORNER OF SAID SW¼ NW¼;
THENCE NORTH TO THE TRUE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

(the "R360 Property").

-Terms continue on following page-

B. The Trust owns real property located in Mesa County, Colorado known as 2323 S. Broadway, Grand Junction, Colorado 81507, legally described as:

A parcel of ground situated in the SW1/4 NW1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being described as follows: Beginning at the intersection of the South right-of-way line for Redlands Water and Power Company First Lift Canal and the East line of the SW1/4 NW1/4 of said Section 17, from which the C-W1/16 of said Section 17 bears N00°03'56"E 145.1 feet;
thence along said right-of-way the following eleven (11) courses:
beginning at a ;
(1) thence N24°18'00"W 41.83 feet;
(2) thence N37°19'22"W 162.46 feet;
(3) thence N45°06'06"W 490.80 feet:
(4) thence N49°55'24"W 179.16 feet;
(5) thence N56°13'53"W 223.54 feet;
(6) thence 191.31 feet along a curve turning to the left with a radius of 100.00 feet and a chord that bears S68°57'42"W 163.44 feet;
(7) thence 263.65 feet along a curve turning to the right with a radius of 225.00 feet and a chord that bears S47°43'22"W 248.82 feet;
(8) thence N12°58'35"W 97.42 feet:
(9) thence N03°02'28"W 42.21 feet;
(10) thence 153.45 feet along a curve turning to the left with a radius of 212.00 feet and a chord that bears N23°46'38"W 150.12 feet;
(11) thence N44°30'48"W 128.86 feet to the East right-of-way line for 23 Road;
thence along said East right-of-way line, N00°02'18"W 38.87 feet to the North right-of-way line for Redlands Water and Power Company First Lift Canal;
thence along said right-of-way the following seven (7) courses:
(1) thence S81°58'23"E 37.44 feet; (2) thence S44°30'48"E 126.88 feet;
(3) thence 189.64 feet along a curve turning to the right with a radius of 262.00 feet and a chord that bears S23°46'38"E 185.53 feet;
(4) thence S03°02'28"E 42.21 feet;
(5) thence 72.34 feet along a curve turning to the left with a radius of 35.00 feet and a chord that bears S62°15'14"E 60.14 feet;
(6) thence 119.57 feet along a curve turning to the left with a radius of 148.40 feet and a chord that bears N35°27'05"E 116.36 feet;
(7) thence 154.51 feet along a curve turning to the right with a radius of 150.00 feet and a chord that bears N41°52'46"E 147.77 feet;
thence N71°23'21"E 5.06 feet to the South right-of-way line for South Broadway; thence along said right-of-way the following four (4) courses:
(1) thence N00°19'40"E 48.43 feet; (2) thence S71°45'20"E 92.84 feet;
(3) thence 312.81 feet along a curve turning to the right with a radius of 2960.00 feet and a chord that bears S67°49'47"E 312.66 feet;
(4) thence S64°48'08"E 322.03 feet;
thence S00°03'56"W 245.01 feet to the North right-of-way line for Redlands Water and Power Company First Lift Canal;
thence along said right-of-way the following seven (7) courses:
(1) thence S47°07'20"E 27.49 feet; (2) thence S43°19'40"E 107.54 feet;
(3) thence S40°50'51"E 61.87 feet; (4) thence S35°42'48"E 115.33 feet to the East line of the SW1/4 NW1/4 of said Section 17;
thence along the East line of the SW1/4 NW1/4 of said Section 17, S00°03'56"W 85.52 feet to the point of beginning,
containing 3.61 acres as described.

County of Mesa, State of Colorado

(the "Trust Property").

C. The actual location the true boundary line between the R360 Property and the Trust Property is uncertain.

D. To resolve the uncertainty and to avoid any dispute concerning the portion of the boundary at issue, R360 and the Trust have agreed to determine and permanently establish that boundary line between the R360 Property and the Trust Property by a written agreement, as provided herein, in accordance with the provisions of Section 38-44-112, Colorado Revised Statutes. All other deeded boundary lines between the R360 Property and the Trust Property shall remain unchanged by this Agreement.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Establishment of Boundary Line. For all purposes R360 and the Trust agree that a true, correct, and final boundary line ("Boundary Line") between the R360 Property and the Trust Property shall be the line described and defined on the attached Exhibit A, and depicted on the attached Exhibit B, which are incorporated herein by this reference. This Boundary Line shall remain a boundary line between the involved properties.

2. Mutual Quit Claims. Each Party sells and conveys, without warranties of title, to the other Party the adjoining real property which is in conflict with the Boundary Line as established in this Agreement. The Parties each reserve any and all water and water rights, ditch and ditch rights owned by them.

3. Miscellaneous.

a. This Agreement has been executed by the Parties voluntarily and in accordance with the specific provisions of Section 38-44-112, Colorado Revised Statutes, in order to determine and permanently establish by written agreement of all Parties thereby affected a portion of the line and boundary between the R360 Property and the Trust Property.

b. Each Party represents to the other that each is the true owner of its respective property, that each has the full power and authority to enter into and execute this Agreement, and that no other owner, lessee, lienor, or mortgagee has any right, title, or interest in the respective property.

c. This Agreement shall be recorded in the real estate records of the Mesa County Clerk and Recorder, as an instrument affecting real estate, shall run with the land as covenants benefitting and burdening the R360 Property and the Trust Property, and shall inure to the benefit of and be binding upon the Parties' successors and assigns.

DATED this _____ day of _____, 2026.

Redlands Three Sixty, LLC,
a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado Corporation, its Manager

By:_____
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by B. Douglas Quimby as President of La Plata Communities, Inc., a Colorado corporation and the Manager of Redlands Three Sixty, LLC, a Colorado limited liability company, on behalf of such company

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

Dennis L. Bennett, Trustee and Attorney-in-Fact for Betty C. Bennett, Settlor of the Betty C. Bennett Trust Dated October 23, 2024

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Dennis L. Bennett, Trustee and Attorney-in-Fact for Betty C. Bennett, Settlor of the Betty C. Bennett Trust Dated October 23, 2024.

Witness my hand and official seal.
My commission expires: _____

Notary Public

EXHIBIT A

BOUNDARY LINE AGREEMENT

A boundary line situated in the southwest quarter of the northwest quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

commencing at a 2.5" aluminum cap marked LS 33650 2006 for the center–west sixteenth corner of said Section 17 , whence a 2.25" brass cap marked MESA COUNTY SURVEY MARKER NO 352 1966 for the west quarter corner of said Section 17 bears South 89°54'43" West with all bearings herein relative thereto;
Thence North 00°03'38" East, along the east line of the southwest quarter of the northwest quarter of said Section 17, a distance of 145.10 feet to a 2.0" aluminum cap marked PLS 38274 – RCC and the Point of Beginning;

Thence North 24°18'00" West, a distance of 41.78 feet to a 2.0" aluminum cap marked PLS 38274 – RCC;
Thence North 37°19'22" West, a distance of 162.46 feet to a 2.0" aluminum cap marked PLS 38274 – RCC;
Thence North 45°06'06" West, a distance of 490.80 feet to a 2.0" aluminum cap marked PLS 38274 – RCC;
Thence North 49°55'24" West, a distance of 179.16 feet to a 2.0" aluminum cap marked PLS 38274 – RCC;
Thence North 56°13'53" West, a distance of 223.54 feet to the beginning of a curve tangent to said line;

Thence northwesterly a distance of 191.31 feet along the curve concave to the south, having a radius of 100.00 feet and a central angle of 109°36'50", being subtended by a chord which bears South 68°57'42" West a distance of 163.44 feet to a 2.0" aluminum cap marked PLS 38274 – RCC and a point of reverse curvature;

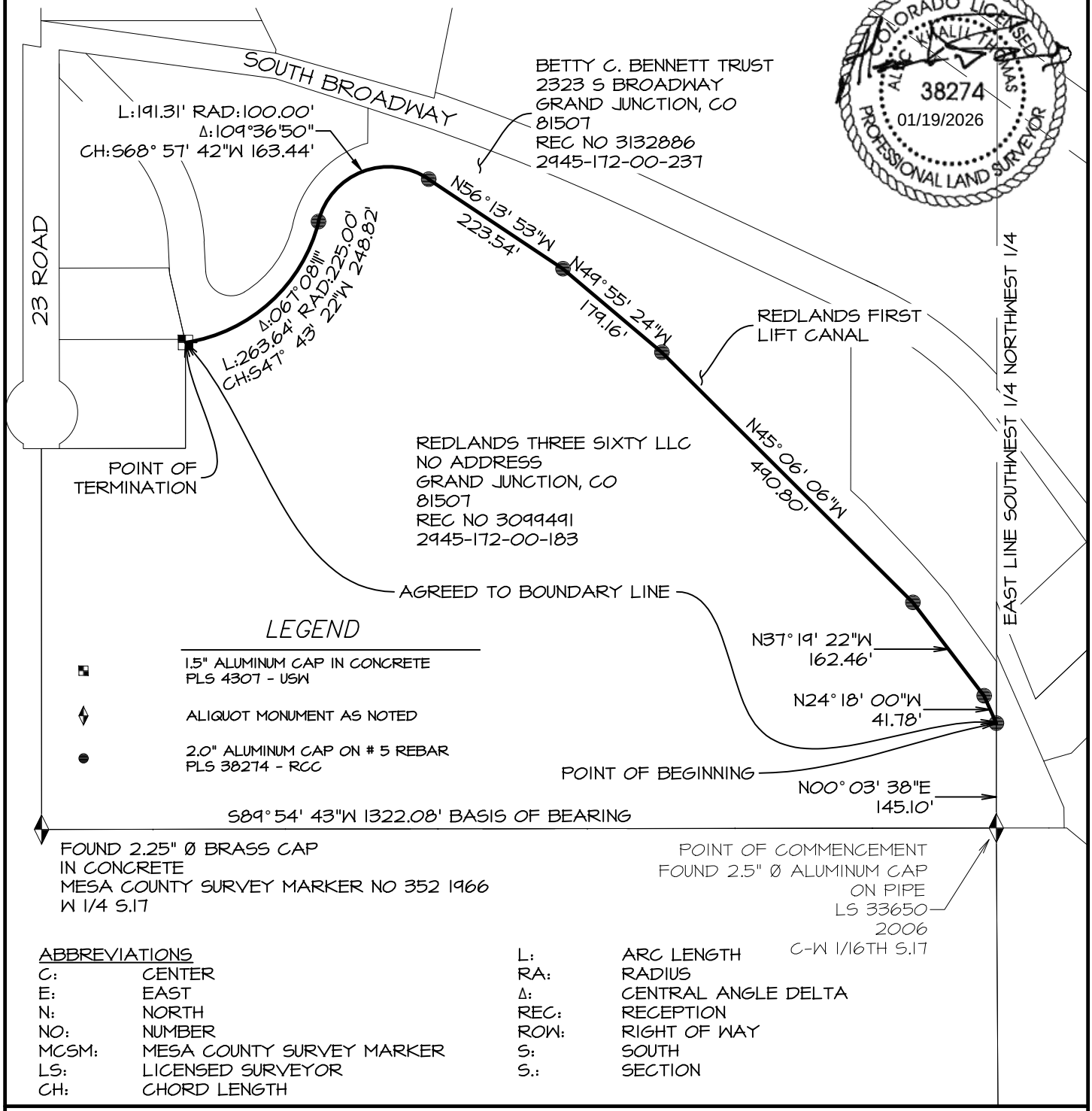
Thence southerly a distance of 263.64 feet along the arc of said curve concave to the northwest having a radius of 225.00 feet and a central angle of 67°08'11" being subtended by a chord bearing South 47°43'22" West a distance of 248.82 feet to a 1.5" aluminum cap in concrete marked PLS 4307 – USW and the Point of Termination.



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



COLORADO LICENSED
ALI T. THOMAS
38274
01/19/2026
PROFESSIONAL LAND SURVEYOR

LEGEND

- 1.5" ALUMINUM CAP IN CONCRETE PLS 4307 - USW
- ALIQUOT MONUMENT AS NOTED
- 2.0" ALUMINUM CAP ON # 5 REBAR PLS 38274 - RCC

ABBREVIATIONS

C:	CENTER	L:	ARC LENGTH
E:	EAST	RA:	RADIUS
N:	NORTH	Δ:	CENTRAL ANGLE DELTA
NO:	NUMBER	REC:	RECEPTION
MCSM:	MESA COUNTY SURVEY MARKER	ROW:	RIGHT OF WAY
LS:	LICENSED SURVEYOR	S:	SOUTH
CH:	CHORD LENGTH	S.:	SECTION

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
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: JW	1/16/26	Job No. 1988-038

S:\PROJECTS\1988 La Plata Communities, Inc\038 Bennett Parcel\Survey\DWG\1988-038 BOUNDARY LINE AGREEMENT.dwg

IMPROVEMENT SURVEY PLAT

MESA COUNTY PARCEL NUMBER 2945-172-00-183
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY COLORADO.

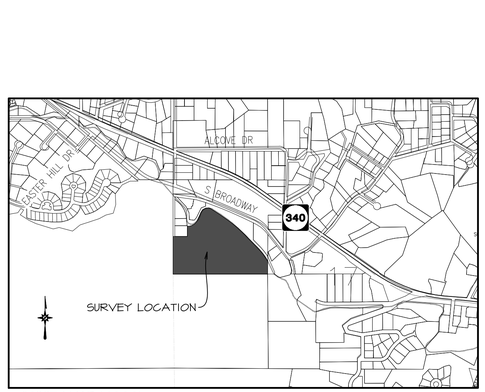
PROPERTY DESCRIPTION (as recorded at reception number 3099491):

Beginning at the intersection of the West line of the SW1/4 NW1/4 of Section 17, Township 1 South, Range 1 West, Ute Meridian, and the South line of the Redlands Water and Power Company First Lift Canal, (as such canal existed March 22 1938), thence South along said West line of said SW1/4 NW1/4 a distance of 450 feet to the true point of beginning; thence East 200 feet; thence North to the South line of said canal; thence easterly along the South line of said canal to the East line of said SW1/4 NW1/4; thence South to the Southeast corner of said SW1/4 NW1/4; thence West to the Southwest corner of said SW1/4 NW1/4; thence North to the true point of beginning, Mesa County, Colorado.

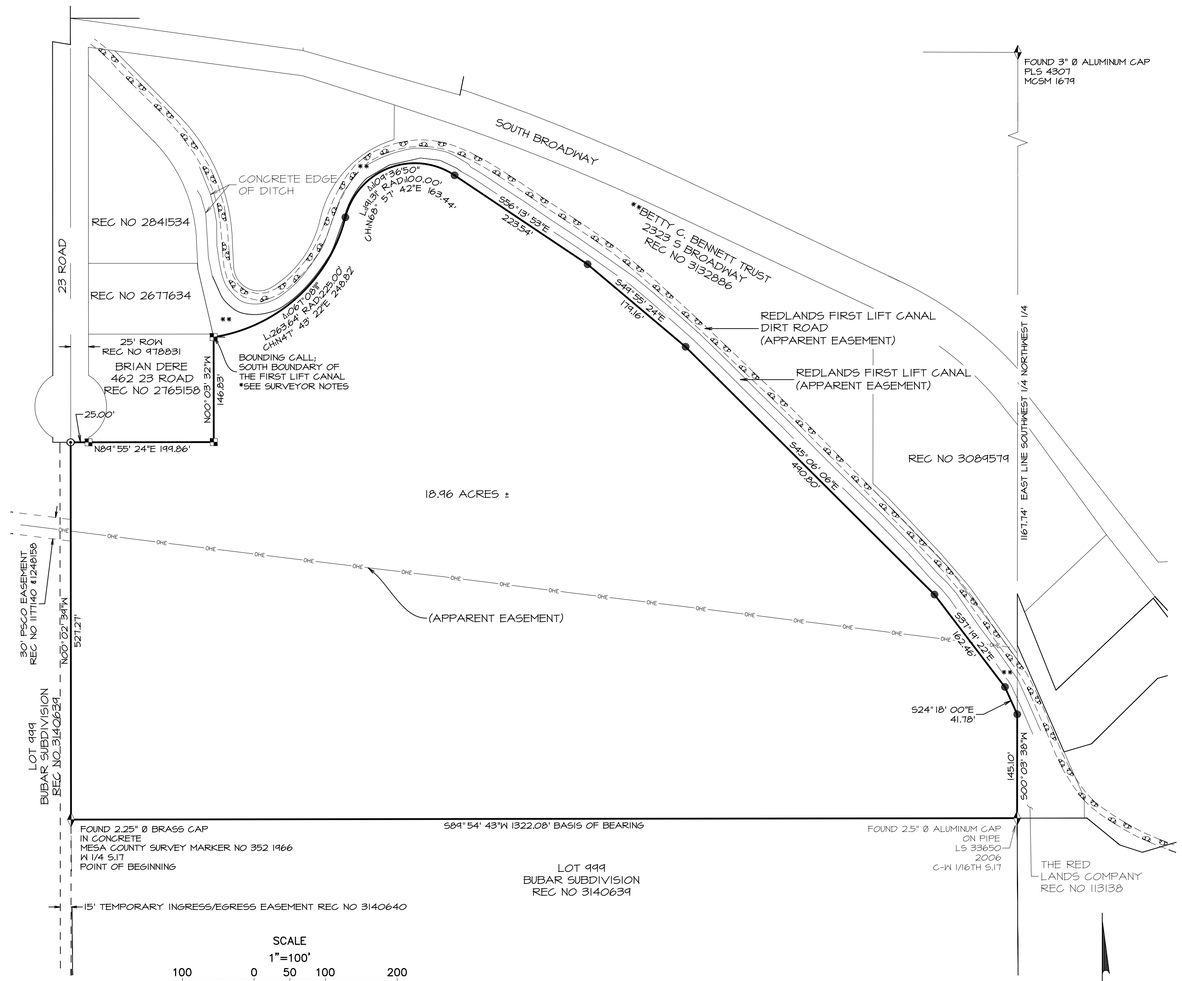
PROPERTY DESCRIPTION (as surveyed):

A parcel of land situated in the southwest quarter of the northwest quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

Beginning at 2.25" brass cap marked MESA COUNTY SURVEY MARKER NO 352 1966 for the west quarter corner of said Section 17, whence a 2.5" aluminum cap marked LS 33650 2006 for the center-west sixteenth corner of said Section 17 bears North 89°54'43" East with all bearings herein relative thereto;
Thence North 00°02'39" West, a distance of 527.27 feet to an illegible 1.5" aluminum cap on the south line of Right of Way per Reception Number 978831;
Thence North 89°55'24" East, a distance of 199.86 feet to a 1.5" aluminum cap marked PLS 4307 USW;
Thence North 00°03'32" West, a distance of 146.83 feet to a 1.5" aluminum cap marked PLS 4307 USW on the purported south line of the Redlands Water and Power Company First Lift Canal and the beginning of a curve concave to the northwest having a radius of 225.00 feet and a central angle of 67°08'11" and being subtended by a chord which bears North 41°43'22" East a distance of 248.82 feet;
Thence easterly along said curve, a distance of 263.64 feet to a point of reverse curvature;
Thence northerly a distance of 191.31 feet along the arc of said curve concave to the south having a radius of 100.00 feet and a central angle of 109°36'50" being subtended by a chord bearing North 68°57'42" East a distance of 163.44 feet;
Thence South 56°13'53" East tangent to said curve, a distance of 223.54 feet;
Thence South 49°55'24" East, a distance of 179.16 feet;
Thence South 45°06'06" East, a distance of 490.80 feet;
Thence South 37°19'22" East, a distance of 162.46 feet;
Thence South 24°18'00" East, a distance of 41.78 feet to the east line of the southwest quarter of the northwest quarter of said Section 17;
Thence South 00°03'38" West, a distance of 145.10 feet to the said center-west sixteenth;
Thence South 89°54'43" West, a distance of 1322.08 feet to the Point of Beginning. Said parcel containing 18.96 acres more or less.



VICINITY MAP 1:1000'



LEGEND

- 1.5" ALUMINUM CAP IN CONCRETE PLS 4307 - USW
- 1.5" ALUMINUM CAP IN CONCRETE ILLEGIBLE
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 2.0" ALUMINUM CAP ON # 5 REBAR PLS 38274 - RCC
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- -ONE- OVERHEAD ELECTRIC
- EDGE OF GRAVEL ROAD

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
BOB:	BASIS OF BEARING
C:	CENTER
CCR:	COVENANT CONDITIONS & RESTRICTIONS
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
PLS:	PROFESSIONAL LAND SURVEYOR
LS:	LICENSED SURVEYOR
CH:	CHORD LENGTH
BRG:	CHORD BEARING
L:	ARC LENGTH
RAD:	RADIUS
Δ:	CENTRAL ANGLE DELTA
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
Ø	DIAMETER
S:	SECTION
**:	OWNERSHIP BY BETTY C. BENNETT TRUST
PSCO:	PUBLIC SERVICE COMPANY

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SW01)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the south line of the Southwest Quarter of the Northwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, the center-west sixteenth being a 2.5" aluminum cap marked "LS 33650 2006" whence the west quarter corner of said Section 17, being a 2.25" brass cap marked "MESA COUNTY SURVEY MARKER NO 352 1966", bears South 89°54'43"West, as shown hereon.

* SURVEYORS NOTES
- Conveyance deeds for subject parcel refer to the "South line of the Redlands Water and Power Company First Lift Canal, (as such canal existed March 22, 1938)" as the north bound of said parcel.
- adjoining deeds to the west also reference a bounding call using the term "South boundary of canal".
- Title work provided and referenced hereon did not provide any concise description of a canal right-of-way, this is not an opinion by this surveyor as to whether or not rights may exist.
- The hereon signed surveyor considers the best available evidence for the south line of the canal to be the surveyed edge of the concrete ditch and/or the top of the cut slope created by said ditch.
- A line of best fit for these improvements is depicted hereon as the north boundary of subject parcel
- The hereinabove north boundary line was extended southwesterly to intersect a 1.5" aluminum cap marked PLS 4307 at the northeast corner of a parcel of land as recorded at Reception Number 2765158. Said northeast corner is qualified in said deed as terminating at the "South boundary of the First Lift Canal of the Redlands Irrigation and Power Company".

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.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJB65058019, dated April 19, 2024. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

COLORADO LICENSED ALEC KRAIG THOMAS 38274 PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.

Deposit Number_____.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT

MESA COUNTY PARCEL NUMBER 2945-172-00-183
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY COLORADO.

Sheet 1 of 1	Date:10/29/25	Job No. 1988-038
Surveyed: TPJ	Drawn: AKT	Checked: AKT

Drawing name: S:\PROJECTS\1988 La Plata Communities, Inc\038 Bennett Parcel\survey\DWG\1988-038 ISP.dwg

BENNETT PARCEL (R360) ANNEXATION SCHEDULE	
	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
	Planning Commission Considers Zone of Annexation
	City Council Intro Proposed Zoning Ordinance
	City Council Accept Petition/Annex and Zoning Public Hearing
	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number					
Location		No Physical Address			
Tax ID Number(s)		2945-172-00-183			
Number of Parcel(s)		1			
Existing Population		0			
No. of Parcels Owner Occupied		0			
Number of Dwelling Units		0			
Acres Land Annexed		18.96			
Developable Acres Remaining		18.96			
Right-of-way in Annexation		None			
Previous County Zoning		RSF-4			
Proposed City Zoning		PD (Redlands 360 Amended ODP)			
Surrounding Zoning:	North:	RSF-4 (County)			
	South:	PD (City)			
	East:	RSF-4 (County			
	West:	PD (City)			
Current Land Use		Vacant Land			
Proposed Land Use		Mixed Use Residential			
Surrounding Land Use:	North:	Single Family Residential/Vacant Land			
	South:	Vacant Land			
	East:	Single Family Residential/Church			
	West:	Vacant Land/Single Family Residential			
Comprehensive Plan Designation:		Residential Low			
Zoning within Comprehensive Plan Designation:		Yes:	X	No:	
Values:	Assessed	$520,500			
	Actual	$140,540			
Address Ranges					
Special Districts:	Water	$0			
	Sewer	$0			
	Fire	$1,355.51			
	Irrigation/Drainage	$0			
	School	$6,335.13			
	Pest	$166.40			

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Redlands Three Sixty, LLC ("Entity") is the owner of the following property:

(b) No Physical Address - Parcel No. 2945-172-00-183

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.

○ 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:

execute instruments to acquire, convey, encumber or otherwise affect title

◉ 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

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: B. Douglas Quimby

Printed name of person signing: **B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC**

State of Colorado)

County of El Paso) ss.

Subscribed and sworn to before me on this 20th day of October, 20 25

by B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC

Witness my hand and seal.
My Notary Commission expires on August 4, 2027

DENISE JORDAN WALLACE
NOTARY PUBLIC
State of Colorado
Notary ID # 20034025810
My Commission Expires August 04, 2027

Denise Jordan Wallace
Notary Public Signature

RECEPTION#: 3099491, at 7/23/2024 1:57:18 PM, 1 of 3
Recording: $23.00, Doc Fee $108.00 Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Land Title
GUARANTEE COMPANY
Since 1967

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee
Date: July 23, 2024
$108.00

This Deed, effective as of **July 23rd, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **BETTY C. BENNETT**, whose street address is **TBD 23 ROAD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$1,080,000.00**) ***One Million Eighty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **REDLANDS THREE SIXTY, LLC, A COLORADO LIMITED LIABILITY COMPANY** , whose street address is **9540 FEDERAL DR SUITE 200, COLORADO SPRINGS, CO 80921**, City or Town of **COLORADO SPRINGS**, County of **El Paso** 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: **TBD 23 ROAD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **REDLANDS THREE SIXTY, LLC, A COLORADO LIMITED LIABILITY COMPANY**
9540 FEDERAL DR SUITE 200, COLORADO SPRINGS, CO 80921

Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

Betty C. Bennett

BETTY C. BENNETT

State of **Colorado**)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me on this day of **July 23rd, 2024** by **BETTY C. BENNETT**

Witness my hand and official seal

My Commission expires: 4/5/25

Notary Public

KRISTI B JOYCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134023335
MY COMMISSION EXPIRES 04/05/2025

Exhibit A

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SW¼ NW¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND THE SOUTH LINE OF THE REDLANDS WATER & POWER COMPANY FIRST LIFT CANAL (AS SUCH CANAL EXISTED MARCH 22, 1938), THENCE SOUTH ALONG SAID WEST LINE OF SAID SW¼ NW¼ A DISTANCE OF 450 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 200 FEET;
THENCE NORTH TO THE SOUTH LINE OF SAID CANAL;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CANAL TO THE EAST LINE OF SAID SW¼ NW¼;
THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID SW¼ NW¼;
THENCE WEST TO THE SOUTHWEST CORNER OF SAID SW¼ NW¼;
THENCE NORTH TO THE TRUE POINT OF BEGINNING,

COUNTY OF MESA, STATE OF COLORADO.

RECEPTION#: 3140674
10/22/2025 2:01:43 PM, 1 of 1
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity known as **REDLANDS THREE SIXTY, LLC** and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The entity is a limited liability company.

3. The mailing address for the entity is 422 East Vermijo Avenue, Suite 100, Colorado Springs, Colorado 80903.

4. The entity is formed under the laws of the State of Colorado.

5. The name and position of the persons authorized to execute instruments to acquire, convey, encumber or otherwise affect title to real property on behalf of the entity are: **B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC; or Michael G. Ruebenson as Executive Vice President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC.**

DATED this 16th day of October, 2025.

REDLANDS THREE SIXTY, LLC, a Colorado limited liability company

By: La Plata Communities, Inc., a Colorado corporation, Manager

By B. Douglas Quimby
B. Douglas Quimby, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing Statement of Authority was acknowledged and executed before me this 16th day of October, 2025 by B. Douglas Quimby as President of La Plata Communities, Inc., Manager of Redlands Three Sixty, LLC.

Witness my hand and official seal.

My commission expires: 8/4/27.

[SEAL]

Denise Jordan Wallace
Notary Public

DENISE JORDAN WALLACE
NOTARY PUBLIC
State of Colorado
Notary ID # 20034025810
My Commission Expires August 04, 2027

corporate documents\statement of authority 2025

Redlands 360 Development – ODP Amendment/Annexation of 19 Acre Parcel

SUMMARY OF NEIGHBORHOOD INFORMATION MEETING
TUESDAY, OCTOBER 21, 2025, FROM 5:30 PM TO XXXPM
MONUMENT BAPTIST CHURCH, 486 23 ROAD, GRAND JUNCTION, CO

A neighborhood information meeting for the above-referenced projects was held Tuesday, October 21, 2025, at Monument Baptist, from 5:30 pm to 7:00 pm. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on October 8, 2025, per the mailing list received from the City of Grand Junction. There were approximately 37 people in attendance, including representatives from LaPlata Communities/Redlands 360; Jane Quimby, Project Manager, Doug Quimby, Cody Humphrey and Don Gravette. The City of Grand Junction was represented by Jessica Johnson, Zoning Supervisor. Also in attendance was Tracy States, Project Coordinator with River City Consultants, Inc.

Jane Quimby made introductions and explained the purpose of the meeting was to identify new areas being brought into the ODP/PD (Outline Development Plan/Planned Development zoning) and changes to the 2022 approved ODP. She then introduced Cody who gave a power point presentation.

Cody Humphrey began his presentation, a copy of which is included as an attachment to this summary. Cody showed the original ODP and the areas to be brought into the ODP. He stated the total area was approximately 628 acres, including Renaissance and Canyon Rim. Cody talked about the density, 1,300 – 1,750 units, with 6 acres of commercial and approximately 35 acres of parks.

Cody gave a summary of the submittal and made the following points:

- Will be amending the approved ODP to incorporate the additional 29 acres (two 5 acre parcels already in the city limits and one 19 acre parcel in the county, to be annexed into city limits).
- The ODP provides zoning and anticipates land use.
- The phasing and graphics will be updated.
- Implementation of outdoor lighting policy/dark sky lighting, limiting streetlights, etc.
- Would like to mimic what exists in Redlands Mesa.

Cody then showed the current approved plan and the new parcels in relation to the approved ODP. He explained that the density of the development is medium density, up to 12 units per acre. He explained that the "bubbles" shown on the approved ODP don't necessarily equate to development. The topography is very challenging and 12 units or higher density would work better on flatter ground, like the attached dwelling units in Filing 2. He said that the 29 acres would lean more toward single family detached product because of the topography. Questions/comments ensued.

The conversation had very little to do with the ODP Amendment/Annexation.

- Complaint about S. Broadway one-way street.
- How does traffic flow work?
    - Cody and Jane explained that there will be two roundabouts and turn lanes to calm traffic flow.
- Is 19 acre parcel next to S. Broadway?
    - No – separated by the ditch and a piece of land.
- Will there be access to the slide show?
    - Part of neighborhood meeting summary/public record.
- Project is too dense. Where are the buyers coming from?
    - Some out of state, some from other parts of Colorado. The original ODP was approved four years ago and was a very long process with many opportunities for public comment.
    - Jane noted that the project is an infill project and the City wanted higher density. This is a 25-year project to build out. The project may struggle to get to the minimum required density of 1,300 dwelling units.
- How much of the wetlands on the corner parcel are retained?
    - All.

Cody began to wrap up his presentation and the conversation shifted to traffic mitigation with the three added parcels. Cody explained that the added parcels don't generate enough traffic to change the existing traffic impact studies. Jane talked about current traffic mitigation including the roundabout at 23 Road and Broadway, planned left turn lanes and the planned internal round about, all of which will mitigate traffic and create a safer environment.

Questions about the annexation of roadways and what is the eventual plan for Hwy 340. Cody and Jane explained that the 340 roundabout will start as one lane but can accommodate two lanes based on the design. The City's ultimate plan is for 340 to become four lanes from Ridges Blvd. to Redlands Parkway. When the roadway is widened to four lanes, the roundabout will also be modified to accommodate two lanes of traffic.

Question about how irrigation will be handled. It was explained that the overall project has 75+ irrigation shares and only the common areas will be irrigated. It was also explained that the project will keep most of the trails and maintain current hillsides. The recent 500-year storm event and drainage issues were discussed. Drainage for county residents is an issue and they were advised to talk to the county about the existing issues.

The attendees brought up the power outages that are still regularly occurring. Jane explained that they had notifications of regular outages with regards to the irrigation pumps. She noted that the development is required to install infrastructure as they go, including transformers, lines, etc. The outages tend to occur when it is very windy or hot.

RIVER CITY CONSULTANTS, INC. ■ 215 PITKIN AVENUE, UNIT 201 ■ GRAND JUNCTION, COLORADO 81501 ■ 970.241.4722

The conversation shifted back to the ODP Amendment and dark sky policy. Cody reiterated that the phasing plan will likely change. He and Jane advised they are working with the city on the dark sky definition. Jane added that most existing residences are in the county and that the Redlands 360 development has to try and find a compromise that meets city code while providing a safe environment without overexposing. Redlands Mesa is a good example. The attendees wanted to know if there will be lighting limits on retail areas and the response was yes.

Final questions:

- Recap common areas/open space?
    - There are 11 parks, 7 trailheads or about 1/3 of the total acreage.
- When will construction of Filing 2 begin.
    - February 2026
- Filings 3 and 4?
    - About the same time.

The meeting adjourned at 7 PM.

RIVER CITY CONSULTANTS, INC. ■ 215 PITKIN AVENUE, UNIT 201 ■ GRAND JUNCTION, COLORADO 81501 ■ 970.241.4722

Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Lynn & Tyler	399 MIRADA CT	LYNN_MANAHAN@hotmail.com
2. Jack Rogan	434 Athens Way	johnfrogan@yahoo.com
3. Kristl Holtz	2285 S. Arriba Cr. GJ	Kristlhtz16@yahoo.com
4. Kathy Weida	392 Caprock Ct	lasvegaskat36@hotmail.com
5. Denise & Sarah	204 Easter Hill Dr	denthom1958@msn.com
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Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. RondaBoenda Wuthers	2305 S BROADWAY	970-210-9900
2. Sarah + Mark Caldwell	2281 Holy Cross Ct	972-998-5716
3. Wendy Beckius	203 Easter Hill Dr.	970-379-2155
4. Douglas Scott	2219 RENAISSANCE BLVD	402-479-3268
5. Pam & Craig Tate	2225 Redlands PKWY	970-618-5445
6. Tom & Diana Baergsten	2307 S. Broadway	970-241-1798
7. Carol Coburn	108 Columbine Ct	970-778-1209
8. Steve & Natalie Husch	2284 Holy Cross Ct.	
9. Betty Balko	1210 Mesa Grande Dr.	970-260-8032
10. Jimmy Cripple	442 Montero	970-471-3343
11. Doug Quimby	422 E Vermijo, Colorado Springs	
12. Sue Smith	2217 Renaissance Blvd	
13. Tracy Stukes - RCC		
14. Jarl Quimby		
15. Jessica Johnsen City CG		
16.		
17.		
18.		
19.		
20.		
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24.		
25.		

Tuesday, October 21, 2025
Redlands 360 Proposed Annexation and Amended PD ODP
Adding approximately 29 acres (10 already in the City limits and 19 to be annexed)
Neighborhood Information Meeting – 5:30 PM
Monument Baptist Church
Located at 486 23 Road, Grand Junction, CO

Name	Address	Phone/Email
1. Cheryl Cable	403 Mirada Ct.	
2. Dan O'Neil	214 Eastern Hill Dr.	
3. Steve Cable	403 Mirada Ct.	
4. Brittney Archie	2220 Da Vinci	
5. Kip Archie	2220 Da Vinci	
6. Jan Di Girolamo	2282 Holy Cross CT	
7. Dan & LaDonna Salamon	2290 S Broadway	
8. Don Gravette	422 E Wermijo CO	don.gravette@onela Plata.us
9. Melissa Connor	2219 Rewhissang Blvd	
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

2 EMBS TRUST
120 MESA GRANDE
GRAND JUNCTION CO 81507

2241 S BROADWAY LLC
1985 1/2 S BROADWAY
GRAND JUNCTION CO 81507

ABBOTT WILLIAM ALLEN
ABBOTT ROBERTA JEAN
435 RENAISSANCE CT
GRAND JUNCTION CO 81507

ALDOUS ZOE
449 S CAMP RD
GRAND JUNCTION CO 81507

ALLEN TODD
ALLEN KARI J
2140 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

ANDERSON THOMAS MICHAEL
ANDERSON LINDSAY NICOLE
3393 FLORENCE WAY
DENVER CO 80238

ANDREWS WILLIAM M
ANDREWS ELENA J, HART LEANNE G &
CALABRESE KERRYN J GRANTEE
BENEFICIARIES
375 CAPROCK DR
GRAND JUNCTION CO 81507

ANN W LEWIS UTA DATED APR 30 2015
SARGENT DALE
370 TEEGAN CT
GRAND JUNCTION CO 81507

APP TRUST
2216 DA VINCI PL
GRAND JUNCTION CO 81507

ARCHIE KIP DAVID
ARCHIE BRITTNEY NICOLE
2220 DA VINCI PL
GRAND JUNCTION CO 81507

ATCHLEY WILLIAM W
402 ALTAMIRA CT
GRAND JUNCTION CO 81507

ATKINS MITCHELL TALMADGE
ATKINS TRACY TWINN
221 ALCOVE DR
GRAND JUNCTION CO 81507

BAKER MICHAEL L
354 TEEGAN CT
GRAND JUNCTION CO 81507

BARGSTEN TOM S
BARGSTEN DIANA L
2307 S BROADWAY
GRAND JUNCTION CO 81507

BEAN JARED LEE
BEAN JAMI F
113 E ALCOVE DR
GRAND JUNCTION CO 81507

BECKIUS JOHN M
BECKIUS WENDY K
203 EASTER HILL DR
GRAND JUNCTION CO 81507

BELATTI DANIEL A
BELATTI HEIDI L
447 RENAISSANCE CT
GRAND JUNCTION CO 81507

BENNETT BETTY C
2324 S BROADWAY
GRAND JUNCTION CO 81507

BENNETT MICHAEL P
BENNETT TARA G
2270 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

BERGUER ALEXANDRA
COYLE BENJAMIN T
2199 S BROADWAY
GRAND JUNCTION CO 81507

BIGUM ALFRED BUSBY
BIGUM EDITH MARIE
432 ATHENS WAY
GRAND JUNCTION CO 81507

BIRD WILLIAM
BIRD MEREDITH K
200 EASTER HILL DR
GRAND JUNCTION CO 81507

BLAYLOCK CLINT
BLAYLOCK DANYIELLE
404 MIRADA CT
GRAND JUNCTION CO 81507

BLM
2815 H RD
GRAND JUNCTION CO 81506

BOARDWINE GWEN A
2287 HOLY CROSS CT
GRAND JUNCTION CO 81507

BOGART JASON
BOGART SARAH
212 EASTER HILL DR
GRAND JUNCTION CO 81507

BONAN-HAMADA CATHERINE M
BONAN-HAMADA EDWARD K
432 MONTERO ST
GRAND JUNCTION CO 81507

BOOTH ROBERT L
BOOTH ANDREA A
394 MIRADA CT
GRAND JUNCTION CO 81507

BRIGHTSTAR GOLF REDLANDS MESA
LLC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

BROOM JEFFREY
2308 S BROADWAY
GRAND JUNCTION CO 81507

BUBAR RONNIE D
2333 S BROADWAY
GRAND JUNCTION CO 81507

BUTLER BRADLEY E
BUTLER BARBARA R, KMAIGIATTD TRST
DTD NOV 22 2019 GRANTEE BENEFICIARY
429 RIO VISTA RD
GRAND JUNCTION CO 81507

BUTSON JOSHUA LINCOLN
BUTSON TARA MAE
358 CAPROCK DR
GRAND JUNCTION CO 81507

CABLE STEVEN W
CABLE CHERYL A
403 MIRADA CT
GRAND JUNCTION CO 81507

CALDWELL SARAH DEW
CALDWELL JOHN MARK
2281 HOLY CROSS CT
GRAND JUNCTION CO 81507

CAMELOT INVESTMENTS LLC
809 LAKESIDE DR
CARBONDALE CO 81623

CHMURA BRUCE T
CHMURA SHARON F
437 MEADOWS WAY
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION
JESSICA JOHNSEN
250 N 5TH ST
GRAND JUNCTION CO 81501

CLUB VILLAS HOMEOWNERS
ASSOCIATION INC
2325 W RIDGES BLVD
GRAND JUNCTION CO 81507

COFFELT CHRIS
COFFELT MELANIE
2283 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

COHAN WILLIAM T
COHAN A R
2293 BROADWAY
GRAND JUNCTION CO 81507

COHEE JONATHAN LEE
COHEE STEFANIE ANN
2318 LONETREE
GRAND JUNCTION CO 81507

COHEN SETH HOWARD
COHEN JEANNE LYNETTE
2266 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

COLE MATTHEW W
477 23 RD
GRAND JUNCTION CO 81507

COLEMAN TYLER L
MILLOY HANNAH E
2286 HOLY CROSS CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
356 CAPROCK DR
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
440 RUST CT
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
445 ATHENS WAY
GRAND JUNCTION CO 81507

CONFIDENTIAL OWNER
CONFIDENTIAL OWNER
446 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

CONNOR & SCOTT LIVING TRUST
DATED AUG 8 2019
2219 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

COPELAND JEFFREY T
COPELAND KATHLEEN M
448 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

COPPLE JAMES
9299 GYPSUM CREEK RD
GYPSUM CO 81637

CRUM STEVEN C
CRUM SANDRA K
383 CAPROCK DR
GRAND JUNCTION CO 81507

CULLINANE FAMILY LIV TRST U/A DTD
JAN 6 2022
2216 TUSCANY AVE
GRAND JUNCTION CO 81507

CUMMINGS RONALD R
CUMMINGS NANCY ELLEN
449 RENAISSANCE CT
GRAND JUNCTION CO 81507

CUNNINGHAM BARRY K
HURST KAREN J
2221 TUSCANY AVE
GRAND JUNCTION CO 81507

DATRI EDWARD JR
DATRI CECILIA
2289 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

DEMUTH MICHAEL J
DEMUTH GRETCHEN D
2281 S BROADWAY
GRAND JUNCTION CO 81507

DERE BRIAN
DERE JENNIFER
1173 23 1/2 RD
GRAND JUNCTION CO 81505

DESROSIERS DON C
455 WILDWOOD DR
GRAND JUNCTION CO 81507

DISTINCTIVE DESIGN BUILD LLC
566 W CRETE CIR UNIT 4
GRAND JUNCTION CO 81505

DIX LAUREN
THOMPSON STEPHEN L
366 CAPROCK DR
GRAND JUNCTION CO 81507

DONALDSON KURTZ LIVING TRUST
DATED JUN 2 2017
2214 CANYON RIM DR
GRAND JUNCTION CO 81507

DUNCAN DARRELL LANE
DUNCAN MICHELE MARIE
449 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

DURHAM CHRISTOPHER SCOTT
DURHAM JEANETTE MARIE
396 MIRADA CT
GRAND JUNCTION CO 81507

ERB ROCKY
ANN ERB LORI
444 MONTERO ST
GRAND JUNCTION CO 81507

FITZGERALD STEPHEN J
FITZGERALD SHERYL S
441 ATHENS WAY
GRAND JUNCTION CO 81507

FIXTURE STUDIO CONSTRUCTION &
DEVELOPMENT LLC
600 ROOD AVE STE 301
GRAND JUNCTION CO 81501

FORD SCOTT
FORD SHANNA
386 TEEGAN CT
GRAND JUNCTION CO 81507

FOWLER MICHAEL H
440 MONTERO ST
GRAND JUNCTION CO 81507

FREEMAN DANIEL ADAM
FREEMAN KATHERINE
2879 MESA AVE
GRAND JUNCTION CO 81501

FREEMAN DOUGLAS
FREEMAN ANUPAMA
438 RENAISSANCE CT
GRAND JUNCTION CO 81507

GAASCHE GLENN
GAASCHE BARBARA
2286 S BROADWAY
GRAND JUNCTION CO 81507

GALLEGOS-MARTINEZ ALLISON
AMBRIZ AMBRIZ DANIEL
424 LOIS ST
CLIFTON CO 81520

GARRISON DANIEL ALAN
BELL SARAH ANNE
2217 TUSCANY AVE
GRAND JUNCTION CO 81507

GAURMER ZACKARY D
GAURMER JAIME A
103 ALCOVE DR
GRAND JUNCTION CO 81507

GECHTER CHARLIE
ECHTER WENDI
218 EASTER HILL DR
GRAND JUNCTION CO 81507

GEE VICTORIA L
BOERNER SEAN
2289 HOLY CROSS CT
GRAND JUNCTION CO 81507

GIALLANZA CHARLES A
GIALLANZA TRISHA A
2223 TUSCANY AVE
GRAND JUNCTION CO 81507

GNEISS HOME LLC
611 24 RD UNIT 1
GRAND JUNCTION CO 81505

GODS COUNTRY HOMES LLC
1173 23 1/2 RD
GRAND JUNCTION CO 81505

GOETZMANN CUSTOM HOMES INC
PO BOX 331
MONUMENT CO 80132

GOETZMANN PHILIP A
7595 WINDING OAKS DR
COLORADO SPRINGS CO 80919

GONYEAU JAY E
GONYEAU LEAH L, GONYEAU BRADFORD
JAY GRANTEE BENEFICIARY
381 CAPROCK DR
GRAND JUNCTION CO 81507

GONZALES JEROME
364 TEEGAN CT
GRAND JUNCTION CO 81507

GONZALEZ ERIC A
GONZALEZ ERICA
985 MARTINGROVE CT
WESTERVILLE OH 43081

GOODWILL MICHAEL E
GOODWILL CLIFFORD L
437 RUST CT
GRAND JUNCTION CO 81507

GRAND JUNCTION LAND COMPANY
LLC
600 HOPKINS AVE STE 303
ASPEN CO 81611

GRAND VALLEY INVESTMENT GROUP
LLC
1755 TELSTAR DR STE 109
COLORADO SPRINGS CO 80920

GRAND VALLEY INVESTMENT GROUP LLC
REDLANDS THREE SIXTY LLC, JANE
QUIMBY
422 E VERMIJO AVE STE 100
COLORADO SPRINGS CO 80903

GUNTER THOMAS A
GUNTER JUANITA
451 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

GUSTAFSON BRYCE
106 1/2 EASTER HILL DR
GRAND JUNCTION CO 81507

GUTHRO JAMES P
GUTHRO NICOLEENA M
380 CAPROCK DR
GRAND JUNCTION CO 81507

HALL SCOTT T
HALL LAUREN E
2215 TUSCANY AVE
GRAND JUNCTION CO 81507

HALLIDAY STEVAN W
DALLAGO REGINA A
395 MIRADA CT
GRAND JUNCTION CO 81507

HAMON STANLEY A
HAMON PAMELA H
434 RUST CT
GRAND JUNCTION CO 81507

HARAWAY JAMES A
MARTHA C HARAWAY
377 CAPROCK DR
GRAND JUNCTION CO 81507

HARMELING MICHAEL B
HARMELING CASSIE C
103 N EASTER HILL DR
GRAND JUNCTION CO 81507

HARRIS DANIEL L
HARRIS JENNIFER C
396 CAPROCK CT
GRAND JUNCTION CO 81507

HARRIS JUSTIN D
2225 TUSCANY AVE
GRAND JUNCTION CO 81507

HARSHA MARK
HARSHA DANEEN M
376 CAPROCK DR
GRAND JUNCTION CO 81507

HARTSFIELD ELLEN ATHENA
211 OAK DR
DURANGO CO 81301

HASTY TINA
HASTY SHAWN
2287 BROADWAY
GRAND JUNCTION CO 81507

HAUER KYLA ANN
470 23 RD
GRAND JUNCTION CO 81507

HECKEL TIMOTHY L
HECKEL CLAUDIA L
445 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

HEMSTAD ERIK A
393 MIRADA CT
GRAND JUNCTION CO 81507

HERBERT & LAURIE AM HOLZBAUER
LIV TRST DTD AUG 29 2017
506 BLEVINS RD
GRAND JUNCTION CO 81507

HERRERA JUAN ESPINOZA
ESPINOZA LILY
2299 BROADWAY
GRAND JUNCTION CO 81507

HILL KIM
2276 HOLY CROSS CT
GRAND JUNCTION CO 81507

HOAGLUND ROGER M
HOAGLUND DELORES J
2239 S BROADWAY
GRAND JUNCTION CO 81507

HOFFMAN MICHAEL R
GOAD DOLORES S
401 MIRADA CT
GRAND JUNCTION CO 81507

HOLTZ PETER G
3204 RAYBURN ST
LAS VEGAS NM 87701

HOOPER DANIEL JR
HOOPER CARRIE
2269 HOLY CROSS WAY
GRAND JUNCTION CO 81507

HOSKIN GREGORY K
HOSKIN DOROTHY D
411 RIO VISTA RD
GRAND JUNCTION CO 81507

HOUK RICHARD D
HOUK THERESE L
398 CAPROCK CT
GRAND JUNCTION CO 81507

HOWARD CRAIG A
HOWARD LAURA A
2292 S ARRIBA CIR
GRAND JUNCTION CO 81507

HOWARD JOHN V JR
HOWARD VALERIE MARIE
360 CAPROCK DR
GRAND JUNCTION CO 81507

HUSCH STEVEN C
HUSCH NATALIE A
2284 HOLY CROSS CT
GRAND JUNCTION CO 81507

HYATT FAMILY TRUST DATED
09/21/2004
2262 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

HYDE DUSTIN
2296 BROADWAY
GRAND JUNCTION CO 81507

JANE CLEVINGER FAMILY TRUST
2536 RIMROCK DR #319
GRAND JUNCTION CO 81505

JEFFREY A SMITH & SUE A MITCHELL-SMITH REV TRST APR 19 2017 RESTATEMENT
2217 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

JIMTOWN ENTERPRISES LLC
2500 BROADWAY UNIT B PMB 235
GRAND JUNCTION CO 81507

JLC MAGNUS LLC
2125 BUTTERFIELD DR #225
TROY MI 48084

JOHNSON EMERY C
JOHNSON DARLENE
2325 1/2 S BROADWAY
GRAND JUNCTION CO 81507

JOHNSON FAMILY TRUST DATED OCT 29 2018
4006 CAMINITO TERVISO
SAN DIEGO CA 92122

JOHNSON KYLE R
JOHNSON TRICIA L F
437 RENAISSANCE CT
GRAND JUNCTION CO 81507

JORGENSEN GARY JOHN
JORGENSEN COLLEEN KAY
385 CAPROCK DR
GRAND JUNCTION CO 81507

JOY AMY
434 MEADOWS WAY
GRAND JUNCTION CO 81507

KEMPA RICHARD P
STRINGHAM FERN M
2309 BROADWAY
GRAND JUNCTION CO 81507

KENAGY RICHARD T
KENAGY ALLYSON R
2288 S BROADWAY
GRAND JUNCTION CO 81507

KENDALL DONALD E
KENDALL JULIE D
360 TEEGAN CT
GRAND JUNCTION CO 81507

KERSHAW GARY J
KERSHAW LAURIE K
1205 W 11TH CT
BROOMFIELD CO 80020

KILLE NANCY L
KILLE RANDALL GENE
433 RUST CT
GRAND JUNCTION CO 81507

KINNICK RAYMOND THOMAS JR
206 EASTER HILL DR
GRAND JUNCTION CO 81507

KINSEY FAMILY TRUST DATED APR 6 2016
356 TEEGAN CT
GRAND JUNCTION CO 81507

KINTZ DANIEL C
KINTZ KIMBERLY M
436 MONTERO ST
GRAND JUNCTION CO 81507

KLINETOBE DONALD
KLINETOBE LEANN
447 ATHENS WAY
GRAND JUNCTION CO 81507

KOLLAR STEVEN W
THON-KOLLAR LISA ANN
433 RENAISSANCE CT
GRAND JUNCTION CO 81507

LAIBLE JASON
436 ATHENS WAY
GRAND JUNCTION CO 81507

LAPLANTE JOHN B
LAPLANTE LAURIE L
404 MONTERO ST
GRAND JUNCTION CO 81507

LECRONE SCOTT W
LECRONE CAROL L
2327 S BROADWAY
GRAND JUNCTION CO 81507

LEONARD DARIN J
367 TEEGAN CT
GRAND JUNCTION CO 81507

LESJAK TEGAN J
LESJAK KELLEY M
2297 BROADWAY
GRAND JUNCTION CO 81507

LEWTON JAMES B
LEWTON SHANNON M
106 EASTER HILL CT
GRAND JUNCTION CO 81507

LIBERTY BAPTIST CHURCH
450 S CAMP RD
GRAND JUNCTION CO 81507

LIKOVICH STEVEN
LIKOVICH SUSAN J
445 RENAISSANCE CT
GRAND JUNCTION CO 81507

LITTEN GREGORY
LITTEN BRIDGET
2288 HOLY CROSS CT
GRAND JUNCTION CO 81507

LOPEZ CHRISTINA
LOPEZ RENNATO
2271 HOLY CROSS WAY
GRAND JUNCTION CO 81507

LOWER VALLEY HOSPITAL ASSOCIATION
300 W OTTLEY AVE
FRUITA CO 81521

LUCERO CATHERINE S
SCHULTZ DEZJAX GRANTEE
BENEFICIARY
437 ATHENS WAY
GRAND JUNCTION CO 81507

MAEZ SHIELA
MAEZ THOMAS, SIMPLEMAN JOYCE D,
SIMPLEMAN ROBERT J
2231 MOWRY DR
GRAND JUNCTION CO 81507

MANAHAN LYNN R
399 MIRADA CT
GRAND JUNCTION CO 81507

MANN KRISTIN
2243 S BROADWAY
GRAND JUNCTION CO 81507

MANZANAREZ MONICA J
MANZANAREZ JOSEPH A
2214 TUSCANY AVE
GRAND JUNCTION CO 81507

MARCHAL BERTRAND
MARCHAL LAURA
PO BOX 2347
TELLURIDE CO 81435

MARILYN KAY SCHIVELEY FAMILY TRST
DTD MAR 22 2005
DOWLING-STEINBACH TRUST DATED OCT 6
2006
1067 LEDGESTONE DR
FOLSOM CA 95630

MARK THOMAS STOLTE REV TRST
DTD JUN 7 2022
2297 LONETREE
GRAND JUNCTION CO 81507

MARTINEZ JUAN
2305 BROADWAY
GRAND JUNCTION CO 81507

MATTFAM MARITAL TRUST
MATTFAM FAMILY TRUST
2525 DOTTIE LN UNIT B
GRAND JUNCTION CO 81506

MATTHEW KENT & JOANNA MARIE
DIERS LIVING TRUST
537 36 3/4 RD
PALISADE CO 81526

MATTHEWS LARRY I
COLLIER VANESSA L
8919 RUM RUNNER PL
BRADENTON FL 34212

MAVES CONSTRUCTION INC
2524 W PINYON AVE STE A
GRAND JUNCTION CO 81505

MBJ FAMILY LLC
2347 S RIM DR
GRAND JUNCTION CO 81507

MCILNAY DAVID
MCILNAY LORNA
438 ATHENS WAY
GRAND JUNCTION CO 81507

MCKISSEN JANET L
MCKISSEN JERRY L
217 EASTER HILL DR
GRAND JUNCTION CO 81507

MCLEMORE ERIN E
411 MIRADA CT
GRAND JUNCTION CO 81507

MEADOWLARK ON BROADWAY LLC
424 E MAYFIELD DR
GRAND JUNCTION CO 81507

MESTAS LANCE A
CADAVAL MARGIE B
445 S CAMP RD
GRAND JUNCTION CO 81507

MINNICK TYLER J
MINNICK ANDREA P
359 TEEGAN CT
GRAND JUNCTION CO 81507

MITCHELL ROBIN R
2295 LONETREE
GRAND JUNCTION CO 81507

MJCL3 LLC
451 S CAMP RD
GRAND JUNCTION CO 81507

MONROE STUART R
MONROE LOIS R
1102 GOLDENROD CIR
BROOMFIELD CO 80020

MONTALBANO TONY
MONTALBANO HEATHER MARIE
2536 RIMROCK AVE STE 400-344
GRAND JUNCTION CO 81505

MONUMENT BAPTIST CHURCH
PO BOX 1327
GRAND JUNCTION CO 81502

MORGAN DIANA L
MORGAN RICKY E
198 EASTER HILL DR
GRAND JUNCTION CO 81507

MUSEUM OF WESTERN COLORADO
PO BOX 20000-5020
GRAND JUNCTION CO 81502

NEELY JAMES M
WHITEFIELD-NEELY SUSAN K
435 ATHENS WAY
GRAND JUNCTION CO 81507

NESTE MICHAEL
WOODMORE KIRRILY
726 MALACHI ST
GRAND JUNCTION CO 81507

NEWITT MARK D
NEWITT TAMEE J
2291 BROADWAY
GRAND JUNCTION CO 81507

NEWMAN SHARRON L
ALLEN LOGAN
391 MIRADA CT
GRAND JUNCTION CO 81507

NORRIS PATRICK
MANDERSCHEID ANGELA
444 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

NOVAK MARY S
NOVAK ANGELA M
443 ATHENS WAY
GRAND JUNCTION CO 81507

NUTTALL MICHAEL J
NUTTALL MARY JO
2327 1/2 S BROADWAY
GRAND JUNCTION CO 81507

OCONNOR WILLIAM J
OCONNOR SUSAN A
438 RUST CT
GRAND JUNCTION CO 81507

ODONNELL FAMILY TRUST
379 CAPROCK DR
GRAND JUNCTION CO 81507

ONECOLORADO LTD
300 MAIN ST STE 302
GRAND JUNCTION CO 81501

O'NEIL BEVERLY C
214 EASTER HILL DR
GRAND JUNCTION CO 81507

OTT SARAH L
THOMPSON DENISE M
204 EASTER HILL DR
GRAND JUNCTION CO 81507

PARSONS GREG T
2219 TUSCANY AVE
GRAND JUNCTION CO 81507

PAUL ERIC
PAUL LAURA E
447 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

PEARSON JOSHUA D
2298 BROADWAY
GRAND JUNCTION CO 81507

PETERMAN NOAH J
439 RUST CT
GRAND JUNCTION CO 81507

PETERSON ALICE L
PETERSON BRIAN
1503 W COLLEGE DR
CHEYENNE WY 82007

PIATANESI JOHN W
PIATANESI DAWN M
374 CAPROCK DR
GRAND JUNCTION CO 81507

PLIENESS RYAN CHARLES
PLIENESS STEPHANIE MARIE
210 EASTER HILL DR
GRAND JUNCTION CO 81507

PODOLL JOSHUA S
2228 S BROADWAY
GRAND JUNCTION CO 81507

POLLARD COURTNEY KIERSTEN
SHEMONSKI MICHAEL ANTHONY
2254 N EASTER HILL DR
GRAND JUNCTION CO 81507

POTYONDY ISTVAN
POTYONDY MARTHA M
452 ATHENS WAY
GRAND JUNCTION CO 81507

PRICE JAY A
PRICE BARBARA E; ROSSMAN JENNIFER S,
PRICE JOSEPH A & ELIZABETH G GRANTEE
BENEFICIARIES
436 RUST CT
GRAND JUNCTION CO 81507

PRUETT HOMES LLC
3313 E IMPALA AVE
MESA AZ 85204

PRUITT LORRAINE MARIE
PRUITT RONALD RALPH
2285 HOLY CROSS CT
GRAND JUNCTION CO 81507

RAMSEY GREGORY
RAMSEY DANETTE
208 EASTER HILL DR
GRAND JUNCTION CO 81507

RATTAN LINDA C
2226 S BROADWAY APT #1
GRAND JUNCTION CO 81507

REDLANDS 360 METROPOLITAN
DISTRICT NO 9
REDLANDS THREE SIXTY LLC
9540 FEDERAL DR STE 200
COLORADO SPRINGS CO 80921

REDLANDS 360/GJLC
KRISTEN ASHBECK
380 SORREL ST
GRAND JUNCTION CO 81501

REDLANDS COMMUNITY CHURCH
2327 BROADWAY
GRAND JUNCTION CO 81507

REDLANDS PENTECOSTAL CHURCH OF
GOD
COLORADO DISTRICT PENTECOSTAL
CHURCH OF GOD
100 VISTA GRANDE RD
GRAND JUNCTION CO 81507

REDLANDS WATER & POWER
COMPANY
2216 S BROADWAY
GRAND JUNCTION CO 81507

REID SCOTT E
REID ELLEN A
440 RENAISSANCE CT
GRAND JUNCTION CO 81507

RENAISSANCE 360 HOMEOWNERS ASSOCIATION
1755 TELSTAR DR STE 211
COLORADO SPRINGS CO 80920

RHEIN JASON A
RHEIN KATHY D
202 EASTER HILL DR
GRAND JUNCTION CO 81507

RILEY DAVID K
101 ALCOVE DR
GRAND JUNCTION CO 81507

RISKEY KENNETH W
RISKEY KATHLEEN C
409 MIRADA CT
GRAND JUNCTION CO 81507

RITCHIE ANDREW J
VANDERBUSH DANI J
2307 BROADWAY
GRAND JUNCTION CO 81507

ROBERT M RICKETTS & DONNA A SCHULTZ FAMILY TRUST
446 MONTERO ST
GRAND JUNCTION CO 81507

ROBERT S & KATRINIA D BRISTOL TRSTEES OF ROBERT S & KATRINA D BRISTOL REV LIV TRST DTD 2/16/2019
448 ATHENS WAY
GRAND JUNCTION CO 81507

ROBERTS MICHAEL D
2336 MERIDIAN CT
GRAND JUNCTION CO 81507

ROGAN FAMILY LIVING TRUST
ROGAN JOHN F & JUDITH L TRUSTEES
434 ATHENS WAY
GRAND JUNCTION CO 81507

ROSELYNN HUGHES LIVING TRUST
2229 REDLANDS PKWY
GRAND JUNCTION CO 81507

ROSENBERG FAMILY TRUST
365 TEEGAN CT
GRAND JUNCTION CO 81507

ROSS TERRY
439 MEADOWS WAY
GRAND JUNCTION CO 81507

SALAMUN DANIEL L
SALAMUN LADONNA F
2290 S BROADWAY
GRAND JUNCTION CO 81507

SASSO JOHN A
SASSO BONNIE J
2268 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

SAYLOR CLARENCE MICHAEL
SAYLOR JODI E
2222 RENAISSANCE BLVD
GRAND JUNCTION CO 81507

SCHEDLER SHERRY A KIM
431 RENAISSANCE CT
GRAND JUNCTION CO 81507

SCHNELL RICHARD H
SCHNELL CATHRYN E
2288 1/2 S BROADWAY
GRAND JUNCTION CO 81507

SCHWEIZER RICHARD J
SCHWEIZER VICKI A
397 S CAMP RD
GRAND JUNCTION CO 81507

SCULLY DAVID C
HARKNESS CHRISTINE R
444 RENAISSANCE CT
GRAND JUNCTION CO 81507

SEAGREN THOMAS
SEAGREN SHARI
454 ATHENS WAY
GRAND JUNCTION CO 81507

SHANNON WILLIAM M
CRICKMER ANNA M
110 COLUMBINE CT
GRAND JUNCTION CO 81507

SHAPIRO ESTHER M
CARLIN JOAN DOROTHY
435 RUST CT
GRAND JUNCTION CO 81507

SHEA JAMES K
SHEA THERESA O
438 MEADOWS WAY
GRAND JUNCTION CO 81507

SIKULE DAVID M
SIKULE JESSICA D
453 MEDITERRANEAN WAY
GRAND JUNCTION CO 81507

SIMMERMAN OTTO
SIMMERMAN MELANIE
9946 ETLING DR
MARSHALLVILLE OH 44645

SISSON WILLIAM TODD
397 MIRADA CT
GRAND JUNCTION CO 81507

SKY VIEW PROPERTIES
588 GRAND CASCADE WAY
GRAND JUNCTION CO 81501

SMITH PEGGY A
SMITH SILAN D; SMITH SHANNON D & SPALDING HEATHER S GRANTEE BENEFICIARIES
378 CAPROCK DR
GRAND JUNCTION CO 81507

SPANGLER MICHAEL A
SPANGLER NANCY J
450 ATHENS WAY
GRAND JUNCTION CO 81507

STARLIETH LLC
2879 1/2 NAVAJO WAY
GRAND JUNCTION CO 81506

STEELE MATTHEW M
STEELE HEATHER H
413 MIRADA CT
GRAND JUNCTION CO 81507

STELMACH LAWRENCE JOSEPH
STELMACH JOLENE ANN
2221 DA VINCI PL
GRAND JUNCTION CO 81507

SUMNER JOSEPH LORENZO
HAGERMAN NANCY ADAMS
2282 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

SUSCO SHANNAN
SUSCO NICHOLAS S III
354 CANYON RIM TRAIIL
GRAND JUNCTION CO 81507

SWARTZ KYLE
SWARTZ JENELLE
444 ATHENS WAY
GRAND JUNCTION CO 81507

TATE CRAIG L
TATE PAMELA A
2225 REDLANDS PKWY
GRAND JUNCTION CO 81507

TAYLOR DEAN A
2295 BROADWAY
GRAND JUNCTION CO 81507

THOMPSON DAVID A
THOMPSON MEGAN J
423 RIO VISTA RD
GRAND JUNCTION CO 81507

THOMPSON DONALD L
THOMPSON MARILYN A
443 MONTERO ST
GRAND JUNCTION CO 81507

TOMAS CELAYETA TRUST DATED JUN 15 2016
1155 20 RD
FRUITA CO 81521

TRUNZO DONALD
TRUNZO DEBORAH L
388 CAPROCK CT
GRAND JUNCTION CO 81507

TRUST AGREEMENT #1 JAN DI GIROLAMO
2282 HOLLY CROSS CT
GRAND JUNCTION CO 81507

TURNER STEVEN
TURNER KELLEY
2292 S BROADWAY
GRAND JUNCTION CO 81507

UTE WATER CONSERVANCY DISTRICT
PO BOX 460
GRAND JUNCTION CO 81502

VANDERVIEREN DAVID
442 ATHENS WAY
GRAND JUNCTION CO 81507

VANSICKLE RICHARD
PEARSON ANNE
353 CANYON RIM TRAIL
GRAND JUNCTION CO 81507

VAT LAM
2219 DA VINCI PL
GRAND JUNCTION CO 81507

VESELY KENNETH D
VESELY CONNIE J
2294 BROADWAY
GRAND JUNCTION CO 81507

WACKER MARTIN
PRUITT RIE
117 EASTER HILL DR
GRAND JUNCTION CO 81507

WALKER DONALD A
MILLER LORELEI J
408 MIRADA CT
GRAND JUNCTION CO 81507

WARNER MICHAEL S
407 MIRADA CT
GRAND JUNCTION CO 81507

WARR RYAN J
WARR LAVINIA I
2274 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WATERS RONALD G
WATERS BRENDA; WATERS ANGIE R & CLINTON J GRANTEE BENEFICIARIES
2305 S BROADWAY
GRAND JUNCTION CO 81507

WEBB DEE ANN
WEBB MARK H
105 N EASTER HILL DR
GRAND JUNCTION CO 81507

WEBER ERIN KATHERINE
WEBER MARY
2296 S BROADWAY
GRAND JUNCTION CO 81507

WEIDA P MARK
WEIDA KATHLEEN A
392 CAPROCK CT
GRAND JUNCTION CO 81507

WELCH JOHN T
COBURN CAROL A
108 COLUMBINE CT
GRAND JUNCTION CO 81507

WHITCOMB JOHN F
WHITCOMB NUALA P, MAEZ SHIELA & THOMAS, WERTZ SHERRY L
484 22 1/4 RD
GRAND JUNCTION CO 81507

WHITESIDE GRIFFIN
WHITESIDE PATRICIA
2272 PYRAMID PEAK LP
GRAND JUNCTION CO 81507

WIBBELSMAN CHRISTOPHER JOSEPH
WIBBELSMAN CHERIE JEAN
370 CAPROCK DR
GRAND JUNCTION CO 81507

WIBBELSMAN RICHARD D
WIBBELSMAN JUDITH ANN
446 ATHENS WAY
GRAND JUNCTION CO 81507

WILBOURN MICHAEL R
WILBOURN DOROTHY W
2294 S BROADWAY
GRAND JUNCTION CO 81507

WILKEY MARTIN F
WILKEY VICKI LOUISE
2273 HOLY CROSS WAY
GRAND JUNCTION CO 81507

WILLIAM G & KAYE F BUXMAN REV
TRST DTD 12/7/96
2269 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CHRISTOPHER S
WILLIAMS ERIN K
104 N EASTER HILL DR
GRAND JUNCTION CO 81507

WILLIAMS CLIFFORD M
WILLIAMS CYNTHIA G
358 TEEGAN CT
GRAND JUNCTION CO 81507

WILLIAMS J BRIAN
WILLIAMS AIMEE A
364 CAPROCK DR
GRAND JUNCTION CO 81507

WILLIS MICHELE MARIE
WILLIS SIMON MATT
361 TEEGAN CT
GRAND JUNCTION CO 81507

WINEGARDNER TIMOTHY O
WINEGARDNER KAREN E
504 CODY DR
GRAND JUNCTION CO 81507

WITSMAN DEBORAH LYNN
213 EASTER HILL DR
GRAND JUNCTION CO 81507

WOODROW SCOTT C
WOODROW PAMELA
436 MEADOWS WAY
GRAND JUNCTION CO 81507

WOODS HARLAN D
WOODS HANNAH R
197 EASTER HILL DR
GRAND JUNCTION CO 81507

WRIGHT MICHAEL DEREK
WRIGHT ATHENA DARLENE
2218 TUSCANY AVE
GRAND JUNCTION CO 81507

YANOWICH STEPHEN ALAN
YANOWICH TAMMIE SPEAR
215 EASTER HILL DR
GRAND JUNCTION CO 81507

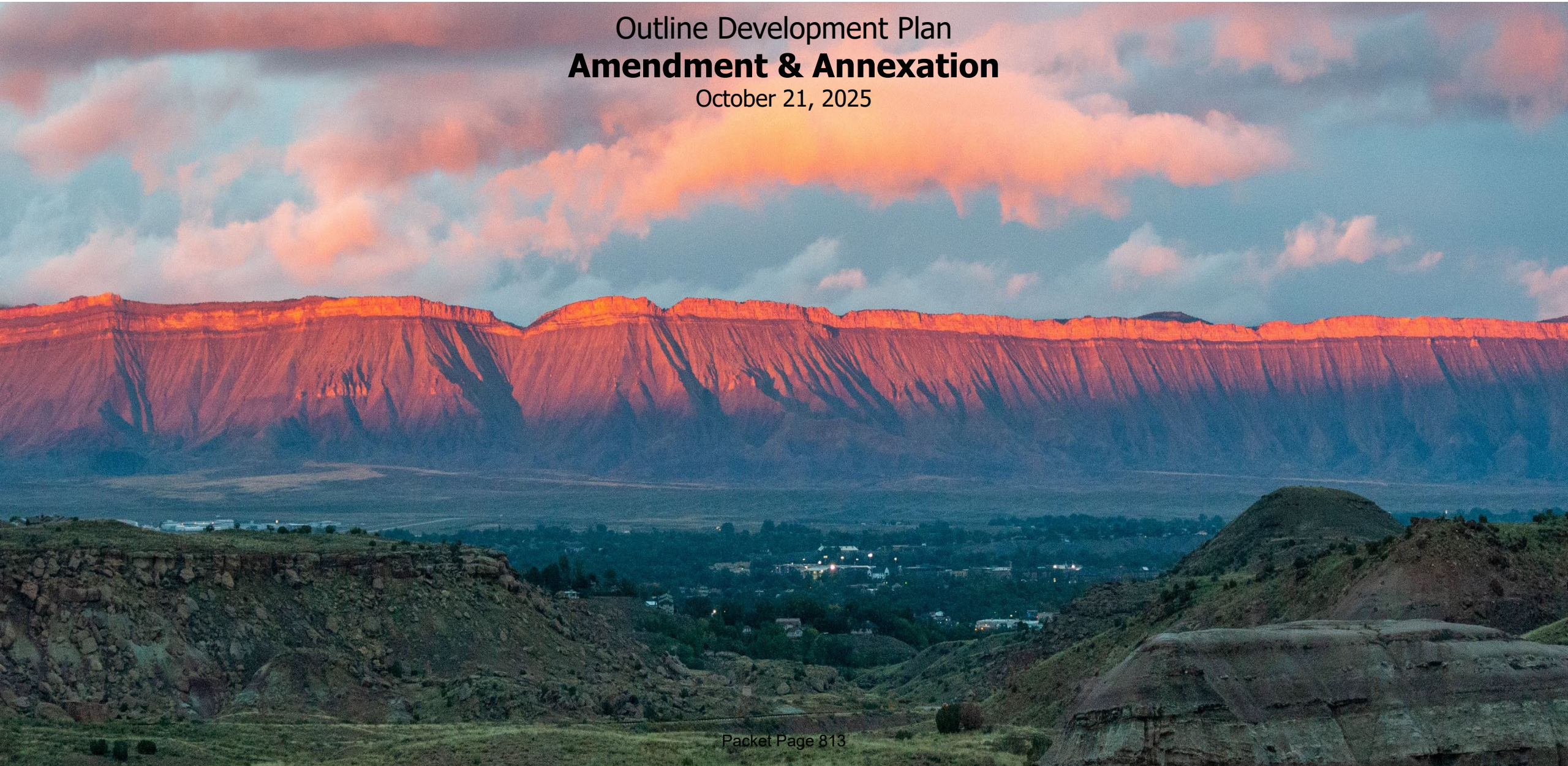
YATER RON
YATER JANE
2302 S BROADWAY
GRAND JUNCTION CO 81507

YOLANDA MITCHELL-OVIATT TRST
DTD & AMNDD ON 2/25/2021
441 S CAMP RD
GRAND JUNCTION CO 81507

YOUNG WILLIAM JOHN
101 COLUMBINE DR
GRAND JUNCTION CO 81507

YOUNGER DAVID LAWRENCE
YOUNGER TOBIAS
105 ALCOVE DR
GRAND JUNCTION CO 81507

YUNIS OMAR
STRAIGHT ALEXANDRA E
2281 CULEBRA PEAK CT
GRAND JUNCTION CO 81507

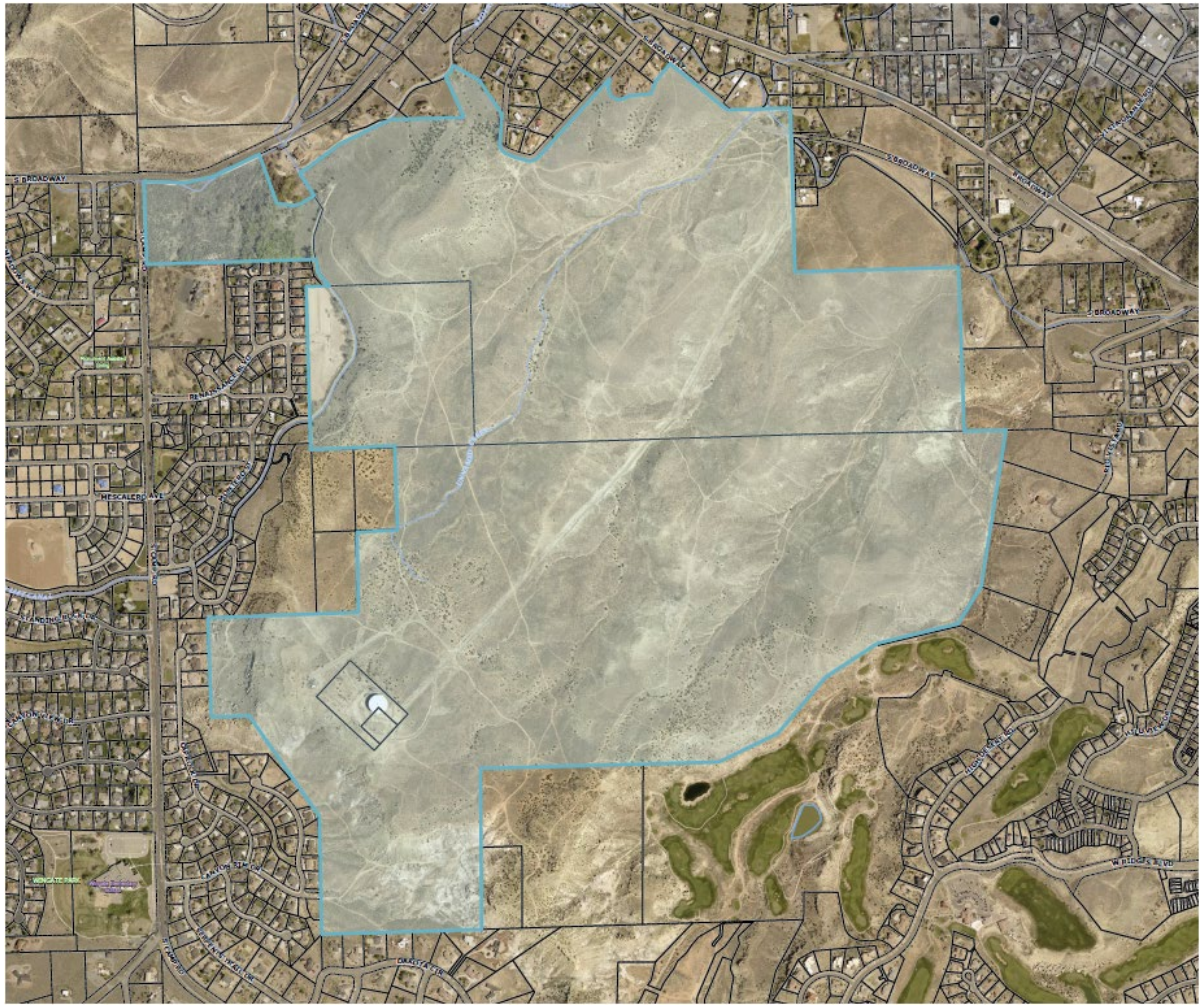


Outline Development Plan

Amendment & Annexation

October 21, 2025

Project Overview



- The property, consisting of 628.9 acres (including Renaissance 360 & Canyon Rim 360), will be developed with a spectrum of residential products and a variety of active and passive recreational opportunities.
- A range of 1,300 to 1,750 residential units are planned for the community creating an approximate gross density range of 2.16 to 2.92 dwelling units per acre.
- Six acres of commercial/mixed use property are also planned for the community.
- A minimum of 35 acres of traditional parks and 150 acres of unique parks and open space totaling 30% of the total acreage will be built and open to the public. The City code requires 10% of the land be dedicated as park/open space.

Redlands 360 Outline Development Plan (ODP)
Amendment & Annexation
Summary

- Amend the currently approved Redlands 360 ODP to incorporate +/- 29 acres of land recently acquired by Redlands Three-Sixty, LLC.
    - Two 5-acre parcels and a 19-acre parcel
- Update the ODP with these three parcels of land which will depict single family detached land use for the zoning for each parcel with a preliminary estimate of 74 lots on 29 acres.
- The ODP Development Progression Plan (phasing plan) will also be updated with what has currently been completed as well as changes to the phasing based on current development and market information for the project.
- All Redlands 360 ODP graphics that do not currently show these parcels included will need to be updated.
- An ODP Outdoor Lighting policy and graphic will be added to the ODP amendment. This policy will adopt dark sky standards for street and pedestrian lighting that will apply solely to this community and applied outside of the City's current lighting code.
- The 19-acre parcel is currently outside the City limits and will be annexed into the City as part of this process.

REDLANDS 360°

Adjacent Land Purchases

Purchases:
Ms. Bennet – 19.0 ac
Mr. Lippoth – 5.0 ac
Mr. Oberto – 5.0 ac



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	B-1 Commercial	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	16	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

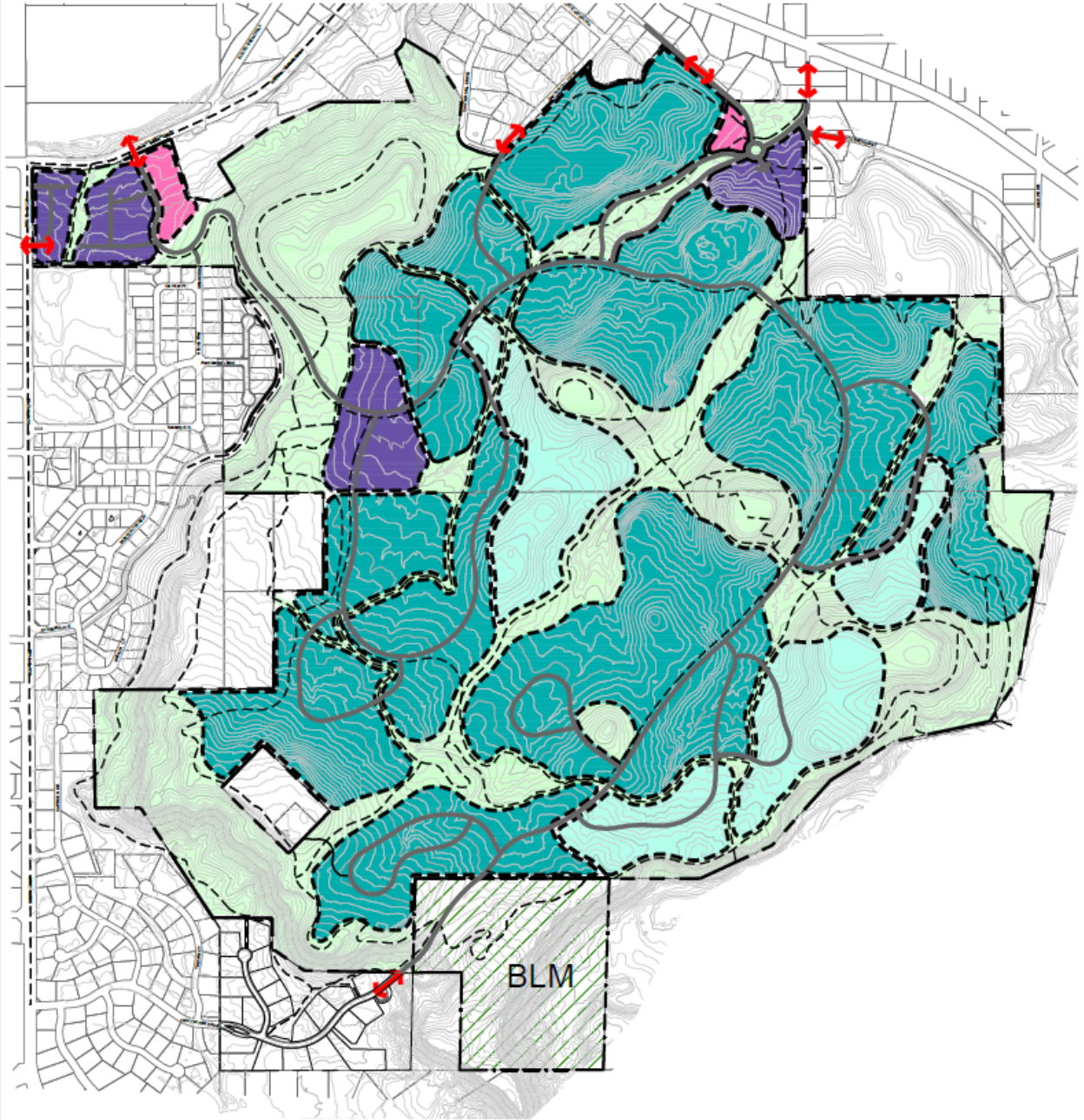
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

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

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
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Rear (min. ft.)	25	10	10	0	10
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Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

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COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan

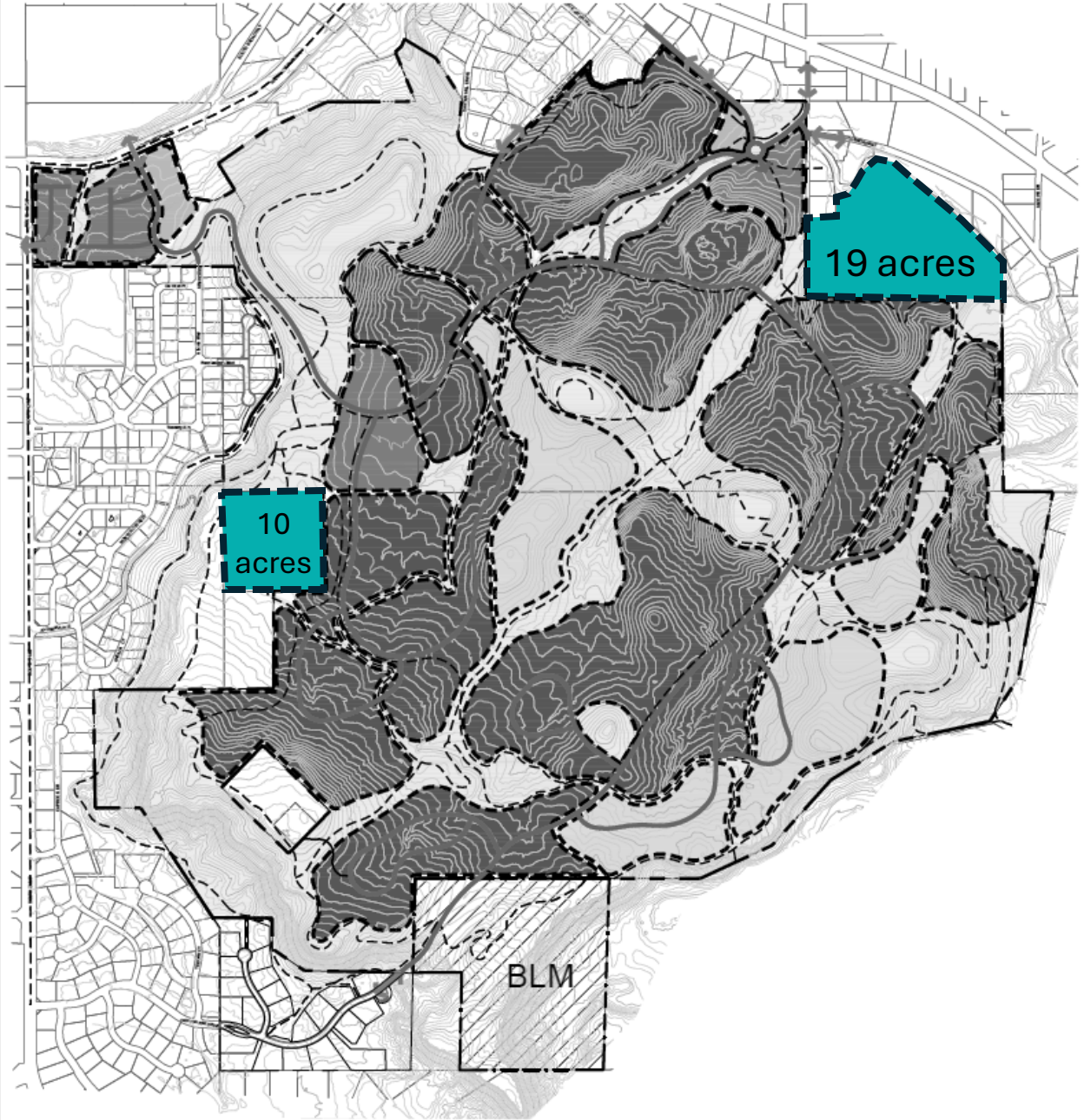
Exhibit 3: Land Use and Default Zones

0 800 1600 2400

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LANDSCAPE ARCHITECTURE
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LAND USE PLAN LEGEND

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

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Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
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OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
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Redlands 360 Outline Development Plan

Exhibit 3: Land Use and Default Zones

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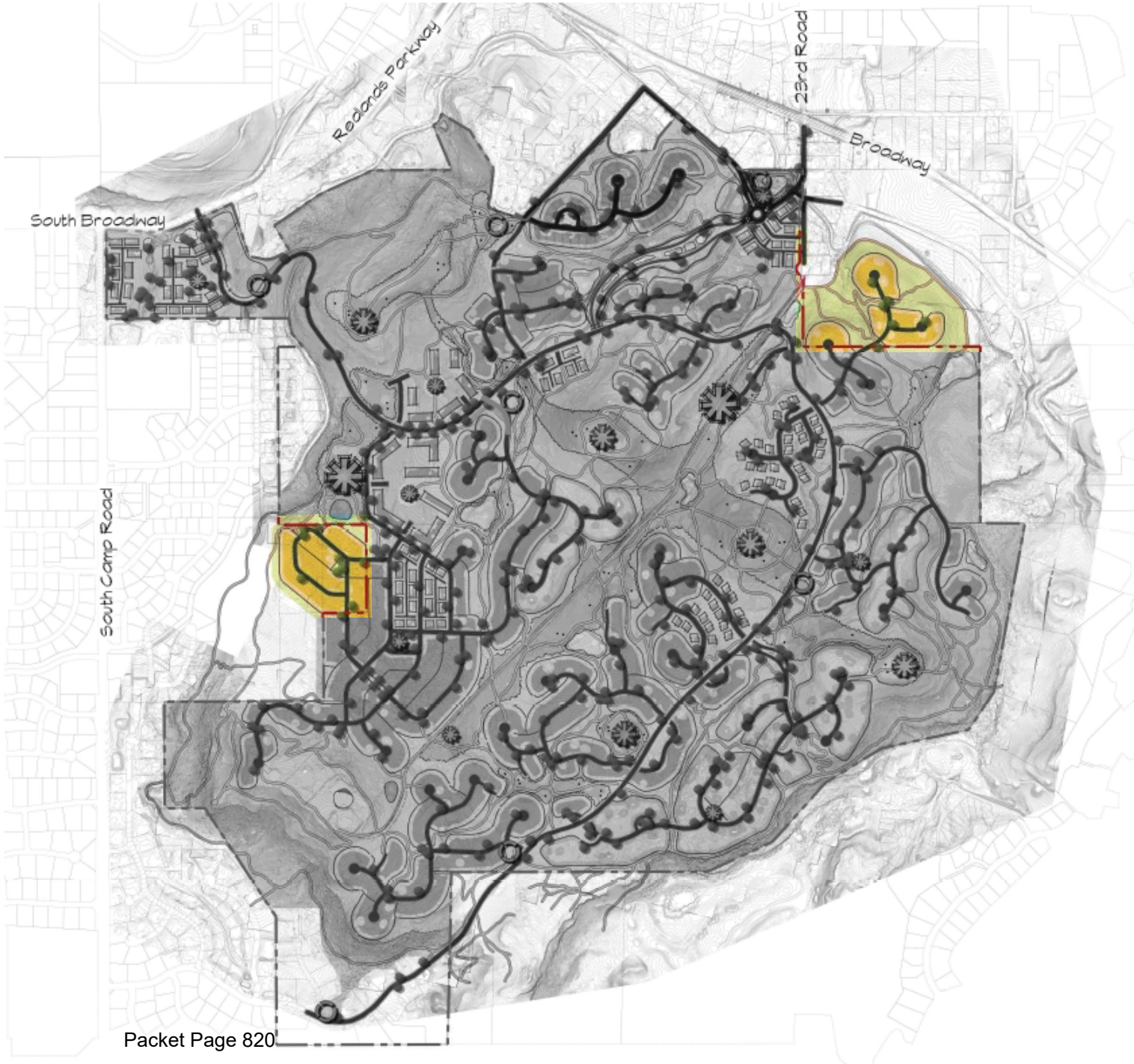
Site Plan Legend

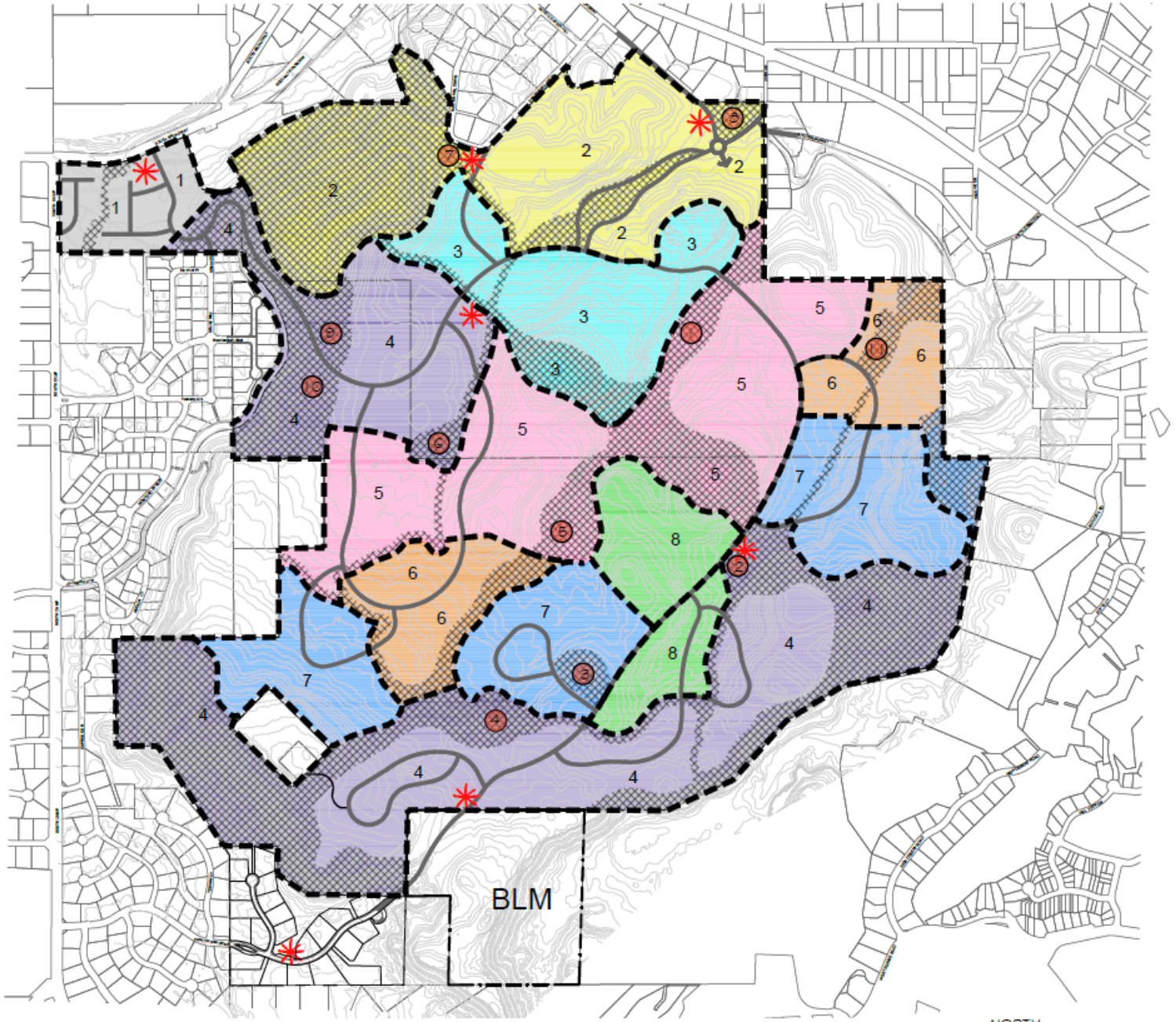
- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails



Site Plan Legend

- Commercial
- Multi-family
- Townhome
- Duplex
- Single-family Detached Lot
- Custom Home Lot
- Park Amenity
- Detention Pond
- Irrigation Pond
- Trailhead
- Park Space
- Trails





DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan

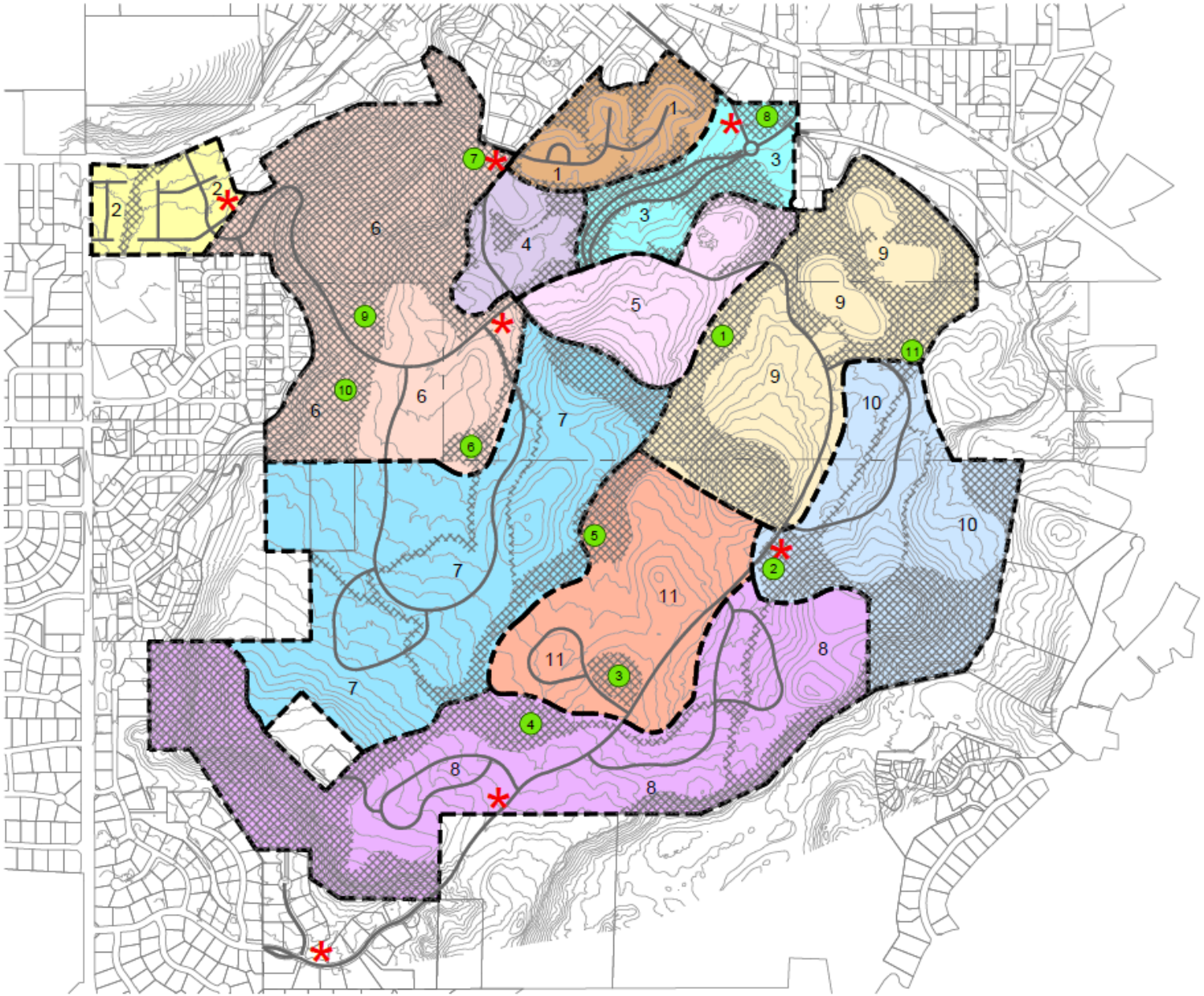
Exhibit 5: Development Progression Plan

0 600 1600 2400

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LANDSCAPE ARCHITECTURE
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970-241-0745 (P) 970-241-0765 (FX)



DEVELOPMENT PROGRESSION SCHEDULE

- 1 - COMPLETE
- 2 - TARGETED START 2025
- 3 - TARGETED START 2025
- 4 - TARGETED START 2026
- 5 - TARGETED START 2026
- 6 - TARGETED START 2029
- 7 - TARGETED START 2032
- 8 - TARGETED START 2032
- 9- TARGETED START 2034
- 10 - TARGETED START 2037
- 11 - TARGETED START 2040
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD, SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT
PHASES 2-7	UPDATE MEETINGS 2027 WITH CITY COUNCIL 2032
PHASES 8-11	2037 2042

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-800 0 400 800 1600

(IN FEET)

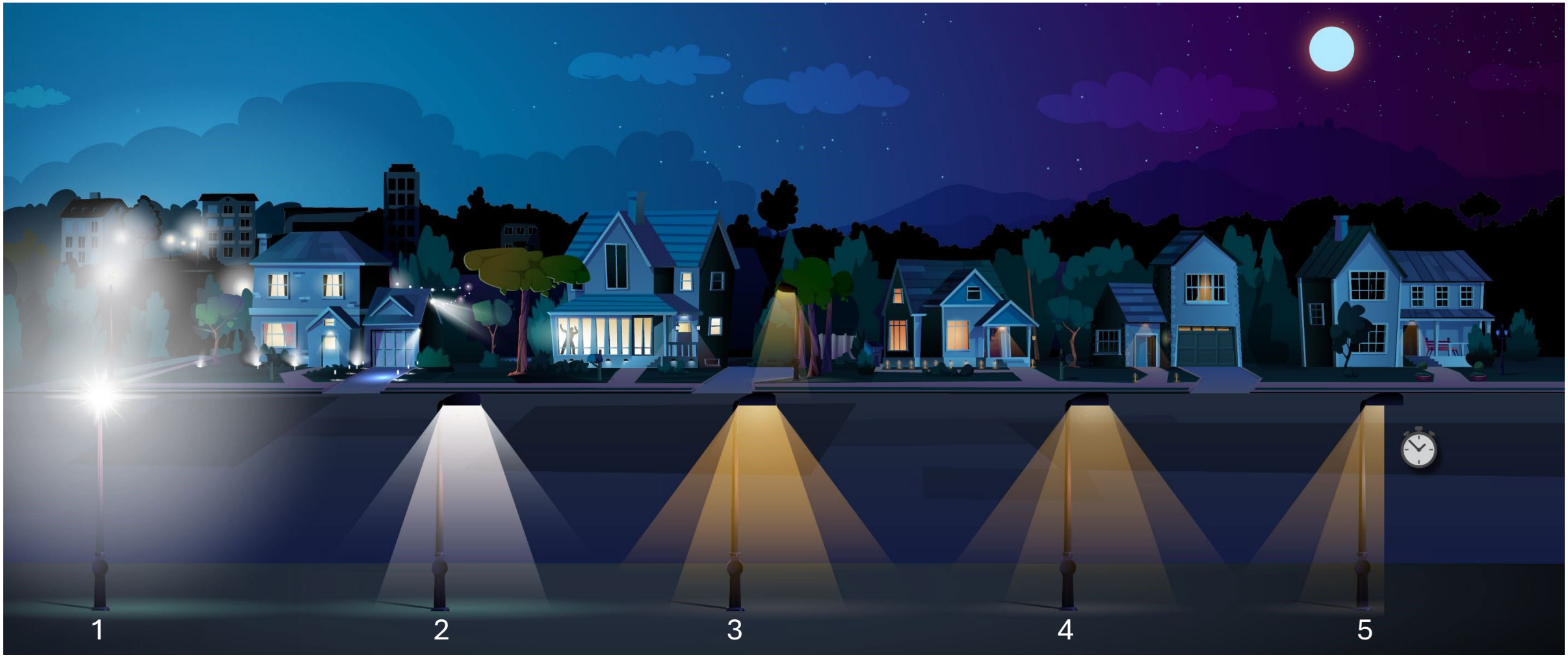
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GreenBox STUDIO

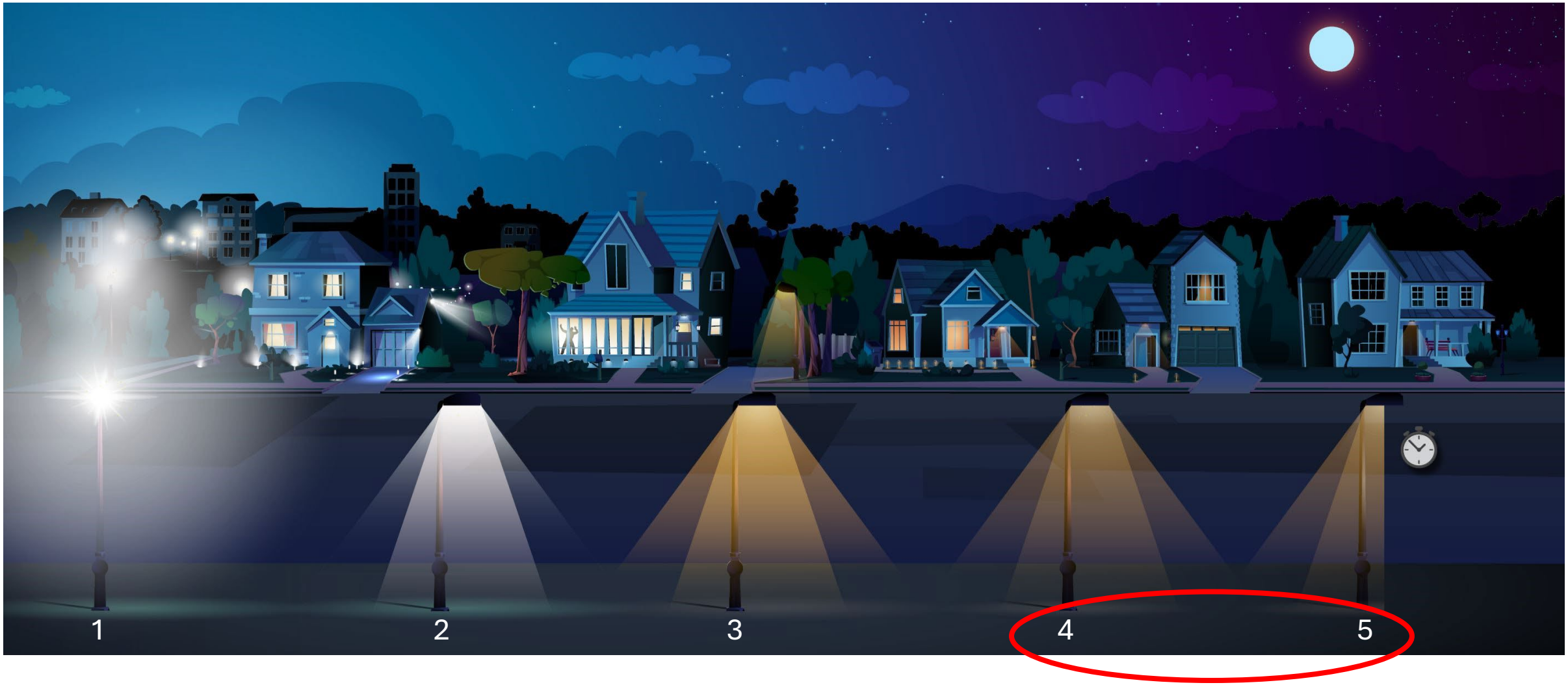
Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

Outdoor Lighting Policy



Outdoor Lighting Policy



Outdoor Lighting Policy

Street Lighting



Pedestrian Lighting



REDLANDS 360°

ONE LAPLATA



Thank you
Questions?

General Project Report

Annexation/Zoning
No Physical Address
Parcel No. 2945-172-00-183

December 3, 2025

Prepared for:

City of Grand Junction and

Redlands Three Sixty, LLC

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

info@rccwest.com

A. Project Description

1) Location: The project is located south and west of the Redlands First Lift Canal and south and east of 462 23 Road. There is no physical address (Parcel No. 2945-172-00-183).

2) Acreage: The subject parcel contains approximately 18.96 acres.

3) Proposed Use: This submittal is for the Annexation and zoning of this parcel. The proposed zoning is PD (Planned Development) in conjunction with inclusion to the Redlands 360 Amended ODP which is currently in process with city planning. The annexation and zoning of this parcel is dependent on the approval of the amended ODP. The proposed amended ODP and PD zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

The public benefit of this project is that it will develop vacant property adjacent to existing services and the addition of single-family residential lots helps to satisfy some of the existing housing shortages. The overall project provides for the connection of off-street public trails as well as the connectivity of adjacent neighborhoods. The overall project provides open space and amenities consistent with the approved and amended ODP in process. Short term, the construction of the project will also provide jobs and will increase revenue into the economy of the City of Grand Junction.

C. Neighborhood Meeting

A neighborhood meeting was held on October 21, 2025. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and zoning are in conformance with the 2020 Comprehensive Plan, and will comply with the adopted codes, plans and requirements for the property. The proposed PD zoning is an appropriate district for the Residential Medium category of the Comprehensive Plan, as demonstrated by the amended ODP in process.

2) Land use in the surrounding area:

The uses within the surrounding area include:

Vacant land and single family residential south and west (zoned PD)
SF Residential and vacant land to the north and immediate west (zoned RSF-4 – County)
SF Residential to the east (zoned RSF-4 – County)

The proposed zoning of the parcel will be PD with an underlying use of Residential Medium. This is appropriate as the adjacent land in the ODP to the south is zoned PD with an underlying use Residential Medium as well.

3) Site access and traffic patterns:

Access and traffic patterns will be determined upon subsequent development.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Redlands Water and Power
Xcel Energy
City of Grand Junction Fire – Station 5
Spectrum/Charter
CenturyLink/Lumen

All utilities, including sewer, are available to or can be extended to the site. Fire hydrants will be proposed as the parcel develops.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of Annexation and Zoning.

6) Effects on public facilities:

Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.070 (6) of the Zoning and Development Code:

General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.
The Annexation/Zoning request is in conformance with the vision of 2020 Comprehensive Plan. The applicant is requesting annexation and zoning as provided for by the Persigo 201 Boundary Agreement.

(ii) Compliance with this zoning and development code.
The Annexation and Zoning request is in compliance with the zoning and development code. The requested zoning of PD along with the inclusion into the Redlands 360 Amended ODP, meets the intent of the 2020 Comprehensive Plan.

(iii) Conditions of any prior approvals.
There are no conditions of prior approvals for this parcel.

(iv) Public facilities and utilities shall be available, concurrent with the development.
All public facilities and utilities will be available, concurrent with the Annexation and Zoning.

(v) Received all applicable local, State, and federal permits.
All applicable permits will be obtained for this project.

Section 21.02.150(l)(3)(ii) Rezoning:

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 request to PD (within the amended Redlands 360 amended ODP) is in conformance with the 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary, as well as the Urban Growth boundary and must annex and zone within the City limits in order to develop. Its inclusion into the amended Redlands 360 ODP further promotes the vision of the Comprehensive Plan.

(B) Development Patterns The proposed zoning will result in logical and orderly development pattern(s).

The annexation and zoning of the parcel will result in logical and orderly continuation of the Redlands 360 development already existing in the area. Filings 2, 3 and 4 are currently in review with the City and offer a variety of housing options and the extension of infrastructure to facilitate continued development to the south. Filing 3 is adjacent to this parcel to the west.

(C) Benefits The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The public benefit of proposed inclusion into the Redlands 360 ODP and the zoning of PD is that it will develop vacant property adjacent to existing services and the addition of single-family residential lots helps to satisfy some of the existing housing shortages. The overall project provides for the connection of off-street public trails as well as the connectivity of adjacent neighborhoods. The overall project provides open space and amenities consistent with the approved and amended ODP in process.

Section 21.02.050(c)(4) Annexation:

Approval Criteria

The application shall meet all applicable statutory and City administrative requirements. The City Council shall use the following criteria when evaluating a request for annexation. Annexation is, however, a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.

The one-sixth contiguous requirement is met.

ii) The proposed zoning is appropriate, based upon consideration of the following factors: (A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and (B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

The project is located within the 201 Sewer boundary, as well as the Urban Growth boundary. The parcel must be annexed in order to develop. The proposed PD zoning and development with single family residential is consistent with the approved ODP designation of Residential Medium and supports the vision of the Comprehensive Plan.

(iii) 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.

The annexation will not limit the ability to integrate surrounding land into the City limits, nor will it cause variances or exception to be granted if the adjacent land is annexed or developed. The proposed PD zoning meets the approved ODP land use designation of Residential Medium and all surrounding lands are governed by the approved ODP. Most of the surrounding parcels are already developed with single family residential uses. If the vacant parcels wish to develop, like this parcel, they will have to request annexation and similar zoning and develop with similar residential uses.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

There are no preexisting vested property rights.

F. Development Schedule

Not applicable for this submittal.

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: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential Low

Existing Zoning: RSF-4 (County)

Proposed Land Use Designation: Planned Development

Proposed Zoning: PD

Property Information

Site Location: No Physical Address

Site Acreage: 18.96+/- acres

Site Tax No(s): 2945-172-00-183

Site Zoning: PD

Project Description: Annexation and zoning to PD per the Amended ODP (in process).

Property Owner Information

Name: Redlands Three Sixty, LLC

Street Address: 422 E. Vermijo Ave. #

City/State/Zip: Colorado Springs, CO

Business Phone #: 970-712-0006

E-Mail: jane.quimby@onelaplata.com

Fax #:

Contact Person: Jane Quimby

Contact Phone #: 970-712-0006

Applicant Information

Name: Redlands Three Sixty, LLC

Street Address: 422 E. Vermijo Ave. #

City/State/Zip: Colorado Springs, CO

Business Phone #: 970-712-0006

E-Mail: jane.quimby@onelaplata.com

Fax #:

Contact Person: Jane Quimby

Contact Phone #: 970-712-0006

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave #201

City/State/Zip: Grand Jct. CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

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: 2025.11.20 11:07:29 -07'00'

Date: November 20, 2025

Signature of Legal Property Owner: B. Douglas Quimby

Date: November 24, 2025

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

B. Douglas Quimby, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

B. Douglas Quimby

Subscribed and sworn to before me this 13 day of May, 2026.

Witness my hand and official seal.

OLIVIA R COE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20094026710
MY COMMISSION EXPIRES 03/20/2030

Notary Public

250 N 5th st Grand Junction, CO. 81501
Address

My commission expires: 03/20/2030

REDLANDS 360 BENNETT PARCEL ANNEXATION
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet

Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4
Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Redlands 360 Bennett Parcel Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

B. Douglas Quimby as President	422 E. Vermijo Ave. #100
NAME of La Plata Communities Inc.; Manager of Redlands Three Sixty, LLC	**ADDRESS** Colorado Springs, CO 80903
B. Douglas Quimby	May 13, 2026
SIGNATURE	DATE
NAME	**ADDRESS**
SIGNATURE	DATE

(Annexation Petition)

BENNETT PARCEL (R360) ANNEXATION SCHEDULE	
	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
	Planning Commission Considers Zone of Annexation
	City Council Intro Proposed Zoning Ordinance
	City Council Accept Petition/Annex and Zoning Public Hearing
	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number					
Location		No Physical Address			
Tax ID Number(s)		2945-172-00-183			
Number of Parcel(s)		1			
Existing Population		0			
No. of Parcels Owner Occupied		0			
Number of Dwelling Units		0			
Acres Land Annexed		18.96			
Developable Acres Remaining		18.96			
Right-of-way in Annexation		None			
Previous County Zoning		RSF-4			
Proposed City Zoning		PD (Redlands 360 Amended ODP)			
Surrounding Zoning:	North:	RSF-4 (County)			
	South:	PD (City)			
	East:	RSF-4 (County			
	West:	PD (City)			
Current Land Use		Vacant Land			
Proposed Land Use		Mixed Use Residential			
Surrounding Land Use:	North:	Single Family Residential/Vacant Land			
	South:	Vacant Land			
	East:	Single Family Residential/Church			
	West:	Vacant Land/Single Family Residential			
Comprehensive Plan Designation:		Residential Low			
Zoning within Comprehensive Plan Designation:		Yes:	X	No:	
Values:	Assessed	$520,500			
	Actual	$140,540			
Address Ranges					
Special Districts:	Water	$0			
	Sewer	$0			
	Fire	$1,355.51			
	Irrigation/Drainage	$0			
	School	$6,335.13			
	Pest	$166.40			

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-XX

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 BENNETT ANNEXATION

APPROXIMATELY 18.96 ACRES LOCATED AT THE SOUTHERN END OF 23 ROAD IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 3rd day of June 2026, 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:

That the property situated in Mesa County, Colorado, and described to wit:

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet
7. Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of July 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 15th day of July 2026.

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO BENNETT ANNEXATION

LOCATED AT THE SOUTHERN END OF 23 ROAD APPROXIMATELY 18.96 ACRES

WHEREAS, on the 3rd day of June 2026, 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 15th day of July 2026; 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:

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet

DRAFT

6. Thence S37°19’22”E 162.46 feet
7. Thence S24°18’00”E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03’38”W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54’43”W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

INTRODUCED on first reading on the 3rd day of June 2026 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of July 2026 and ordered published in pamphlet form.

_____
Laural Lutz
President of the City Council

Attest:

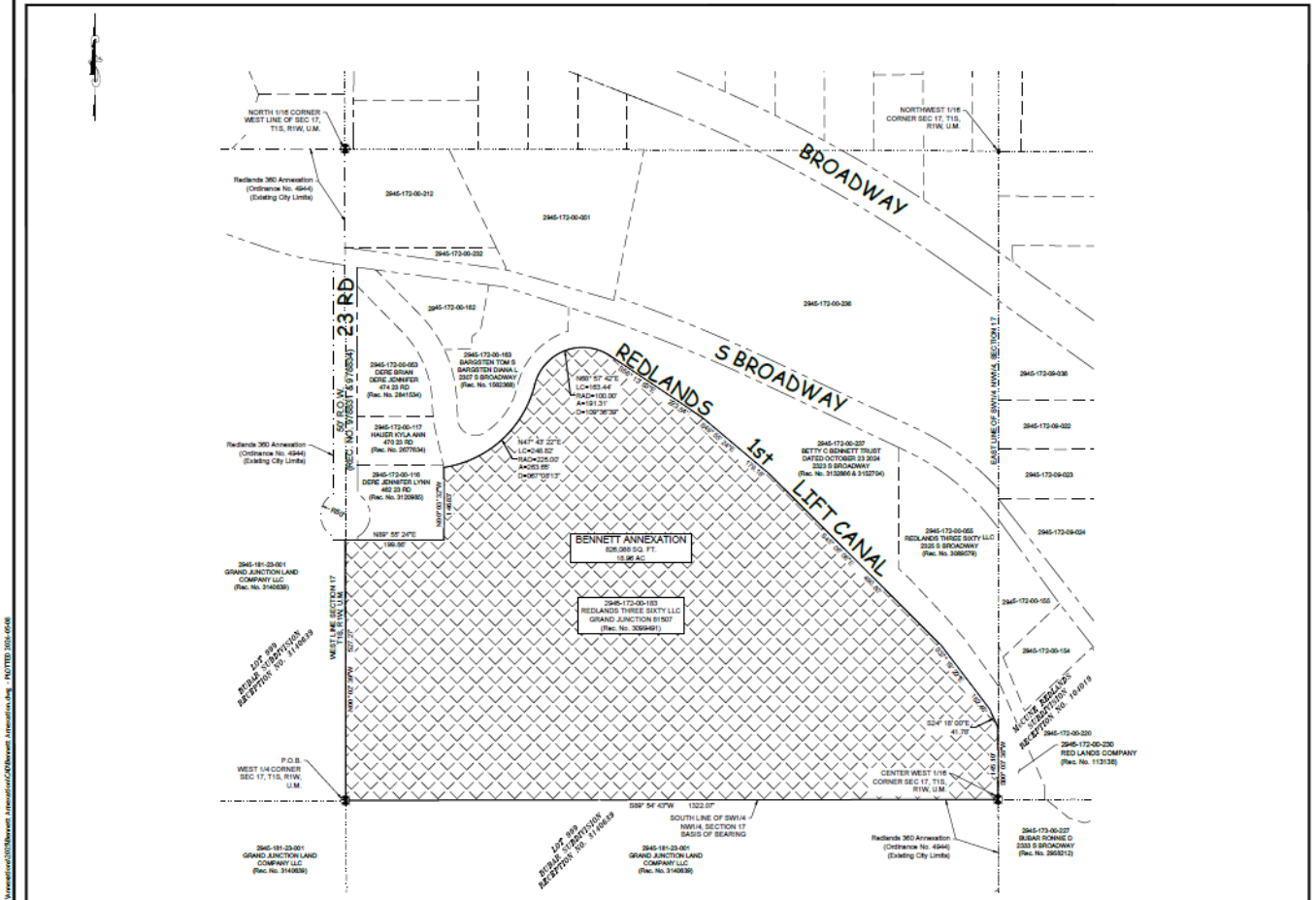
_____
Selestina Sandoval
City Clerk

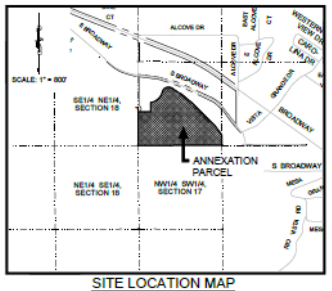
DRAFT

EXHIBIT A

BENNETT ANNEXATION

Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO





SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears S89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°35'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 283.45 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S55°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet
7. Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4 corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,693.83	FT.
CONTIGUOUS PERIMETER	1,849.35	FT.
AREA IN SQUARE FEET	826,067.94	SQ. FT.
AREA IN ACRES	18.96	AC.
AREA WITHIN R.O.W.	0	SQ. FT.
	0	AC.
AREA WITHIN DEEDED R.O.W.	0	SQ. FT.
	0	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	LC	LINE CHORD
P.O.B.	POINT OF BEGINNING	FT.	FEET
R.O.W.	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.	EFFECTIVE DATE
X	X

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.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - PLS. NO. 38484
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

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:	DJM	DATE: 04/29/2025
REVIEWED BY:	ABL	DATE: 04/30/2025
CHECKED BY:	ABL	DATE: XXX
APPROVED BY:	ABL	DATE: XXX

100' 0 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

BENNETT ANNEXATION
Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

1 OF 1

Grand Junction City Council

Regular Session

Item #5.b.ii.

Meeting Date: July 15, 2026

Presented By: Paul Stahlke, Housing Program Specialist

Department: Community Development

Submitted By: Paul Stahlke, Housing Programs Specialist

Information

SUBJECT:

2026-2030 Five-Year Community Development Block Grant (CDBG) Program Consolidated Plan and 2026 Annual Action Plan

RECOMMENDATION:

Staff recommends approval of the actions

EXECUTIVE SUMMARY:

City Council will conduct a public hearing and consider adoption of the 2026-2030 CDBG Program Five Year Consolidated Plan and the 2026 Annual Action Plan included in the Five Year Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are an entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The 2026 Program Year marks the City's 31st year of eligibility. In addition to consideration of funding projects for the 2026 program year, the City must adopt a new Five-Year Consolidated Plan. The City's 2026 Program Year will begin September 1, 2026. The purpose of this hearing is 1) adopt the 2026-2030 Five-Year Consolidated Plan; and 2) adopt the 2026 Annual Action Plan included in the Five-Year Consolidated Plan.

2026-2030 Five-Year Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a Five- Year Consolidated Plan in order to apply for and receive its annual entitlement of CDBG funds. 2025 was the last program year under the 2020 Consolidated Plan. Meetings with and gathering information from local agencies and organizations that provide services to or assist persons with low to moderate income have been ongoing since Winter 2025-2026. A draft Five-Year

Consolidated Plan was completed in June 2026 and was made available for public review through July 16, 2026.

The national objectives of the CDBG program are to develop viable communities by providing a suitable living environment, decent affordable housing and expanding economic opportunities for persons with low to moderate incomes. The Grand Junction Five-Year Consolidated Plan identifies housing and community development goals and strategic objectives that will further these national objectives. These are outlined in detail in the attached Executive Summary of the Plan. Generally, the overall goals and objectives are the same as presented in the previous Plan but some specific items that arose in discussions have been added to the objectives as presented in the Five-Year Consolidated Plan.

2026 Program Year Annual Action Plan
For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. This is a public hearing to receive input regarding the 2026 Program Year Annual Action Plan. The 2026 Program Year Annual Action Plan is included within the attached Five-Year Consolidated Plan. Based on projected entitlement from HUD of $424,566, The following projected allocation priorities are listed:

CDBG Administration - $84,913.00
2026 Public Service Project - Increased Access to Public Services - $63,684.00
Improved Community Infrastructure and Facilities - Affordable Housing — Adjacent Infrastructure Improvements - $275,969.00

These numbers are based on estimated funds from HUD and may be subject to adjustment.

FISCAL IMPACT:

The 2026 CDBG Congressional appropriation to the City of Grand Junction is estimated to be $424,566.00. The total CDBG funds projected to be available for Grand Junction's 5-year plan is $2,122,830.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 63-26 regarding the 2026-2030 CDBG Five-Year Consolidated Plan, and (adopt/deny) Resolution 64-26 regarding the 2026 Program Year Annual Action Plan as a part of the City of Grand Junction 2026-2030 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program.

Attachments

1. 2026-2030 CDBG 5 Year Con Plan Draft
2. Resolution Adopting CDBG 5-Year Consolidated Plan 2026-2030
3. RES-Adopting 2026 CDBG Annual Action Plan

DRAFT FOR PUBLIC COMMENT BETWEEN JUNE 14, 2026, AND JULY 16, 2026

City of Grand Junction 2026 – 2030 5-Year Consolidated Plan and 2026 Program Year Action Plan For the Community Development Block Grant (CDBG)

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a Five-Year Consolidated Plan in order to apply for and receive Community Development Block Grant (CDBG) funds. This plan identifies housing and community development goals and strategic objectives and serves as the basis for the city's grant application to HUD.

CDBG funds are awarded to communities by HUD via a formula including the poverty level in a community, condition of housing stock and population size. The CDBG program was established by the Housing and Community Development Act of 1974 in order to develop viable communities, decent housing, a suitable living environment and expand economic opportunities for people with low to moderate income. The national objectives of the CDBG program allow communities to assist people with lower income through housing, jobs and public service activities. CDBG funds can also address slum and blight in a community or address urgent needs such as rebuilding a community after a natural disaster.

2. Summary of the objectives and outcomes identified in the Plan

The 2026–2030 Five-Year Consolidated Plan ("Consolidated Plan" or "Plan") process was conducted in accordance with the Citizen Participation Plan. Citizens, agencies, and public officials participated by providing information throughout the process regarding community needs and services. The plan document was written by City of Grand Junction staff. The plan includes information gathered through recent reports, data, interviews, meetings, and questionnaires from local agencies and organizations. As a result of the planning process, the following Five-Year Goals and Objectives have been established.

GOAL 1: Improved Community Infrastructure and Facilities

This goal will address non-housing community development infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste and parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to public facilities that are owned and operated by the City and other entities and organizations that serve low- and moderate-income persons.

Projected CDBG Funding for 2026-2030: $768,158

GOAL 2: Increased Access to Public Services

Address the need for increased access to supportive services for persons of low to moderate income in the City of Grand Junction. Supportive services include but are not limited to homelessness prevention, support for the elderly, support for persons with special needs, and eviction prevention.

Projected CDBG Funding 2026-2030: $318,000

GOAL 3: Increased Access to Economic Opportunities

Create economic opportunities through the following strategies: (1) Increase access to employment; (2) support activities that foster increased household stability and/or increased household income; (3) support efforts of job creation for low- and moderate-income households; (4) support activities to provide workforce education and training.

Projected CDBG Funding 2026-2030: $100,000

GOAL 4: Increased Access to Affordable Housing

This goal will support opportunities to expand or preserve affordable housing in Grand Junction.

Projected CDBG Funding 2026-2030: $512,106

3. Evaluation of past performance

A review of past Consolidated Annual Performance and Evaluation Reports (CAPERs) for the City of Grand Junction demonstrates a strong and consistent record of performance in the use of allocated CDBG funds. It is integral to determine what has been accomplished and what work is necessary to address the many and varied needs in the community. In Grand Junction, this evaluation included a review of past Consolidated Plans and Annual Action Plans as well as accomplishments reported to HUD each year. Through this evaluation the City was able to compare the needs identified through the Consolidated Plan and compare them to the activities that have taken place in the past to determine if there are continued or new needs relative to those activities. Priority needs and goals were then formulated and/or updated to meet current needs with attention to what has been successful in the past and what is needed in the future.

In the past five (5) years, the City has focused its efforts on funding activities that enhance safety along key walking routes around schools and neighborhoods, provide benefits to special needs populations and the unhoused, to fund affordable housing initiatives as well as rental and utility assistance programs for low to moderate income persons, and fund transportation improvements.

Regional housing partners also demonstrated significant progress during 2025. The Grand Junction Housing Authority (GJHA) advanced development of The Current, a new affordable housing community, completing major financing milestones including tax credit partnerships, construction financing, and state housing grant agreements. GJHA also continued to expand housing stability efforts through its Housing Choice Voucher, supportive services, and affordable housing programs serving nearly 2,000 households throughout Mesa County.

4. Summary of citizen participation process and consultation process

Several opportunities were provided for citizen input on the development of the plan as well as the final draft of the plan. As required in the Citizen Participation Plan, the City held public meetings and met with service providers and focus groups to gather input for the plan. Presentations were made to the City Council regarding the plan and CDBG funded activities throughout plan development. Draft copies of the plan were made available to the public through the internet, the public library, and the City Community Development Department office. Copies of the plan were also distributed to organizations and agencies that participated in its development. The draft Five-Year Consolidated Plan was made available for public comment from June 13, 2026, through July 16, 2026.

5. Summary of public comments

To be included in final document

6. Summary of comments or views not accepted and the reasons for not accepting them

To be included in final document

7. Summary

To be included in final document

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The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	City of Grand Junction

CDBG Administrator	GRAND JUNCTION	Community Development Department
HOPWA Administrator	N/A	N/A
HOME Administrator	N/A	N/A
HOPWA-C Administrator	N/A	N/A

Table 1 – Responsible Agencies

Narrative

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Health Department, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its thirty – first (31) year as an entitlement community that receives Community Development Block Grant (CDBG) funding. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2026, through August 31, 2030.

Consolidated Plan Public Contact Information

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970-256-4114

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Development of the 2026 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held consultations and communicated electronically with representatives of various organizations, who met in focus groups to formulate the 2026-2030 Five-Year Consolidated Plan. The community entities participated in identifying the needs of the low- and moderate-income persons in the Grand Junction area. Drafts of the plan were made available to the agencies for review. The participating agencies are summarized in Table 2.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Grand Junction provides for and encourages coordination between public and assisted housing providers and private and governmental health, mental health and other service agencies. The City provides and requests opportunities to interact with these agencies through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report (CAPER). The City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups. Specific activities to enhance coordination with these entities include City participation in the Grand Valley Homeless Coalition, Mesa County Collaborative for the Unhoused, housing and fair housing training opportunities, the state-wide annual Housing Colorado conference, monthly meetings with the Grand Junction Housing Authority, Mesa County Behavioral Health Advisory Committee, Mesa County Hunger Alliance, Mesa County Connecting Council, and other key partner agencies. Additionally, the City staff regularly participate in ongoing meetings with economic development partners.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Grand Junction participates as an active agency member of the Grand Valley Homeless Coalition, a voting entity, within the Colorado Balance of State (BoS) Continuum of Care (CoC). As such, the CoC's strategic plan includes focus on 1) Coordinated Entry Utilization, Quality and Support 2) Homeless Management System Utilization and Support 3) Data Focus, Storytelling, and Local Champions 4) Support creation of affordable and supportive housing across the CoC and 5) increase Annual competition score.

The City also leads the Neighbor 2 Neighbor Outreach Team, a multidisciplinary effort composed of City staff, partner agencies, outreach workers, and service providers. The team conducts direct outreach throughout the community and helps connect individuals to shelter, housing resources, behavioral health services, medical care, case management, and other supportive services. Outreach efforts prioritize vulnerable populations, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, through collaboration with specialized service providers and coordinated referral systems.

Through the Neighbor 2 Neighbor Team, City staff actively participate in the local Coordinated Entry System by conducting housing assessments and helping individuals and families access the community's by-name list for housing and supportive service prioritization. City staff also provide continued follow-up and engagement with individuals and families on the by-name list to support ongoing connection to resources and housing opportunities. In addition, City staff help facilitate Coordinated Entry training for partner agencies to improve consistency, accessibility, and collaboration across the regional homelessness response system.

The City has also played a leadership role in regional homelessness data collection and planning efforts. In both 2025 and 2026, City staff served as committee leads for the annual Point-in-Time (PIT) Count, helping coordinate volunteer efforts, data collection, outreach activities, and regional collaboration to improve understanding of homelessness trends and service needs throughout the community.

Additionally, the City continues to support efforts that address both immediate and long-term community needs. This includes coordinated cleanup initiatives in areas experiencing concentrated impacts, placement of portable restrooms and dumpsters in identified high-need areas, and ongoing engagement with unhoused individuals to improve health, safety, and access to services. These efforts are intended not only to mitigate environmental and public safety concerns, but also to create consistent opportunities for outreach teams and providers to build trust and connect individuals with available assistance.

In 2024, the City formally adopted a community-wide Unhoused Strategy and Implementation Plan in coordination with regional and state partners. Current efforts focus on strengthening regional collaboration, identifying service and housing gaps, supporting affordable and supportive housing development, leveraging HMIS and coordinated entry systems, pursuing funding opportunities, and improving pathways to long-term housing stability for individuals and families throughout the Grand Valley.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS - Consultation with the Continuum(s) of Care to Determine Allocation of ESG Funds

In addition to the participation in the community-wide efforts outlined above, the City provides letters of support/certification for other agencies that seek ESG funds. All factors indicate that the City's actions and goals are consistent with the Five-Year Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City of Grand Junction and Mesa County partnered to develop a Housing Needs Assessment (HNA) to better understand regional housing conditions, trends, needs, and economic development priorities. By working collaboratively, the City and County leveraged shared data, regional market insights, and community input to create a more comprehensive understanding of local housing and economic development challenges and opportunities. The HNA played a key role in informing the City's 2026–2030 Community Development Block Grant (CDBG) Five-Year Consolidated Plan.

Representatives from more than 30 public and private agencies and organizations participated, including entities involved in housing, healthcare, homelessness services, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse treatment. Public and private lenders, nonprofit builders and developers, realtors, and advocacy groups also contributed valuable feedback throughout the process.

For a comprehensive list of service providers and organizations, See Table 2 beginning on the following page.

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Grand Junction
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Economic Development Plan Coordination; Non-Housing Public Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction was the lead coordinating agency for development of the Consolidated Plan. Several departments helped identify non-housing community development needs. The City supports the development of the Housing Needs Assessment, Housing Action Strategy/Plan, and the Unhoused Needs Assessment and Strategies.
2	**Agency/Group/Organization**	Grand Junction Housing Authority
	Agency/Group/Organization Type	Housing PHA Services – Housing Service – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs-Families with children Homelessness Needs-Veterans Non-Homeless Special Needs Market Analysis Anit-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Housing Authority participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA). GJHA reported serving approximately 1,927 households as of June 2026 throughout Mesa County, including families, seniors, veterans, and persons with disabilities. The agency also highlighted ongoing investments in supportive services, housing stability initiatives, affordable housing preservation activities, and new affordable housing development projects. Information provided by GJHA helped identify housing needs, service

		gaps, and affordable housing priorities that informed development of the Consolidated Plan.
3	**Agency/Group/Organization**	Housing Resources of Western Colorado
	Agency/Group/Organization Type	Housing Services – Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Anti-Poverty Strategy Housing Rehab & Repair Veteran Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Resources of Western Colorado participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA).
4	**Agency/Group/Organization**	Grand Valley Catholic Outreach
	Agency/Group/Organization Type	Housing Services – Housing Services-homeless Services-Employment Service-Fair Housing Food, meals, clothing, veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Valley Catholic Outreach manages the By-Name list and participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA).
5	**Agency/Group/Organization**	Mesa County Health Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons

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		Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Other government – County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Mesa County Community Health Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Mesa County Health Department participated in focus group meetings, provided data and reviewed draft sections of the Plan. The Mesa County Community Health Needs Assessment Report developed by the Department provided information used to identify priority community needs. Discussions and the Health Needs report helped identify the priority needs for the Consolidated Plan.
6	**Agency/Group/Organization**	Health Solutions West
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Health Solutions West participated in focus group meetings and provided data for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA). The information provided was used to develop the HNA which, in turn, helped guide the 2021-2025 Consolidated Plan.
7	**Agency/Group/Organization**	Hilltop Community Resources
	Agency/Group/Organization Type	Housing Services – Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services – Victims Major Employer

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participated in focus group meetings and provided data. Discussions helped identify the priority needs for the Consolidated Plan.
8	**Agency/Group/Organization**	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participated in focus group meetings, provided data and reviewed draft sections of the Plan. Discussions helped identify the priority needs for the Consolidated Plan.
9	**Agency/Group/Organization**	Prime Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Prime Health participated in focus group meetings and provided data.
10	**Agency/Group/Organization**	Western Colorado Health Network
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Colo Health Network participated in focus group meetings, provided data and reviewed draft sections of the plan. Discussions helped identify the priority needs for the Consolidated Plan.
11	**Agency/Group/Organization**	Center for Independence
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Center for Independence staff participated in community focus group meetings and provided data. Additionally, CFI hosted a small focus group of individuals with accessibility and disabling conditions as part of the development of the Housing Needs Assessment (HNA) and Consolidated Plan.
12	**Agency/Group/Organization**	Mesa County Valley School District 51
	Agency/Group/Organization Type	Services-Children Services-homeless Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The REACH Program of School District 51 participated in focus group meetings, provided data and reviewed draft sections of the Plan.
13	**Agency/Group/Organization**	Volunteers of America, Colorado
	Agency/Group/Organization Type	Housing Services – Housing Services-Elderly Persons Service-Fair Housing

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs – Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers of America, Colorado participated in focus group meetings and provided data. Discussions helped identify the priority needs for the Consolidated Plan.
14	**Agency/Group/Organization**	Grand Junction Economic Partnership
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Economic Partnership (GJEP) provided data and participates as an Economic Development partner. Discussions helped identify the priority needs for the Consolidated Plan.
15	**Agency/Group/Organization**	LaPlaza
	Agency/Group/Organization Type	Minority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of LaPlaza participated in focus group meetings with Spanish speaking residents and provided feedback regarding the community survey that was conducted as part of the City of Grand Junction and Mesa County Housing Needs Assessment. Discussions helped identify the priority needs for the Consolidated Plan.
16	**Agency/Group/Organization**	Grand Junction Chamber of Commerce

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	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Chamber of Commerce provided data and participates as an Economic Development partner. Discussions helped identify the priority needs for the Consolidated Plan.
17	**Agency/Group/Organization**	Grand Junction Veterans Administration
	Agency/Group/Organization Type	Housing Services – Housing Other government – Federal Veterans Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Veterans Administration participated in focus group meetings and provided data. Discussions helped identify the priority needs for the Consolidated Plan.
18	**Agency/Group/Organization**	Habitat for Humanity of Mesa County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Mesa County participated in focus group meetings and provided data. Discussions helped identify the priority needs for the Consolidated Plan.
19	**Agency/Group/Organization**	Colorado Housing and Finance Authority
	Agency/Group/Organization Type	Housing Services – Housing Other government - State

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Office of the Colorado Housing and Finance Authority participated in focus group meetings and provided data. Discussions helped identify the priority needs for the Consolidated Plan.
20	**Agency/Group/Organization**	Builders, Developers and, Homebuilder Advocacy
	Agency/Group/Organization Type	Housing For-Profit Builders and Developers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several private for-profit builders, developers, engineers and homebuilder's advocacy groups participated in focus group meetings. Discussions informed goals of the Consolidated Plan. Included: Anthony Properties, Austin Civil Group, River City Consultants, Chaparral West, Associated Members for Growth and Development and the Homebuilders Association of Western Colorado.
21	**Agency/Group/Organization**	Realty and Lending
	Agency/Group/Organization Type	Business Leaders Real Estate and Lending
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several private realtors and lending institutions participated in focus group meetings. Discussions informed development of the Consolidated Plan. Included: Bank of Colorado and Coldwell Banker.
22	**Agency/Group/Organization**	Spanish Advisory Group
	Agency/Group/Organization Type	Minority Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Co-hosted a Spanish speaking focus group and staff participated in stakeholder feedback session. Discussions helped identify the priority needs for the Consolidated Plan.
23	**Agency/Group/Organization**	Sunshine Communities
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder sessions and supported multiple community outreach efforts. Discussions helped identify the priority needs for the Consolidated Plan.
24	**Agency/Group/Organization**	Mesa County Public Library District (MCPLD)
	Agency/Group/Organization Type	Public Library District
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions. Discussions helped identify the priority needs for the Consolidated Plan.
25	**Agency/Group/Organization**	Rocky Mountain Health Plans – A United Health Company
	Agency/Group/Organization Type	Health Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions. Discussions helped identify the priority needs for the Consolidated Plan.
26	**Agency/Group/Organization**	Foster Alumni Mentors
	Agency/Group/Organization Type	Foster Care
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Service Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions. Discussions helped identify the priority needs for the Consolidated Plan.
27	**Agency/Group/Organization**	Grand Valley Transit
	Agency/Group/Organization Type	Transportation
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Regional Transportation Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions, consulted with on regional transportation and safety needs. Discussions helped identify the priority needs for the Consolidated Plan.
28	**Agency/Group/Organization**	Loving Beyond Understanding
	Agency/Group/Organization Type	Health Services

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	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Minorities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions. Discussions helped identify the priority needs for the Consolidated Plan.
29	**Agency/Group/Organization**	St. Mary's Hospital – Intermountain Health
	Agency/Group/Organization Type	Health Services Major Employer
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Community Health Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions and provided community health needs and priorities. Discussions helped identify the priority needs for the Consolidated Plan.
30	**Agency/Group/Organization**	Food Bank of the Rockies
	Agency/Group/Organization Type	Nutrition
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions and provided nutrition needs and priorities. Discussions helped identify the priority needs for the Consolidated Plan.
31	**Agency/Group/Organization**	CASA of Mesa County

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	Agency/Group/Organization Type	Foster Care Judicial Services
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder feedback sessions. Discussions helped identify the priority needs for the Consolidated Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies identified that were not consulted or provided the opportunity to participate.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Table begins on the next page.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Grand Junction	Goals addressing land use, neighborhoods and housing in the Consolidated Plan complement similar goals in the adopted 2020 One Grand Junction Comprehensive Plan.
Grand Junction and Mesa County Housing Needs Assessment (2026)	City of Grand Junction and Mesa County	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the City of Grand Junction and Mesa County Housing Needs Assessment completed in June 2026.
Analysis of Impediments to Fair Housing	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
City of Grand Junction Housing Strategy Update (2024), Housing Action Plan (2026)	City of Grand Junction	Aligns with goals to expand affordable and workforce housing, preserve existing housing stock, reduce housing barriers, encourage housing and improve housing affordability for low- and moderate-income households. Strategy Updated formally adopted in 2024, will be replaced with the Housing Action Plan currently underway and anticipated for formal adoption in July 2026.
Grand Junction Unhoused Strategy & Implementation Plan (2024)	City of Grand Junction, Grand Valley Homeless Coalition and Mesa County Collaborative for the Unhoused	Supports homelessness response goals including coordinated entry, housing navigation, behavioral health coordination, emergency shelter access, supportive housing, and homelessness prevention strategies.
Mesa County Continuum of Care Planning Efforts	Balance of State Continuum of Care (CoC), Grand Valley Homeless Coalition – Coordinated Entry System (CES)	Aligns with goals addressing homelessness prevention, emergency shelter, rapid rehousing, permanent supportive housing, coordinated services, and supportive housing for vulnerable populations.
Mesa County Multi-Jurisdictional Hazard Mitigation Plan	Mesa County and Participating Local Jurisdictions	Supports hazard mitigation, infrastructure resiliency, flood mitigation, wildfire preparedness, and protection of vulnerable populations and neighborhoods.
Colorado Department of Local Affairs (DOLA) Housing and Demographic Studies	Colorado Department of Local Affairs (DOLA)	Provides demographic, economic, and housing trend data supporting housing affordability, population growth planning, workforce housing, and community development strategies.

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Colorado Broadband Office Planning Initiatives	Colorado Broadband Office	Supports digital and broadband accessibility, workforce connectivity, education access, and technology infrastructure improvements for underserved households.
HUD CHAS and Consolidated Planning Data Resources	U.S. Department of Housing and Urban Development (HUD)	Provides housing needs, affordability, and demographic data used to identify priority housing problems, cost burden, fair housing concerns, and low- and moderate-income community development needs.
U.S. Census Bureau American Community Survey (ACS)	U.S. Census Bureau	Provides demographic, housing, income, employment, and population data used throughout the Consolidated Plan to assess community needs and market conditions.
Grand Junction Economic Partnership Strategic Initiatives	Grand junction Economic Partnership (GJEP)	Supports economic diversification, workforce recruitment, business development, higher-wage job creation, and regional economic growth objectives consistent with Consolidated Plan economic development goals.
Business Incubator Center Strategic Programs	Business Incubator Center (BIC)	Aligns with goals supporting entrepreneurship, workforce development, small business assistance, job creation, and economic opportunity for low- and moderate-income residents.
Mesa County Workforce Center Planning Initiatives	Mesa County Workforce Center	Supports workforce training, job placement, career advancement, and employment services that strengthen economic stability and self-sufficiency for residents.
Colorado Mesa University and Western Colorado Community College Workforce Partnerships	Colorado Mesa University and Western Colorado Community College	Aligns with workforce development, technical training, career readiness, and education goals supporting long-term economic opportunity and workforce retention.
Regional Transportation and Infrastructure Planning Efforts	City of Grand Junction, Mesa County, and Regional Transportation Agencies	Supports infrastructure improvements, transportation access, mobility, and investment in public facilities benefiting low- and moderate-income neighborhoods and economic development areas.
FEMA and State Hazard Mitigation Planning Frameworks	Federal Emergency Management Agency (FEMA) and State of Colorado	Supports community resiliency, hazard mitigation, infrastructure protection, emergency preparedness, and reduction of environmental risks affecting vulnerable populations.

Table 3 – Other local / regional / federal planning efforts

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Cooperation and Coordination with Other Public Entities

The above mentioned plans and the various committees, stakeholder groups, and coordinated efforts included staff members from multiple public entities including the Grand Junction Housing Authority, Mesa County Health Department, Mesa County Health and Human Services, Grand Valley Transit, Grand Valley Regional Authority, Mesa County Commissioners, City of Grand Junction Council Members, Grand Junction Police, Transportation, Community Development and Fire Departments, Colorado Mesa University, Business Incubator, etc.

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PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

1. Summary of citizen participation process – As required in the Citizen Participation Plan, the City held public meetings, met with housing agencies, service providers and focus groups to gather input for the plan. Presentations were made to the City Council regarding the plan and CDBG funded activities. Draft copies of the plan were made available to participating agencies and organizations and to the public through the internet, the public library, and the City Community Development Department office.

The draft Five-Year Consolidated Plan was made available for public comment from June 13-July 16, 2026. The Housing Needs Assessment and Consolidated Plan process included extensive community outreach and engagement. Outreach efforts included a comprehensive community-wide housing and economic development survey that was available for several months. Offered in both English and Spanish, the survey gathered input on housing conditions, affordability, displacement risk, access to services, commuting patterns, economic opportunities, community belonging, and overall community needs. More than 1,087 residents completed the survey.
To ensure inclusive participation, targeted focus groups were conducted with historically underrepresented populations, including Spanish-speaking residents, and residents with disabilities or those requiring accessible housing and services. A third focus group with mobile home park residents was outreached, but no mobile home park residents were interested in participating.

Additional stakeholder interviews and focus groups were conducted with affordable housing providers, service organizations, developers, builders, lenders, real estate professionals, business leaders, public officials, and industry experts. These discussions helped identify barriers, opportunities, and practical strategies to address housing and community development challenges throughout the region.

Results of these efforts helped determine priorities of the community in setting goals for the Consolidated Plan.

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Citizen Participation Outreach

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public/Focus Group Meetings	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City hosted multiple stakeholders and focus groups. In April 2026, 7 attendees participated in the disability/accessibility focus group. In April 2026, 2 groups were held for service/housing providers and included roughly 30 participants, 3 sessions were held for development/real estate/housing/economic development professionals, 45 participated. And, in February 2026 a community meeting over 115 attendees representing various entities, background and community focus areas attended. In March 2026, a Spanish speaking focus group was held with 11 participants in attendance.	Housing: rapid housing cost, low vacancies, increase difficulty finding /staying in market housing. Low Income: high deposits, paperwork. Disabled: transportation, few ADA units. Immigrants, voucher holders, working class also discussed. Homelessness: few affordable units, mental health/addiction, legal/financial background. Supply of Housing: biggest gap multifamily, increase in building.	No comments were not accepted.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public/Focus Group Meetings	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	1,087responses were received for the survey which was distributed for the Housing Needs Assessment but which asked many broader questions regarding community needs.	The survey results included broad based representation of citizens from varied parts of the City; range of age groups; range of income levels; and minorities. 45% indicated one or more challenges; strong desire for housing stock to accommodate wide range of residents.	No comments not accepted.

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics

The Needs Assessment section of the 2026–2030 Consolidated Plan evaluates current housing, homelessness, community development, and supportive service needs within the City of Grand Junction. The assessment incorporates quantitative data, stakeholder consultation, public engagement, regional housing studies, service provider input, and federal housing and demographic data sources to identify the community's highest priority needs.

Grand Junction continues to experience increasing housing affordability challenges driven by rising home prices, escalating rental costs, limited housing inventory, population growth, and wage levels that have not kept pace with housing costs. These market conditions disproportionately affect low- and moderate-income households, seniors, persons with disabilities, workforce households, single-parent families, and individuals experiencing or at risk of homelessness.

The Needs Assessment also identifies ongoing community development priorities including public infrastructure improvements, neighborhood revitalization, childcare access, transportation connectivity, public facility improvements, behavioral health services, economic opportunity, and supportive services for vulnerable populations.

Community engagement conducted during preparation of this Consolidated Plan identified affordable housing availability, homelessness, housing stability, workforce housing, infrastructure needs, and access to supportive services as major community concerns. Public outreach included stakeholder meetings, housing and service provider consultations, coordination with regional partners, and public participation efforts designed to gather input from residents representing a broad range of income levels, demographic groups, and housing situations.

The priority needs identified through this assessment form the basis for the Strategic Plan goals, funding priorities, and implementation strategies that will guide the use of Community Development Block Grant (CDBG) funds during the 2026–2030 Consolidated Plan period.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

HUD data indicates that housing cost burden remains the most significant housing problem in Grand Junction, particularly among renter households and households earning below 50% Area Median Income (AMI). Extremely low-income households continue to experience the highest rates of severe housing cost burden, overcrowding, and housing instability.

GJHA reported serving approximately 1,927 households as of June 2026. Housing needs in Grand Junction are driven primarily by increasing housing costs, limited affordable rental inventory, and insufficient housing options for lower-income households, seniors, persons with disabilities, and workforce households. Local housing providers and regional housing studies continue to identify unmet need for affordable rental housing, accessible housing units, supportive housing, and housing rehabilitation assistance.

The most significant housing needs continue to affect:

- extremely low-income renter households,
- seniors on fixed incomes,
- persons with disabilities,
- single-parent households,
- and individuals experiencing or at risk of homelessness.

Although incomplete plumbing and kitchen facilities remain relatively uncommon within the community, aging housing stock and deferred maintenance continue to create rehabilitation needs within portions of the older housing inventory.

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2024	% Change
Population	59,945	68,142	15.21%
Households	24,290	29,935	23.24%
Median Income	$45,358.00	$70,080	54.50%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2024 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,435	3,410	4,775	2,770	11,370

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	609	680	1,300	935	4,895
Large Family Households	95	120	295	164	700
Household contains at least one person 62-74 years of age	750	883	1,025	815	2,999
Household contains at least one person age 75 or older	734	868	879	300	1,100
Households with one or more children 6 years old or younger	335	470	765	385	950

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	125	335	45	65	570	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	15	20	0	45	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	40	25	0	65	60	10	85	4	159
Housing cost burden greater than 50% of income (and none of the above problems)	1,330	580	95	0	2,005	569	314	185	35	1,103

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	354	875	720	190	2,139	170	359	755	250	1,534
Zero/negative Income (and none of the above problems)	65	0	0	0	65	175	0	0	0	175

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,465	965	190	65	2,685	624	324	265	39	1,252
Having none of four housing problems	784	1,245	1,940	1,160	5,129	555	875	2,380	1,500	5,310
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	399	420	255	1,074	125	125	360	610
Large Related	40	60	35	135	30	50	50	130
Elderly	485	704	135	1,324	409	324	268	1,001
Other	870	520	420	1,810	200	164	245	609
Total need by income	1,794	1,704	845	4,343	764	663	923	2,350

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	190	190	60	60	0	120
Large Related	0	0	45	45	10	0	0	10
Elderly	325	260	50	635	324	145	75	544
Other	0	730	285	1,015	180	0	0	180
Total need by income	325	990	570	1,885	574	205	75	854

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	24	25	0	59	45	10	85	4	144
Multiple, unrelated family households	0	15	0	0	15	10	0	0	0	10
Other, non-family households	0	10	20	0	30	0	0	0	0	0
Total need by income	10	49	45	0	104	55	10	85	4	154

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: N/A
Comments: Data not available for this jurisdiction.

Number and Type of Single Person Households in Need of Housing Assistance

Based on statistics from the Grand Junction Housing Authority, single person households remain a dominant demographic on the housing waitlist. There are 1,391 single person households in need of housing, which is over half of all households on the housing wait list. Of the 1,391 single person households, 54% (751) are disabled persons and 36% (500) are elderly. By far, the majority (77%) are within the 30% or below median household income. The Hispanic ethnicity for the single person households (172) on the waitlist is below the percentage of the overall population in Grand Junction with 12% being Hispanic. Proportionately, there are more Native American (3.5%) and African American (5%) single person households on the wait list than are represented in the general population of Grand Junction. The largest age group of single person households in need of housing is 60-69 years old (at 26%) followed by 50-59 (at 18%).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to HUD estimates, 29% of Mesa County households and 29% of Grand Junction households contain at least one member with a disability. This includes the 16% of households that include members with hearing or vision difficulties, 14% of households that include members with ambulatory difficulties, 12% of households that include members with cognitive difficulties, and 11% of households that include members with self-care or independent living difficulties (note that households may be counted in multiple categories). Because specific accessibility needs vary by resident, accessible units should be designed to be useable by all potential residents, regardless of disability type. Based on the share of total Mesa County and Grand Junction households that contain at least one member with a disability, approximately 29% of future housing units Mesa County and Grand Junction should be made accessible.

In 2025, the City of Grand Junction Police Department completed 907 cases that involved domestic violence cases.

Of the other populations that include victims of domestic violence, sexual assault, human trafficking, familial violence and stalking, Hilltop Community Resources operates programming that provides individuals ages 18-24 with emergency safe house (28 beds), intensive case management, legal and medical advocacy, individual and group counseling, children's services, housing, 24-hour crisis line, emergency relocation, and community outreach and education. Related to emergency safe house, Hilltop has served:

2021 - 139 individuals (77 adults, 62 children), 2673 nights of service;
2022 - 144 individuals (84 adults, 60 children), 1954 nights of service;
2023 - 133 individuals (80 adults, 53 children), 1810 nights of service;
2024 - 126 individuals (79 adults, 47 children), 1908 nights of service;
2025 - 152 individuals (92 adults, 60 children), 1876 nights of service'
1/2026 to 4/2026 - 47 individuals (28 adults, 19 children) 429 nights of service.

Most Common Housing Problems

Of the typically defined housing problems of overcrowding, incomplete facilities and cost burden, the latter is the most common type of housing problem in Nearly half (49%) of Mesa County's renter households (7,997 households) are cost burdened, spending 30% or more of their income on housing costs; twenty-five percent are severely cost burdened and are at risk of homelessness. There are 12,113 owner households that are cost burdened, though this represents a lower proportion of owner households (26%). There are very few households experiencing overcrowding in Grand Junction, 1.2% or 354 households are overcrowded.

However, based on the recent housing needs survey, discussion with housing focus groups and the statistics regarding vacant units, there appears to be a need for rehabilitation of existing housing stock to improve substandard units and render some of the vacant units habitable.

Populations/Household Types More Affected that Others by Problems

About 29,100 households in the County (44% of all households) are "low income" by HUD standards (<80% AMI). The proportion is similar in Grand Junction (46%), which has about 13,700 low-income households. Renter households in the Grand Junction area face housing problems at a higher rate than owner households, Grand Junction with 47% (4804) of renter households and 23% (4,353) of homeowner households cost burdened or severely cost burdened. Cost burden has increased for owner and renter households in nearly every income bracket since 2010. The most dramatic increase occurred for renter households in earning between $35,000 and $49,999, cost burden rates more than doubled 2024 ACS data. While household owners earning less than $75,000 have a lower rate of cost burden than renters in this income group, their rate is still relatively high (51%). Cost burdened households earning less than $75,000 account for 15% of all households in the county. Populations with limited English proficiency may have difficulty navigating housing, jobs, transportation, and supportive services due to language barriers and discrimination. Adults without high school diplomas have limited access to higher paying jobs and less job security. Without stable employment, these residents may miss rent payments and face eviction.

Of residents 25 years or older, only 7% in Mesa County and 6% in Grand Junction do not have a high school diploma (or equivalent).

In Mesa County and Grand Junction, about 2% of residents 5 years or older speak English "less than well." The corresponds with about 2,500 residents in the county and 1,120 residents in Grand Junction. In Mesa County and Grand Junction, renter households have a slightly higher rate of overcrowding than owner households. Countywide, racial and ethnic minority groups are more likely to be overcrowded than non-Hispanic White households.

Housing units built before 1970 are more likely to contain lead-based paint—a significant health hazard—and to need repairs due to their age. Residents in these units may be destabilized by the high cost of making repairs or living in unsafe conditions because they cannot afford repairs.

In Mesa County, about 15,300 units were built before 1970 (22% of housing stock). That rate is higher in Grand Junction (26%). Typically, elderly, non-family households face housing problems at a rate higher than average for the Grand Junction area.

Characteristics and Needs of Low-income Individuals and Families with Children

As of June 2026, there are 731 or nearly one-third (30%) of the households on the GJHA waitlist that are families with children that include a total of 1,539 children. Of families with children the majority (64%)

are single-parent, female-headed households. 50 (2%) of the households on the waitlist are veteran family households.

Data is available for households within the City of Grand Junction which breaks down housing problems by racial and ethnic groups. Analysis of this data indicates that Black, Asian and American Indian households face housing problems at rates of over 50% of households experiencing problems. This is discussed in greater detail in Section NA-15, Disproportionately Greater Need: Housing Problems.

Extremely low-income households (those at or below 30% of the area median income) that spend in excess of 50% of their income for housing are at imminent risk of losing permanent housing. These households are most at risk and unable to recover from a single event such as major medical expense or loss of a job and are unable to retain their housing. Among the households in this group are single-parent households with children that have a greater need for affordable housing, accessible day care, health care and other supportive services. Because of their lower income and higher living expenses, single-parent households are at imminent risk of becoming homeless.

Single-parent households must manage rising childcare and housing costs on one income, while two parent households often benefit from two earners' incomes. Single parents are more vulnerable to housing instability and displacement.

According to the 2026 HNA, Nine percent of Mesa County households (about 5,700 households) are single parent households. In Grand Junction, eight percent or 2,300 households are single parent households. Additionally, the 2025 CES By Name list identified 52 households, representing 188 individuals, as Families with Children experiencing homelessness who are eligible for housing and supportive services.

The Grand Valley Homeless Coalition will continue to use results of the Vulnerability Index study to formulate solutions for homeless issues. In its Continuum of Care Plan, the Coalition identified priority needs are transitional housing, case management, and housing placement. The strategy is to provide a continuous housing and service network for persons working to permanently leave the streets. Preliminary information suggests that half of these households may benefit from Housing First intervention, and the other half can benefit from Rapid Re-housing. The Housing Authority has had good success in recent years with its Next Step Program which provides intensive case management for these families. 98% of families that have participated in this program have successfully transitioned to the Housing Choice Voucher Program.

Estimates of At-Risk Populations

Grand Junction does not provide estimates of at-risk populations, but the Vulnerability Index study completed within the last five years helped the community better identify the at-risk group and its needs from which local coalitions are working on addressing.

Housing Characteristics Linked with Instability and an Increased Risk of Homelessness

In addition to households experiencing homelessness, those who currently have housing but are at imminent risk of homelessness must also be considered in addressing homeless needs. Two of the best measures used to determine whether households have the potential to become homeless are income and housing costs. Renter households with extremely low incomes (30% or less of median family income) and high housing costs (50% or more of income) are at an imminent risk of homelessness. While these two categories of households are at risk of becoming homeless, several different subpopulations are also vulnerable to homelessness and include:

- People discharged from institutions
- Victims of domestic violence
- Non-elderly, low-income, single-person households
- Members of families living in overcrowded, unstable conditions

The actual number of households in these conditions in Grand Junction has not been determined but, to assist those at imminent risk of homelessness, the City collaborates with agencies that have programs in place specifically aimed at providing affordable housing for a variety of populations.

Discussion

The primary concern with households in the Grand Junction area is cost burden or severe cost burden. This problem is disproportionately greater in extremely low to low-income. The primary concern with households in the Grand Junction area is cost burden or severe cost burden. This problem is disproportionately greater in extremely low to low-income.

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NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

HUD defines a "disproportionately greater need" as occurring when the percentage of a household category experiencing a housing problem is at least 10%age points higher than the percentage for all households experiencing that problem. Housing problems include: (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) overcrowding, defined as more than one person per room, and (4) housing cost burden greater than 30% of household income.

CHAS and ACS data indicate that housing problems in Grand Junction disproportionately affect extremely low-income households, renter households, minority households, seniors, and persons with disabilities. Housing cost burden is the most common housing problem and is significantly more prevalent among households earning less than 50% Area Median Income (AMI), particularly renter households.

Several minority household groups exceed disproportionate-need thresholds in certain income categories, although some categories contain very small household counts and should be interpreted with caution.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,619	820	0
White	1,989	645	0
Black / African American	0	0	0
Asian	125	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	0	0	0
Hispanic	420	160	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,530	880	0
White	2,125	700	0
Black / African American	0	0	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	170	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	2,840	0
White	1,315	2,365	0
Black / African American	10	0	0
Asian	15	4	0
American Indian, Alaska Native	50	10	0
Pacific Islander	0	0	0
Hispanic	490	435	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	545	2,225	0
White	475	2,000	0
Black / African American	0	0	0
Asian	15	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	49	170	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Based on the 2016–2020 CHAS data, disproportionate housing problems vary by income level and racial/ethnic group. A group is considered to have a disproportionately greater need when its rate of housing problems is at least 10 percentage points higher than the jurisdiction rate for that income category.

At 0–30% AMI, 76.2% of households citywide experience one or more housing problems. Asian households and American Indian/Alaska Native households each show a 100% rate of housing problems; however, these figures are based on small household counts and should be interpreted with caution.

At 30–50% AMI, 74.2% of households citywide experience one or more housing problems. No racial or ethnic group exceeds the jurisdiction rate by 10 percentage points or more.

At 50–80% AMI, 40.5% of households citywide experience one or more housing problems. Black/African American households, Asian households, American Indian/Alaska Native households, and Hispanic households exceed the disproportionate-need threshold. The Black/African American, Asian, and American Indian/Alaska Native figures are based on small household counts and should be interpreted cautiously. Hispanic households represent the largest affected group numerically, with 490 households experiencing one or more housing problems.

At 80–100% AMI, 19.7% of households citywide experience one or more housing problems. Asian households exceed the disproportionate-need threshold, though this finding is based on a small household count.

Overall, the CHAS data indicate that housing problems are most widespread among households earning below 50% AMI, regardless of race or ethnicity. Disproportionate impacts appear in several minority groups, particularly at the 50–80% AMI level. Because some racial categories include very small household counts, the findings should be used to identify potential disparities but not overstated. The largest numerically affected minority group is Hispanic households, consistent with Hispanic residents being the largest minority population group in Grand Junction.

Housing cost burden remains the primary contributor to disproportionate housing problems within the community and supports the City's prioritization of affordable rental housing, housing stabilization, and supportive housing activities during the 2026–2030 Consolidated Plan period.

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NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b)(2)

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

HUD defines a "severe housing problem" as a household experiencing one or more of the following conditions: (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) severe overcrowding, defined as more than 1.5 persons per room, or (4) severe housing cost burden where housing costs exceed 50% of household income.

HUD defines a "disproportionately greater need" as occurring when the percentage of a household category experiencing a severe housing problem is at least 10 percentage points higher than the percentage for all households experiencing that problem within the same income category.

CHAS and ACS data indicate that severe housing problems in Grand Junction disproportionately affect extremely low-income households, renter households, minority households, seniors, and persons with disabilities. Severe housing cost burden remains the most common severe housing problem and is significantly more prevalent among households earning less than 50% Area Median Income (AMI), particularly renter households.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,089	1,339	0
White	1,599	1,029	0
Black / African American	0	0	0
Asian	125	0	0
American Indian, Alaska Native	80	0	0
Pacific Islander	0	0	0
Hispanic	280	295	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,289	2,120	0
White	1,134	1,700	0
Black / African American	0	0	0
Asian	20	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	370	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	455	4,320	0
White	305	3,375	0
Black / African American	0	10	0
Asian	4	10	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	140	785	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	104	2,660	0
White	89	2,390	0
Black / African American	0	0	0
Asian	15	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	225	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Based on the CHAS data, disproportionate severe housing problems vary by income level and racial/ethnic group.

At 0–30% AMI, 60.9% of households citywide experience one or more severe housing problems. Asian households and American Indian/Alaska Native households each show a 100% severe housing problem rate and exceed the disproportionate-need threshold. These findings are based on small household counts and should be interpreted with caution.

At 30–50% AMI, 37.8% of households citywide experience one or more severe housing problems. Asian households show a 50.0% severe housing problem rate and exceed the disproportionate-need threshold, although this finding is based on a small household count.

At 50–80% AMI, 9.5% of households citywide experience one or more severe housing problems. Asian households show a 28.6% severe housing problem rate and exceed the disproportionate-need threshold. No other racial or ethnic group exceeds the threshold in this income category.

At 80–100% AMI, 3.8% of households citywide experience one or more severe housing problems. Asian households show a 51.7% severe housing problem rate and exceed the disproportionate-need threshold, although this finding is based on a small household count.

Overall, severe housing problems are most concentrated among households earning below 50% AMI. Severe housing cost burden remains the primary contributor to severe housing problems within the community, particularly for renter households and extremely low-income households. While the CHAS data identify disproportionate impacts among Asian and American Indian/Alaska Native households in certain income categories, small household counts limit the reliability of some findings. These results support the City's continued prioritization of affordable rental housing, housing stabilization, supportive housing, and homelessness prevention activities during the 2026–2030 Consolidated Plan period.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2) -

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

A disproportionate housing need refers to any racial or ethnic group that experiences housing problems at a rate at least 10 percentage points higher than the jurisdiction average. The following table identifies the extent of housing cost burden by race and ethnicity using CHAS data.

Housing cost burden occurs when a household pays more than 30% of household income toward housing costs. Severe housing cost burden occurs when a household pays more than 50% of household income toward housing costs.

CHAS and ACS data indicate that housing cost burden remains the most common housing problem in Grand Junction and disproportionately affects renter households, extremely low-income households, minority households, seniors, and persons with disabilities.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,010	4,049	3,455	240
White	15,270	3,160	2,790	235
Black / African American	50	10	0	0
Asian	160	19	170	0
American Indian, Alaska Native	10	50	80	0
Pacific Islander	0	0	0	0
Hispanic	2,320	740	365	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

Based on the CHAS data, approximately 31% of households in Grand Junction experience housing cost burden or severe housing cost burden. Of the 25,754 households included in the table, 4,049 households experience housing cost burden between 30% and 50% of income, and 3,455 households experience severe housing cost burden greater than 50% of income.

Hispanic households experience housing cost burden at higher rates than the jurisdiction overall and represent the largest minority population numerically affected by housing affordability challenges. Asian households and American Indian/Alaska Native households also show elevated rates of severe housing cost burden; however, these findings are based on relatively small household counts and should be interpreted with caution.

The 2026 Mesa County Regional Housing Needs Assessment confirms that housing affordability remains one of the most significant housing challenges within Grand Junction. The HNA found that approximately 47% of renter households and 23% of owner households in Grand Junction experience housing cost burden, while approximately 24% of renter households experience severe housing cost burden. These conditions are most concentrated among households earning below 50% Area Median Income (AMI).

Overall, housing cost burden remains the primary housing problem within the community and continues to disproportionately affect renter households and lower-income households. These findings support the City's continued prioritization of affordable rental housing, housing stabilization, supportive housing, and homelessness prevention activities during the 2026–2030 Consolidated Plan period.

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NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2) -

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

The disproportionate need analysis compares the rate of housing problems experienced by racial and ethnic groups to the jurisdiction-wide rate within each income category. A disproportionately greater need exists when a racial or ethnic group experiences housing problems at a rate of at least 10 percent higher than the jurisdiction rate for that income category.

Housing cost burden remains the primary housing problem in Grand Junction. Based on the CHAS cost burden table, 7,504 households experience housing cost burden or severe housing cost burden, representing approximately 29% of households included in the table. This includes 4,049 households paying 30% to 50% of income for housing and 3,455 households paying more than 50% of income for housing.

The Mesa County Regional Housing Needs Assessment confirms that housing affordability remains a current and significant issue in Grand Junction. The HNA identifies 4,804 cost-burdened renter households in Grand Junction, representing 47% of renter households, and 4,353 cost-burdened owner households, representing 23% of owner households. Severe cost burden affects 24% of renter households and 10% of owner households in Grand Junction.

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes. Based on the CHAS housing problems tables, disproportionate housing needs appear in several income categories.

At 0–30% AMI, Asian households and American Indian/Alaska Native households exceed the disproportionate-need threshold for housing problems and severe housing problems. Both findings are based on small household counts and should be interpreted with caution.

At 30–50% AMI, no racial or ethnic group exceeds the disproportionate-need threshold for general housing problems. For severe housing problems, Asian households exceed the threshold, though this finding is based on a small household count.

At 50–80% AMI, Black/African American, Asian, American Indian/Alaska Native, and Hispanic households exceed the disproportionate-need threshold for housing problems. Hispanic households represent the largest affected group numerically in this income category, with 490 households experiencing one or more housing problems. For severe housing problems, Asian households exceed the threshold, though this finding is based on a small household count.

At 80–100% AMI, Asian households exceed the disproportionate-need threshold for both housing problems and severe housing problems, though this finding is based on a small household count.

When housing cost burden is reviewed across all income levels in the CHAS cost burden table, Asian households and American Indian/Alaska Native households show elevated rates of cost burden compared with the jurisdiction overall. Hispanic households do not exceed the jurisdiction-wide cost burden rate by 10 percentage points in the aggregate table, but they represent the largest minority group numerically affected by cost burden, with 1,105 Hispanic households experiencing cost burden or severe cost burden.

If they have needs not identified above, what are those needs?

No separate housing needs are identified beyond those described in the housing problems, severe housing problems, and cost burden analyses. However, current local housing data indicate that many affected households also face related barriers including limited affordable rental supply, rising rents, limited accessible units, transportation costs, and displacement risk. The HNA identifies renter households, lower-income households, single-adult households, single-parent households, mobile/manufactured home residents, and Hispanic households as groups reporting higher displacement risk or housing instability.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Current available data support identifying broad patterns rather than precise neighborhood-level concentrations. Hispanic residents are the largest minority population in Grand Junction, representing approximately 17% of the city's population. The HNA also identifies approximately 5,492 BIPOC households in Grand Junction, representing about 18% of households.

Concentrations of low- and moderate-income households and housing problems generally overlap with older, more affordable areas of the city, including central Grand Junction and older established neighborhoods where rental housing, older housing stock, and multifamily housing are more common. These areas also overlap with some CDBG-eligible low- and moderate-income areas. The available data does not support overstating precise racial or ethnic neighborhood concentrations beyond these general patterns.

Overall, the disproportionate need analysis supports continued prioritization of affordable rental housing, housing stabilization, supportive housing, housing rehabilitation, fair housing access, and CDBG investment in eligible low- and moderate-income areas during the 2026–2030 Consolidated Plan period.

NA-35 Public Housing - 91.205 (b)

The City of Grand Junction does not own or operate traditional public housing units. Affordable housing assistance within the community is primarily administered through the Grand Junction Housing Authority (GJHA) through the Housing Choice Voucher (HCV) program, including tenant-based vouchers, project-based vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, and other special purpose vouchers.

According to PIC data, approximately 970 vouchers are currently in use within Grand Junction, including 950 tenant-based vouchers and 16 project-based vouchers. The average annual household income for participating households is approximately $12,297, indicating the significant need for deeply affordable housing assistance among assisted households.

The data also indicates substantial need among elderly households, persons with disabilities, and households experiencing homelessness or housing instability. Approximately 215 participating households are elderly households, and 356 participating households are households with disabilities. In addition, 45 households were homeless at admission to the voucher program.

The 2025 CES By Name List indicates that 26 households, representing 42 individuals, were housed using tenant-based vouchers; 58 households, representing 62 individuals, were housed in Permanent Supportive Housing through project-based vouchers; and 7 households, representing 8 individuals, were housed through other forms of public assistance, including subsidized housing units, assisted living facilities, and Veterans Services programs.

The City of Grand Junction Housing Division in collaboration with local housing providers continue to identify substantial unmet need for affordable rental housing, accessible housing units, supportive housing, and housing stabilization services for extremely low-income households, seniors, persons with disabilities, veterans, and households experiencing or at risk of homelessness.

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Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	970	16	950	1	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,297	8,511	12,344	8,088	0
Average length of stay	0	0	0	4	1	4	1	0
Average Household size	0	0	0	2	3	2	1	0
# Homeless at admission	0	0	0	45	1	44	0	0
# of Elderly Program Participants (>62)	0	0	0	215	0	215	0	0
# of Disabled Families	0	0	0	356	0	352	1	0

DRAFT

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	970	16	950	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	935	13	918	1	0	0
Black/African American	0	0	0	19	1	18	0	0	0
Asian	0	0	0	4	1	3	0	0	0
American Indian/Alaska Native	0	0	0	12	1	11	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	165	2	163	0	0	0
Not Hispanic	0	0	0	805	14	787	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Grand Junction Housing Authority (GJHA) and local housing providers continue to report significant demand for accessible and affordable housing units for persons with disabilities, seniors, and households requiring supportive services. Current housing needs include accessible rental units, units with mobility and sensory accommodations, supportive housing, and housing paired with behavioral health and case management services.

The PIC data indicates that 356 households participating in voucher programs are households with disabilities. In addition, many elderly households and persons with disabilities require affordable units with accessibility features, proximity to healthcare services, transportation access, and supportive services. Local providers continue to identify a shortage of accessible affordable housing units within the community.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?

The most immediate housing needs include:

- additional affordable rental housing units,
- accessible housing units,
- housing stabilization assistance,
- supportive housing,
- landlord participation in voucher programs,
- and housing units affordable to extremely low-income households.

Voucher holders continue to face challenges locating units that are both affordable and available within payment standard limits due to increasing rents and limited vacancy rates. Seniors, persons with disabilities, and households requiring accessible units face additional barriers because of limited inventory of accessible housing units.

Supportive services including transportation access, behavioral health services, case management, childcare, and employment support also remain important needs for many assisted households.

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The most immediate housing needs include:

- additional affordable rental housing units,
- accessible housing units,
- housing stabilization assistance,
- supportive housing,
- landlord participation in voucher programs,
- and housing units affordable to extremely low-income households.

Voucher holders continue to face challenges locating units that are both affordable and available within payment standard limits due to increasing rents and limited vacancy rates. Seniors, persons with disabilities, and households requiring accessible units face additional barriers because of limited inventory of accessible housing units.

Supportive services including transportation access, behavioral health services, case management, childcare, and employment support also remain important needs for many assisted households.

How do these needs compare to the housing needs of the population at large?

The housing needs of voucher holders and assisted households are generally more severe than those experienced by the population at large. Assisted households are disproportionately extremely low-income, elderly, disabled, or otherwise vulnerable to housing instability and displacement. These households are more likely to experience severe housing cost burden, accessibility barriers, housing insecurity, and risk of homelessness than the general population.

The Mesa County Regional Housing Needs Assessment confirms that housing affordability remains one of the community's most significant challenges, particularly for renter households and households earning below 50% Area Median Income (AMI). Assisted households continue to experience these pressures more acutely because of limited income, fixed incomes, accessibility needs, and limited affordable housing supply.

Discussion

The available data demonstrates continued need for affordable rental housing, accessible housing units, supportive housing, and housing stabilization services within Grand Junction. Rising housing costs and limited rental inventory continue to increase pressure on low-income households and voucher holders seeking affordable housing opportunities.

The City will continue to coordinate with the Grand Junction Housing Authority, nonprofit housing providers, service organizations, and regional partners to support affordable housing preservation, expansion of housing opportunities, supportive services, and housing accessibility during the 2026–2030 Consolidated Plan period.

DRAFT

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction

Homelessness remains a significant and growing challenge in Grand Junction and Mesa County. Rising housing costs limited affordable housing inventory, stagnant wage growth, and increasing housing instability continue to contribute to both sheltered and unsheltered homelessness. Local assessments consistently identify a shortage of affordable housing, insufficient shelter capacity, barriers to supportive services, and the need for stronger coordination among service providers as the primary factors contributing to homelessness throughout the region.

Data from the 2025 Coordinated Entry System (CES) By Name List identified 457 households representing 623 individuals experiencing homelessness. Among these were 52 households with children (188 individuals), 84 veteran households (93 individuals), and 67 non-parenting youth households (70 individuals). Individuals experiencing chronic homelessness represented the largest subgroup, accounting for 249 households and 317 individuals. Analysis of 2025 Point-in-Time (PIT) Count data further demonstrates that homelessness disproportionately affects single adults and middle-aged individuals, with adults-only households comprising the majority of those experiencing homelessness. More than two-thirds of individuals were between the ages of 35 and 64, highlighting the need for housing assistance, healthcare, behavioral health services, and supportive interventions tailored to adults experiencing long-term housing instability. Racial and ethnic disparities also persist, with Black, Indigenous, and People of Color (BIPOC) populations experiencing homelessness at rates disproportionate to their representation in the general population.

The scope of homelessness extends beyond those captured through PIT and CES data. Using the Economic Roundtable methodology, which incorporates PIT Count data, the By Name List, and School District 51 student homelessness data, an estimated 2,415 individuals experienced homelessness or housing instability during 2025—a five percent increase from estimates used in the 2024 Unhoused Needs Assessment. Additionally, School District 51's REACH program identified 763 students experiencing homelessness during the 2025 school year, many of whom are doubled up or living in unstable housing situations and are not reflected in traditional homelessness counts. These data underscore the broader impact of housing instability on families, children, and youth throughout the community.

Emergency shelter remains a critical component of the local homeless response system. Grand Junction currently relies on four primary emergency shelter providers—Homeward Bound of the Grand Valley, The Joseph Center, Sunshine Communities, and Hilltop Community Connection—along with several other facilities and programs that provide temporary shelter and housing assistance. These organizations serve diverse populations, including single adults, families with children, youth, veterans, and individuals experiencing chronic homelessness. In addition to shelter, local nonprofit agencies, healthcare providers, faith-based organizations, and community partners provide essential supportive

services, including case management, behavioral health treatment, employment assistance, food resources, transportation, and housing navigation.

Despite these efforts, shelter capacity has declined at a time when demand continues to increase. During the past year, Homeward Bound of the Grand Valley closed approximately 90 shelter beds because of grant and funding reductions. Those beds previously served nearly 1,300 individuals annually, significantly reducing the community's emergency shelter capacity and placing additional strain on an already overburdened homeless response system. The loss of these beds has further contributed to the challenges faced by unsheltered individuals and highlights the ongoing need for sustainable funding to maintain critical shelter and housing services.

The City's Unhoused Needs Assessment identified five primary priorities: expanding the supply of affordable housing, increasing emergency and interim shelter capacity, addressing housing instability and displacement, improving access to supportive services and basic needs resources, and strengthening coordination among service providers. In response, the community developed a community-wide Unhoused Strategy and Implementation Plan, which was formally adopted by the City in September 2024, which focuses on prevention and diversion services, coordinated entry improvements, housing navigation, expanded outreach, behavioral health access, increased housing opportunities, and enhanced collaboration across systems of care. While progress has been made in expanding outreach, improving service coordination, and increasing supportive housing opportunities, significant unmet needs remain. Continued investment in affordable housing, permanent supportive housing, homelessness prevention, behavioral health services, workforce development, transportation assistance, and emergency shelter capacity will be essential to reducing homelessness and improving stability throughout Grand Junction and Mesa County.

DRAFT

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2025 Coordinated Entry System (CES) By Name List identified a significant need for housing assistance among both families with children and veteran families. During the reporting period, 52 households representing 188 individuals were families with children, indicating an ongoing need for family-oriented housing resources, supportive services, and affordable housing opportunities. Additionally, 84 veteran-headed households representing 93 individuals were identified as needing housing assistance. These data demonstrate that families with children and veterans continue to represent substantial populations within the homeless response system and require targeted housing interventions to achieve and maintain stable housing.

According to the 2025 PIT count data, Adults continue to make up most unhoused individuals in Mesa County. In 2026, families accounted for approximately 10.9% of the total unhoused population, a 96% increase from 2019. Unaccompanied youth represented 2.9% of the population in 2026. While this is down from 4.3% of the population in 2025, it is up from 0% in 2019, indicating the sustained presence of a previously unrepresented group.

Mesa County School District 51 REACH program works with homeless youth and reports an additional 763 for the 2025 school year. Students that may be staying in other housing situations and are still considered homeless but not captured in the Point in Time (PIT) count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data from both the Coordinated Entry System (CES) By Name List and the Point-in-Time (PIT) Count indicate persistent racial and ethnic disparities among individuals experiencing homelessness in Grand Junction and Mesa County. According to the 2025 CES By Name List, White individuals represented 69.9% of the population experiencing homelessness, while approximately 42.9% identified as Black, Indigenous, or People of Color (BIPOC). Hispanic/Latino individuals accounted for 16.1% of the population, and 5.2% identified as American Indian, Alaska Native, or Indigenous. These data suggest that communities of color continue to experience disproportionate housing instability and may face barriers to accessing affordable housing, economic opportunity, healthcare, and supportive services.

Point-in-Time Count data further demonstrate the racial and ethnic composition of the unhoused population. In 2025, 57.1% of individuals experiencing homelessness identified as White and 42.9% identified as BIPOC. In 2026, the proportion of White individuals increased slightly to 61.2%, while the proportion of individuals identifying as BIPOC declined to 38.8%. Because 2025 and 2026 represent the first years that sheltered and unsheltered BIPOC populations were specifically reported through the PIT Count, these data establish an important baseline for measuring future trends and disparities within the homeless response system.

Longer-term trends indicate shifts in the racial composition of the unhoused population. Since 2019, the proportion of White individuals experiencing homelessness has declined by approximately 4.5 percentage points. During the same period, the percentage of individuals identifying as American Indian, Alaska Native, or Indigenous increased by 2.7 percentage points, while the proportion of individuals identifying as multiracial increased by 2.2 percentage points since 2020. These trends highlight the importance of ensuring that homelessness prevention, housing assistance, outreach, and supportive service programs are culturally responsive and accessible to historically underserved populations.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered and unsheltered homelessness remain significant challenges in Mesa County, with recent Point-in-Time Count data showing continued strain across the local homeless response system. In 2026, 613 individuals were identified as experiencing homelessness, representing a 15.45% decrease from 2025 but a 69.81% increase since 2019. While the overall count declined from the prior year, this decrease should be interpreted with caution. Following the announced closure of the Homeward Bound shelter, many individuals dispersed throughout the community and may not have been captured during the count. The Point-in-Time Count is also a one-night snapshot and may undercount individuals sleeping in vehicles, doubled-up situations, informal arrangements, or areas not easily reached by outreach teams.

Unsheltered homelessness continues to represent one of the community's most pressing needs. The number of unsheltered individuals increased from 92 in 2019 to 390 in 2026, a 323.91% increase. During the same period, sheltered homelessness declined from 269 individuals in 2019 to 223 in 2026, a 17.10% decrease. This shift reflects both increasing housing instability and a significant reduction in available emergency shelter capacity, including the closure of more than 90 beds at Homeward Bound. The loss of shelter beds has placed additional pressure on existing providers, limited options for people newly entering homelessness, and increased the visibility of unsheltered homelessness throughout the region.

Chronic homelessness has also increased substantially, rising from 134 individuals in 2023 to 198 individuals in 2026, a 47.76% increase. Non-chronic homelessness increased from 227 individuals in 2023 to 393 individuals in 2026, a 73.13% increase, indicating continued inflow into homelessness among households experiencing economic hardship, housing instability, and limited access to affordable housing. These trends demonstrate the need for both immediate shelter and outreach services, as well as longer-term interventions such as permanent supportive housing, rapid rehousing, housing navigation, and homelessness prevention assistance.

Demographic trends show that adults continue to make up most individuals experiencing homelessness in Mesa County. In 2026, families represented approximately 10.9% of the total unhoused population, while unaccompanied youth represented 2.9%. Since 2024, the share of individuals ages 0 to 17 and 18 to 24 has declined, while working-age adults remain a significant portion of the unhoused population. Approximately 46.32% of individuals experiencing homelessness reported a disabling condition in 2026,

underscoring the need for integrated housing, healthcare, behavioral health, disability services, transportation assistance, and other supportive service interventions.

Overall, the nature of homelessness in Mesa County reflects both a growing unsheltered population and a constrained shelter system. The reduction in shelter capacity, combined with rising chronic and non-chronic homelessness, demonstrates the need to preserve and expand emergency shelter options while increasing permanent housing solutions. Continued investment in street outreach, coordinated entry, shelter operations, permanent supportive housing, behavioral health services, and homelessness prevention will be critical to reducing unsheltered homelessness and improving housing stability across the community.

Discussion

Summary of Services and Facilities for the Homeless

Mesa County maintains a network of shelter, housing, outreach, healthcare, and supportive service providers that work collaboratively to address the needs of individuals and families experiencing homelessness. Despite these efforts, the community continues to experience increasing rates of unsheltered homelessness, rising chronic homelessness, and growing demand for housing assistance. The 2026 Point-in-Time Count identified 390 individuals experiencing unsheltered homelessness, a 324 percent increase since 2019, while chronic homelessness increased by nearly 48 percent since 2023. The Unhoused Needs Assessment identified affordable housing, emergency shelter, permanent supportive housing, homelessness prevention, behavioral health services, and improved coordination among providers as the community's most pressing needs. These challenges have been compounded by rising housing costs, limited affordable housing inventory, and reductions in emergency shelter capacity.

Emergency shelter services are primarily provided through HomewardBound of the Grand Valley, which historically operated approximately 90 shelter beds and prioritizes families with children, survivors of domestic violence, women, and individuals with disabilities. HomewardBound also provides case management, housing navigation, and resource referrals, with overflow shelter coordinated through local faith-based partners when available. Additional emergency shelter and crisis services are available through Hilltop Community Resources' Latimer House, which provides emergency shelter, advocacy, safety planning, support groups, and a 24-hour crisis line for survivors of domestic violence. Specialized housing assistance is available through Phoenix House, which provides eight affordable housing units and case management services for veterans in partnership with the Grand Junction Housing Authority.

A broad range of supportive services are available through local nonprofit, healthcare, and public-sector partners. Grand Valley Catholic Outreach (GVCO) operates a day center that provides showers, laundry facilities, mail services, job search assistance, nursing services, behavioral health support, medical case management, dental and foot care clinics, counseling, storage, and other basic needs services for adults experiencing homelessness. GVCO also operates 102 units of permanent supportive housing that serve individuals experiencing chronic homelessness who have mental health conditions or physical disabilities, coupled with intensive case management and life-skills support. United Way of Mesa

County's United to Solve Homelessness initiative operates a service hub that provides mobile outreach, resource navigation, dental clinics, pet vaccination clinics, bike repair services, and an emergency hotline for individuals experiencing homelessness.

Outreach and engagement services play a critical role in connecting unsheltered individuals to housing and supportive resources. The City's Neighbor-2-Neighbor Team conducts mobile outreach throughout the community, provides resource navigation, basic nursing services, and housing assessments for placement on the Coordinated Entry System (CES) By Name List, and responds to concerns from businesses and community members. The Grand Junction Police Department's Community Resource Unit also works to build relationships with unhoused individuals and connect them with appropriate services and housing resources. Additional housing assessments and behavioral health referrals are provided by Health Solutions West, which offers counseling and psychiatric services for individuals experiencing homelessness.

Healthcare and supportive services are available through several community providers. Prime Health provides medical, dental, vision, behavioral health services, and case management for low-income and homeless individuals and families. Mesa County Public Health offers family planning, immunizations, well-child services, and HIV/STD testing. Western Colorado Health Network provides HIV testing, prevention education, case management, and support services for individuals living with HIV/AIDS. The Counseling and Education Center offers counseling services for children, youth, adults, and families who are uninsured or underinsured. Additional basic needs of assistance is available through the Salvation Army, which provides food assistance, clothing, utility assistance, transportation support, and access to low-cost household goods. Grand Valley Catholic Outreach also operates a soup kitchen that serves a hot meal six days per week.

While the community benefits from a strong network of service providers, significant gaps remain. The closure and reduction of shelter capacity at HomewardBound have reduced the availability of emergency shelter beds at a time when unsheltered homelessness continues to increase. Housing affordability challenges limited permanent supportive housing capacity, behavioral health needs, and growing numbers of chronically homeless individuals continue to place pressure on the homeless response system. Continued investment in affordable housing development, shelter capacity, supportive housing, behavioral health services, outreach, and homelessness prevention programs will be necessary to meet the needs of individuals and families experiencing homelessness and to achieve the goals identified in the City's Unhoused Strategy and Implementation Plan.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) -

Introduction

Grand Junction serves as the primary regional center for healthcare, behavioral health services, disability services, supportive housing, and senior services within western Colorado. As a result, the community serves a comparatively large population of seniors, persons with disabilities, individuals with behavioral health conditions, and households requiring supportive housing or long-term supportive services.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identified substantial and growing demand for affordable accessible housing, supportive housing, aging-in-place accommodations, behavioral health-supported housing, and housing stabilization resources. The HNA identified accessibility limitations within the existing housing stock as a significant regional issue, noting that much of the community's housing inventory predates modern accessibility standards while the population of seniors and persons with disabilities continues to increase.

Rising housing costs, low vacancy rates, limited affordable housing inventory, transportation barriers, healthcare costs, and increasing supportive service needs continue to create significant housing challenges for special needs populations. Persons with disabilities, seniors living on fixed incomes, and individuals requiring supportive services often face substantial barriers competing in the private housing market due to limited income, limited housing availability, accessibility limitations, and need for coordinated supportive services.

Regional housing providers and service agencies continue to report increasing demand for:

- accessible rental housing;
- permanent supportive housing;
- housing vouchers and rental assistance;
- behavioral health-supported housing;
- senior housing;
- transportation-accessible housing locations;
- and housing integrated with supportive services.

Characteristics of Special Needs Populations

Persons with disabilities and elderly households continue to represent the largest non-homeless special needs populations within Grand Junction and Mesa County. The HNA identified continued long-term growth in senior households and increasing demand for accessible housing and supportive services throughout the region.

Approximately 29% of Grand Junction households include at least one person with a disability. Many households with disabilities continue to experience:

- housing cost burden;
- transportation limitations;
- accessibility barriers;
- limited housing choice;
- and increased risk of housing instability.

The region's aging population is expected to significantly increase demand for:

- affordable senior housing;
- smaller accessible housing units;
- home modification assistance;
- transportation services;
- in-home supportive services;
- and aging-in-place accommodations.

Behavioral health providers and housing agencies additionally report increasing overlap between behavioral health conditions, chronic health conditions, housing instability, and risk of homelessness among vulnerable households.

What are the housing and supportive service needs of these populations and how are these needs determined?

The HNA identified substantial unmet need for affordable and accessible housing serving extremely low-income households, seniors, persons with disabilities, and households requiring supportive services. Current market conditions make it difficult for many special needs households to obtain safe, accessible, and affordable housing without rental assistance or supportive housing resources.

Key housing needs for special needs populations include:

- affordable accessible rental housing;
- permanent supportive housing;
- deeply affordable housing for households below 30% AMI;
- housing vouchers and rental assistance;
- group living and independent living arrangements;
- aging-in-place housing modifications;
- supportive housing integrated with healthcare and behavioral health services; and
- housing located near transit, healthcare, grocery stores, and community services.

Supportive service needs commonly include:

- case management;
- behavioral healthcare;

- substance use treatment;
- transportation assistance;
- employment and workforce support;
- medical care coordination;
- in-home supportive services;
- and independent living assistance.

Many seniors and persons with disabilities prefer to remain in independent living situations when accessibility improvements and supportive services are available. However, older housing units frequently lack accessibility features necessary to support aging residents and households with mobility limitations.

Persons with Disabilities

The HNA identified accessibility as a major regional housing challenge due to the age of the existing housing stock and growing numbers of residents with mobility and functional limitations. Much of the existing housing inventory was constructed prior to modern accessibility standards and may not adequately support residents with physical disabilities, chronic health conditions, or aging-related needs.

Regional housing providers continue to report shortages of:

- accessible rental units;
- affordable accessible ownership opportunities;
- permanent supportive housing;
- and housing integrated with supportive services.

Housing providers additionally report that lack of accessible housing and affordable rental assistance may contribute to unnecessary institutionalization or prolonged stays in nursing facilities, hospitals, or other care settings for individuals who could otherwise live independently with appropriate housing supports.

GJHA administers Housing Choice Vouchers, Mainstream vouchers, project-based assistance, and accessible housing opportunities serving disabled households throughout the region. STRiVE, Hilltop Community Resources, Housing Resources of Western Colorado, and other agencies continue providing supportive housing, group homes, independent living support, and supportive services for persons with disabilities and behavioral health conditions.

Despite these efforts, providers continue to report substantial unmet demand for accessible housing units and supportive housing opportunities throughout Mesa County.

Persons with Behavioral Health and Substance Use Needs

Regional providers continue to identify increasing need for housing and supportive services serving individuals with behavioral health conditions and substance use disorders. Housing instability frequentl contributes to recurring hospitalization, crisis service utilization, institutionalization, and homelessness among individuals lacking stable housing and supportive services.

Behavioral health providers continue to identify major gaps in:

- permanent supportive housing;
- behavioral health-supported housing;
- medically supportive housing;
- intensive case management;
- and long-term housing stabilization resources.

Limited housing options for individuals with criminal histories, complex behavioral health conditions, or chronic substance use disorders additionally create barriers to long-term housing stability and successful community integration.

Seniors and Elderly Households

The State Demographer projects substantial continued growth in the senior population throughout Mesa County over the coming decades. Older adults living on fixed incomes remain particularly vulnerable to rising housing costs, utility costs, insurance costs, healthcare expenses, and property maintenance burdens.

Many seniors currently reside in older housing units lacking accessibility features necessary for safe aging in place. The most significant housing needs for elderly households include:

- affordable senior housing;
- accessible units;
- smaller maintenance-friendly housing;
- home rehabilitation and accessibility modifications;
- transportation access;
- proximity to healthcare services;
- and supportive services allowing seniors to remain independently housed.

Providers continue to report that demand for affordable senior housing and accessible housing substantially exceeds available supply.

Persons with HIV/AIDS and Their Families

Colorado Health Network and regional healthcare providers continue to provide supportive services, housing assistance, medical case management, prevention education, emergency financial assistance, and referrals for persons living with HIV/AIDS and their families.

Housing stability remains closely connected to healthcare access, treatment continuity, and long-term health outcomes for persons living with HIV/AIDS. Rising housing costs and limited affordable housing availability continue to create housing stability challenges for households requiring ongoing medical care and supportive services.

Institutional and Supportive Housing Capacity

Regional providers continue operating group homes, assisted living facilities, supportive housing developments, independent living facilities, and institutional care settings serving seniors, persons with disabilities, and households requiring supportive services. However, providers continue to report that existing supportive housing capacity is insufficient to meet growing regional demand.

Housing waitlists maintained by GJHA and supportive housing providers demonstrate substantial unmet need for:

- affordable accessible housing;
- rental assistance;
- supportive housing;
- and housing integrated with supportive services.

Local providers additionally report increasing demand for housing options serving persons exiting hospitals, behavioral health facilities, correctional institutions, foster care, and nursing facilities. Limited supportive housing inventory and affordability challenges continue to create barriers to successful community reintegration and independent living.

Summary

The 2026 City of Grand Junction Mesa County Regional Housing Needs Assessment identified growing demand for affordable accessible housing, supportive housing, behavioral health-supported housing, senior housing, and aging-in-place accommodations throughout Grand Junction and Mesa County.

Major challenges affecting non-homeless special needs populations continue to include:

- rising housing costs;
- shortages of affordable accessible housing;
- limited supportive housing capacity;
- transportation barriers;
- behavioral health service needs;

- aging housing stock;
- and increasing demand associated with population aging and housing instability.

Continued coordination among housing providers, healthcare systems, behavioral health agencies, supportive service organizations, and regional governments will remain necessary to expand housing opportunities, improve accessibility, strengthen supportive housing systems, and support long-term housing stability for special needs populations during the 2026–2030 Consolidated Plan period.

NA-50 Non-Housing Community Development Needs - 91.215 (f)-

Need for Public Facilities

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA), stakeholder outreach, and regional planning efforts identified childcare, transportation, healthcare access, behavioral health services, workforce development, and public infrastructure as major non-housing community development needs affecting low- and moderate-income households.

Stakeholders identified childcare availability and affordability as significant barriers affecting workforce participation, particularly for single-parent households and households employed in shift-based or service-sector occupations. Limited evening and weekend childcare options and transportation coordination challenges continue to affect economic stability for many working families.

- Behavioral health and healthcare providers continue to report increasing demand for:
- behavioral health services;
- substance use treatment;
- crisis response services;
- healthcare access;
- and supportive service facilities.
- Additional community facility needs identified through stakeholder outreach include:
- senior centers and aging-in-place support facilities;
- youth activity centers and after-school programs;
- facilities serving persons with disabilities;
- workforce training and educational facilities;
- domestic violence and family stabilization facilities;
- and homeless response and navigation facilities.

Determination of Needs

Needs were identified through:

- the 2026 City of Grand Junction Mesa County Regional Housing Needs Assessment;
- stakeholder interviews and community engagement;
- Mesa County community health assessments;
- coordination with housing and service providers;
- review of prior CDBG investments; and
- City infrastructure and capital planning efforts.

Need for Public Improvements

Many older neighborhoods continue to experience aging infrastructure conditions, including deteriorated sidewalks, ADA accessibility deficiencies, drainage limitations, roadway deterioration, and connectivity gaps.

Priority public improvement needs include:

- pedestrian and ADA accessibility improvements;
- sidewalk and connectivity improvements;
- drainage and stormwater improvements;
- street reconstruction and neighborhood safety improvements;
- transit accessibility improvements;
- park and recreation improvements; and
- broadband and technology infrastructure improvements.
- The HNA identified transportation access and neighborhood connectivity as important factors affecting employment access, healthcare access, education, and housing stability for lower-income households.
- Previous CDBG investments have supported drainage, accessibility, sidewalk, and neighborhood infrastructure improvements within eligible low- and moderate-income neighborhoods.

Determination of Needs

Public improvement needs were identified through:

- infrastructure and capital improvement planning;
- neighborhood conditions analysis;
- transportation and accessibility planning;
- stakeholder outreach; and
- coordination with City departments and regional infrastructure providers.

Need for the Public Services

Healthcare and Behavioral Health Services

The HNA and regional health assessments identified healthcare affordability, behavioral healthcare access, transportation barriers, and provider shortages as major concerns affecting low- and moderate-income households.

Regional providers continue to report increasing demand for:

- primary healthcare;
- behavioral healthcare;

- crisis response services;
- substance use treatment;
- dental care;
- and integrated healthcare coordination.

Organizations including Mesa County Public Health, MarillacHealth, Mind Springs Health, and regional healthcare providers continue providing services for lower-income households throughout Mesa County.

Transportation Services

Transportation access remains a significant barrier affecting employment, healthcare access, childcare coordination, and workforce participation for many lower-income households.

Priority transportation needs identified through community engagement include:

- expanded transit routes;
- improved evening and weekend transit service;
- safer pedestrian and bicycle infrastructure;
- and transportation services supporting seniors and persons with disabilities.

Workforce and Educational Services

Regional workforce and educational partners continue to identify workforce shortages, housing affordability, childcare access, and transportation coordination as barriers affecting workforce participation and economic mobility.

The Mesa County Workforce Center, Colorado Mesa University, Western Colorado Community College, Business Incubator Center, and regional employers continue supporting workforce training, technical education, entrepreneurship, career pathway programs, and workforce development initiatives.

Summary of General Public Services Needs
Major non-housing community development priorities identified through the HNA and stakeholder outreach include:

- behavioral healthcare and healthcare access;
- transportation and accessibility improvements;
- childcare availability and affordability;
- workforce development and technical education;
- youth and family stabilization services;
- services supporting seniors and persons with disabilities;
- neighborhood infrastructure modernization; and
- public facility accessibility improvements.

- The City will continue coordinating with regional partners to support public facilities, infrastructure improvements, and public services that improve housing stability, economic mobility, and quality of life for low- and moderate-income residents throughout the 2026–2030 Consolidated Plan period.

Determination of Needs

The needs were determined through concerns identified in the Mesa County Community Needs Assessment and review and discussion with various local entities. In addition, review of past CDBG expenditures provide a picture of the type of public services in the community and characterize the needs for their improvement or expansion.

Housing Market Analysis

MA-05 Overview

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

The evaluation of Grand Junction's housing market, existing housing needs, emerging housing trends, and future housing demand is based on the most current available public data, including the U.S. Census Bureau 2020–2024 ACS 5-Year Estimates, Census QuickFacts, HUD CHAS data, the City's 2024 Housing Strategy Update, and the 2026 The City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA).

Grand Junction's housing inventory has continued to grow since the previous Consolidated Plan period. Current Census-derived estimates identify approximately 31,367 housing units within the City, compared with approximately 27,973 housing units identified in the prior Consolidated Plan narrative. Occupied housing units total approximately 29,935 households, and the owner-occupied housing rate is estimated at 63.5% for the 2020–2024 period.

Vacancy rates remain relatively low, indicating continued pressure within the local housing market. Current Census-derived estimates indicate an overall vacancy rate of approximately 4.6%, compared with approximately 5.7% reported during the previous Consolidated Plan period. Limited vacancy, rising home prices, and increasing rental costs continue to contribute to affordability challenges for low- and moderate-income households.

The 2026 HNA identifies Grand Junction as the primary population and housing growth center within Mesa County. The HNA reports that Grand Junction contained approximately 68,142 residents and 29,935 households in 2024 and accounted for most of the recent household growth within the region. Population and household growth are projected to continue through 2050, including substantial growth in older adult populations and single-person households, increasing demand for affordable, accessible, workforce, and supportive housing options.

Housing affordability remains one of the most significant housing challenges facing the community. The HNA identified a current housing "catch-up" need of approximately 651 housing units within Grand Junction to meet existing demand, including both ownership and rental housing. The greatest unmet rental housing need exists among households earning less than 30% of Area Median Income (AMI).

The City's 2024 Housing Strategy Update confirms that housing affordability and housing supply remain major local priorities. The City established a goal to increase affordable housing stock by approximately 3% annually, equal to approximately 125 affordable housing units per year through 2026, to address ongoing housing shortages and affordability gaps within the community. In April 2026, the City formally

met this goal and currently has approximately 477 units permitted and under construction within the City.

Additional housing market conditions affecting Grand Junction include increasing housing cost burden among renter households, limited housing inventory affordable to entry-level homebuyers, aging housing stock in some neighborhoods, increasing demand for supportive and accessible housing, and continued homelessness and housing instability among vulnerable populations.

The City of Grand Junction continues to coordinate with Mesa County, the Grand Junction Housing Authority, nonprofit housing providers, Continuum of Care partners, social service agencies, and regional stakeholders to address housing and community development needs. The following Market Analysis sections evaluate housing supply, housing costs, housing condition, public and assisted housing, homelessness facilities and services, special needs housing and services, barriers to affordable housing, broadband access, and hazard mitigation needs. Together, these analyses establish the foundation for the Strategic Plan priorities and goals for the 2026–2030 Consolidated Plan period.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2) -

Introduction

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

The composition of Grand Junction's housing stock has remained relatively stable over the past decade, although recent development trends indicate continued growth in both single-family and multifamily housing. According to the U.S. Census Bureau 2020–2024 American Community Survey (ACS) 5-Year Estimates, most housing units in Grand Junction were constructed after 1970, reflecting the city's substantial residential growth during the late twentieth century and continuing expansion in recent years.

Single-family detached housing continues to represent the dominant housing type within the community. Current ACS housing data indicates that approximately 72–73% of the housing stock consists of single-family homes, reflecting only minor changes from prior ACS reporting periods. Multifamily housing, mobile homes, and other housing types have also remained generally consistent as a share of the overall housing inventory, though recent local housing strategies identify increasing demand for additional multifamily and workforce housing options.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identifies Grand Junction as the primary housing and population growth center within Mesa County. Grand Junction accounted for most of the recent household growth within the county between 2019 and 2024. The HNA projects continued population and household growth through 2050, including significant increases in senior households, single-person households, and smaller non-family households.

The City's 2024 Housing Strategy Update notes that housing production has increased in response to population growth and affordability pressures; however, housing supply continues to lag behind demand, particularly for lower-income households, workforce households, seniors, and individuals experiencing housing instability. The City and regional housing partners continue to prioritize diversification of housing types and expansion of attainable housing opportunities throughout the Consolidated Plan period.

All residential properties by number of units

Property Type	%
1-unit detached structure	64%
1-unit, attached structure	6%
2-4 units	7%

Property Type	%
5+ units	17%
Mobile Home, boat, RV, van, etc.	5%
Total	***100%***

Table 26 – Residential Properties by Unit Number

Data Source:

2024 5-year ACS

Unit Size by Tenure

	Owners	Renters
	%	%
Studio	>1%	>8%
1 bedroom	>10%	27%
2 bedrooms	16%	38%
3 or more bedrooms	73%	27%
Total	***100%***	***100%***

Table 27 – Unit Size by Tenure

Data Source:

2024 5-year ACS

Number and Targeting of Units Assisted with Federal, State, and Local Programs

The Housing Choice Voucher (HCV) Program remains the primary federal rental assistance program serving very low-income households, seniors, veterans, and persons with disabilities in Grand Junction and Mesa County. The Grand Junction Housing Authority (GJHA) administers Housing Choice Vouchers, project-based vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, domestic violence assistance vouchers, and Non-Elderly Disabled (NED) vouchers throughout the community.

The National Housing Preservation Database (NHPD) tracks federally assisted, designated affordable rental housing units. According to NHPD data, there were 1,767 designated affordable rental housing units in Mesa County in 2025—accounting for about 3% of total housing stock or 10% of rental stock.

In 2025, there are also 1,053 Housing Choice Vouchers (HCVs) in use in Mesa County, with which income-qualified recipients (earning 50% AMI or less) can find market-rate units that meet their needs. Current GJHA program information indicates that the agency administers approximately 1,100–1,200 assisted housing units and vouchers through a combination of tenant-based and project-based assistance programs. Specialized housing assistance continues to target populations with the greatest housing barriers, including chronically homeless veterans, elderly households, persons with disabilities, victims of domestic violence, and extremely low-income households. GJHA currently administers approximately 184 VASH vouchers for homeless veterans and approximately 150 vouchers designated for non-elderly disabled households.

Program utilization data further demonstrates the continuing need for housing assistance among special-needs populations. According to the GJHA 2025 Annual Report, the agency currently serves approximately 965 senior households and 169 veteran households throughout Mesa County. These figures reinforce stakeholder input and regional housing data identifying ongoing demand for affordable, accessible, and supportive housing options for older adults, veterans, and other vulnerable populations.

At the time of the 2025 Grand Junction Unhoused Needs Survey Report, 2,973 households were on the GJHA waiting list for a housing voucher in Mesa County. Nearly all (94% of) these households had incomes below 50% AMI—income levels that face shortages in affordable housing, as indicated by the rental affordability gaps analysis. The GJHA's long waiting list for vouchers indicates a significant unmet need for housing assistance for extremely low income (<30% AMI) and very low income (30-50% AMI) households.

About one-third of Affordable units in Mesa County are designated to serve older adults and/or people with disabilities.

Low Income Housing Tax Credits (LIHTC) fund 50% of designated affordable rental units in the county (including LIHTC alone and LIHTC paired with a HUD subsidy). Affordable housing units supported through programs administered by the Grand Junction Housing Authority, Colorado Housing and Finance Authority (CHFA), Low-Income Housing Tax Credit (LIHTC) developments, Housing Choice Voucher programs, and nonprofit housing providers remain critical components of the local affordable housing inventory.

Assessment of Units Expected to be Lost from the Affordable Housing Inventory

Cumulatively, 18% of federally assisted, designated affordable units (325 affordable units) in the county will see their affordability subsidies expire in the next 10 years. When subsidies expire, the owners of those properties can remove income and rent restrictions, making those buildings at risk of becoming market-rate.

The preservation of existing affordable housing units continues to be a significant priority for Grand Junction and its regional housing partners. Housing Resources of Western Colorado (HRWC), the Grand Junction Housing Authority, and other nonprofit housing providers continue to actively preserve affordability through acquisition, rehabilitation, recapitalization, and long-term affordability agreements. Existing affordable housing developments throughout the community include Low-Income Housing Tax Credit (LIHTC) properties, project-based voucher developments, senior housing developments, and supportive housing communities.

The City's housing strategy and housing investment initiatives emphasize both the preservation of existing affordable housing inventory and the expansion of new affordable and workforce housing opportunities. Since 2022, the City reports that local housing investments and leveraged partnerships

have supported the construction or preservation of more than 100 affordable housing units while establishing the framework for several hundred additional affordable housing units currently in development or planning phases.

Although no major subsidized developments have been formally identified for immediate conversion to market-rate housing during the current planning period, rising property values, redevelopment pressure, increasing insurance costs, and escalating operating expenses continue to create long-term risks for affordability preservation. Local housing agencies and nonprofit developers are expected to continue pursuing acquisition, rehabilitation, subsidy renewal, and preservation strategies as funding opportunities become available.

Availability of Housing Units Versus Needs of Population

The availability of affordable housing units in Grand Junction continues to fall short of community need. The HNA identified affordability shortage of 2,012 units for renters with extremely low incomes below 30% AMI in Mesa County, even after accounting for the County's income-restricted rental inventory. Nearly 4,200 renter households fall within this income range and only approximately 2,200 units are affordable to them (priced at or below $566/month).

Renters with incomes at or below 30% AMI who cannot find units affordable to them due to supply shortages are "renting up" into higher priced units, facing cost burden and constraining supply for renters up to 60% AMI (as evidenced by the cumulative affordability gap column).

The "shortage" that appears for higher income households (120% AMI or more) does theoretically show a mismatch in these households' ability to pay for higher priced rental units and the lack of units at that higher price point. However, it does not necessarily mean they prefer higher priced units. Many households in this income range "rent down" to spend less than 30% of their income on housing to save money or a downpayment to purchase a home. This increases competition for less expensive rental units, limiting the inventory of units for people with lower incomes even more.
In Grand Junction, there is an affordability shortage of 782 units for renters with incomes below 30% AMI, with cumulative shortages extending up to 50% AMI.

Additionally, For-sale affordability gaps in Mesa County and Grand Junction are concentrated among households with incomes below 100% AMI but persist for households earning up to 120% AMI.
In Mesa County, 34% of potential first-time buyers had incomes between 51% and 100% AMI, but only 16% of homes sold were priced below 100% AMI.
The cumulative gap for Mesa County shows that at incomes of 120% AMI, there is a 12-percentage point gap between the share of renter households earning 51-120% AMI (41%) and the share of home sales that were affordable to them (28%). Purchase affordability gaps in Grand Junction are nearly identical to those in the county overall.

Also, identified is a current housing "catch-up" need of approximately 651 additional housing units within Grand Junction, including approximately 286 ownership units and 364 rental units needed to address existing housing shortages. The greatest unmet need exists among renter households earning below 30% of Area Median Income (AMI), where the supply of affordable rental units remains significantly below current demand.

Waiting lists maintained by the Grand Junction Housing Authority remain active for Housing Choice Vouchers, senior housing, project-based voucher units, and other affordable rental housing programs. GJHA reports ongoing demand for subsidized and income-restricted housing throughout Mesa County, with waiting times varying significantly depending on household type, unit size, accessibility needs, and voucher availability.

Recent local and regional housing studies continue to identify substantial shortages in affordable rental housing, workforce housing, senior housing, and supportive housing. Housing affordability challenges have intensified during recent years due to increases in home prices, rental rates, insurance costs, construction costs, interest rates, and overall cost of living. The City's housing strategy identifies housing supply shortages as a continuing barrier for lower-income households, seniors, persons with disabilities, and households experiencing homelessness or housing instability.

Need for Specific Types of Housing

Community housing needs continue to reflect increasing demand for smaller affordable rental units, accessible housing, workforce housing, and family-sized rental housing. Housing providers report particularly strong demand for one-bedroom units serving seniors, persons with disabilities, and single-person households, while demand also remains high for two- and three-bedroom affordable rental units serving families with children.

The Grand Junction Housing Authority continues to prioritize elderly households, persons with disabilities, veterans, and working families with children through its housing preference system. Current program eligibility and waitlist preference policies recognize the significant housing needs experienced by vulnerable populations, particularly households with fixed incomes and households experiencing severe housing cost burden.

Regional demographic trends additionally demonstrate continued growth among senior households, single-person households, and non-family households, creating increased demand for accessible housing, supportive housing services, and diverse housing types throughout the Consolidated Plan period.

Discussion

Public engagement, housing needs assessments, and regional housing strategy efforts continue to identify housing affordability as one of the community's most significant challenges. Recent housing studies and local planning efforts indicate persistent concerns regarding rising rental costs, housing instability, cost burden, eviction risk, limited housing inventory, and the lack of affordable housing options for lower-income households.

Stakeholder outreach conducted through the City's housing strategy initiatives and regional housing needs assessment process consistently identifies affordable housing development, rental assistance, housing preservation, supportive housing services, homelessness response, and workforce housing production as high community priorities.

Community stakeholders and service providers also continue to emphasize the importance of access to transportation, employment opportunities, schools, grocery stores, healthcare services, childcare, and public amenities when evaluating housing needs and housing location priorities. The greatest identified special housing needs continue to include housing for seniors, persons with disabilities, individuals experiencing homelessness, youth experiencing housing instability, veterans, and households requiring supportive services.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Please note: HUD automatically provides data for the years 2016-2020. Newer data exists from the City and local sources and is utilized where appropriate. Therefore, when reviewing across sections, it is possible some data may conflict, because newer data could not be provided for all topics.

Housing costs in Grand Junction and Mesa County have increased substantially since the previous Consolidated Plan period, reflecting continued population growth, limited housing inventory, elevated mortgage interest rates, increased construction and infrastructure costs, and strong regional housing demand. According to the U.S. Census Bureau 2020–2024 American Community Survey (ACS) 5-Year Estimates, the median value of owner-occupied housing units in Grand Junction is approximately $389,800–$394,000, representing a substantial increase from prior Consolidated Plan reporting periods. Median gross rent is currently estimated at approximately $1,142 per month through ACS data, while regional market data indicates average market rents for many unit types now exceed $1,250–$1,500 per month depending on bedroom size and location.

Recent housing market conditions indicate that affordability continues to be one of the most significant community challenges throughout the Grand Valley region. Housing costs have increased faster than household incomes during much of the post-pandemic period, contributing to increased housing cost burden among renter and owner households, particularly for low- and moderate-income residents. The City's 2024 Housing Strategy Update and the 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identify affordability gaps for workforce households, seniors, fixed-income households, extremely low-income households, and first-time homebuyers as continuing concerns.

Residential building activity has increased in response to housing demand; however, local and regional housing analyses indicate that housing production has not kept pace with overall need, particularly for affordable rental housing, attainable homeownership opportunities, and multifamily housing. Rising land costs, labor shortages, insurance costs, financing constraints, infrastructure requirements, and material costs continue to affect housing production and development feasibility throughout the region.

Housing valuation trends continue to reflect sustained market demand despite recent moderation in housing sales activity. Higher home prices and increasing borrowing costs continue to create affordability barriers for first-time homebuyers, lower-income households, and renters attempting to transition into homeownership.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	205,800	251,400	22%
Median Contract Rent	732	802	10%

Table 28 – Cost of Housing

Although Table 28 reflects HUD-required ACS comparison data through 2020, current market conditions indicate housing costs have continued to rise substantially since that reporting period. Current Census estimates place median owner-occupied home values near $390,000, while market sales data indicates median home sale prices throughout the Grand Junction area frequently exceed $400,000 depending on neighborhood and housing type.

Rent Paid	Number	%
Less than $500	1,845	18.2%
$500-999	4,999	49.3%
$1,000-1,499	2,635	26.0%
$1,500-1,999	420	4.1%
$2,000 or more	220	2.2%
Total	***10,119***	***99.8%***

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Current rental market conditions indicate substantial upward movement in rental costs since the 2016–2020 ACS reporting period. Regional market data indicates that the share of rental units exceeding $1,250 per month has continued to increase significantly, particularly for newly constructed units and larger family-sized rental housing.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	780	No Data
50% HAMFI	2,805	474
80% HAMFI	5,835	2,744
100% HAMFI	No Data	5,091
Total	***9,420***	***8,309***

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Current CHAS and HNA findings demonstrate that affordability gaps remain most severe among renter households earning below 50% of Area Median Income (AMI), particularly households earning below 30% AMI. The HNA identified a shortage of approximately 782 rental units affordable to households below 30% AMI within Grand Junction alone.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent		1,123	1,336	1,742	1,905
High HOME Rent		1,123	1,336	1,742	1,905
Low HOME Rent		674	809	935	1,043

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

HUD Fair Market Rent (FMR) levels continue to increase throughout the Grand Junction Metropolitan Statistical Area, reflecting ongoing escalation in rental housing costs. Rising market rents continue to create challenges for voucher holders and low-income renters attempting to locate units affordable within HUD payment standards, particularly for larger family-sized units.

Amount of Housing for Households of All Income Levels

Recent housing assessments continue to demonstrate substantial unmet housing needs throughout Grand Junction and Mesa County across multiple income levels. The Mesa County Regional HNA identified significant affordability gaps among renter households, particularly households earning below 30% AMI and households requiring affordable workforce housing options.

Current ACS, CHAS, and local housing strategy data indicate that affordability challenges have intensified due to rising home prices, rental costs, insurance costs, property taxes, utilities, and limited housing inventory. The greatest unmet housing needs remain among extremely low-income households, seniors on fixed incomes, persons with disabilities, and households earning below area median income.

The HNA further identified a current housing “catch-up” need of approximately 651 housing units within Grand Junction, including substantial unmet demand for both ownership and rental housing.

Housing Affordability and Potential Changes to Home Values or Rents

Housing affordability is expected to remain a significant challenge throughout the 2026–2030 Consolidated Plan period. Continued population growth, constrained housing inventory, elevated development costs, and increasing operating expenses are expected to place continued upward pressure on both rental and ownership housing costs.

Although residential construction activity has increased in recent years, local housing studies indicate that production has not kept pace with demand, particularly for affordable rental housing, multifamily housing, and entry-level ownership opportunities. Rising property insurance costs, property taxes, interest rates, and utility expenses continue to contribute to housing instability and increasing housing cost burden.

The HNA and local stakeholder outreach efforts identify renters, seniors, fixed-income households, service-sector workers, and households earning below 50% AMI as populations most vulnerable to displacement and housing instability as housing costs continue to increase.

Without continued affordable housing development, housing preservation efforts, and expansion of housing assistance resources, affordability pressures are expected to persist throughout the Consolidated Plan period.

Comparison of HOME/Fair Market Rent to Area Median Rent

HUD Fair Market Rents (FMRs) and HOME Program rent limits continue to serve as important affordability benchmarks within the Grand Junction housing market; however, current market conditions demonstrate a widening gap between HUD-defined affordability standards and actual rental costs.

HUD 2025 Fair Market Rents for the Grand Junction Metropolitan Statistical Area are approximately:

- $1,123 for a one-bedroom unit;
- $1,336 for a two-bedroom unit;
- $1,742 for a three-bedroom unit; and
- more than $1,900 for a four-bedroom unit.

Although these rent limits have increased substantially in recent years, local market rents for newly constructed and market-rate units frequently exceed HUD affordability thresholds, particularly for larger family-sized units and newer multifamily developments. Current market conditions have resulted in reduced availability of units affordable to households earning below 60% Area Median Income (AMI), especially households without housing subsidies or rental assistance.

The 2026 Mesa County Regional Housing Needs Assessment (HNA) identified the most severe affordability gaps among renter households earning below 30% AMI, where the supply of affordable rental units remains substantially below demand. Extremely low-income households, seniors on fixed incomes, persons with disabilities, and service-sector workers continue to experience the greatest housing affordability challenges throughout the region.

The gap between HUD rent limits and prevailing market rents has also created increasing challenges for Housing Choice Voucher holders attempting to locate units within payment standard limits. Limited vacancy rates, increasing rental prices, and competition for lower-cost units continue to constrain housing choice for assisted households, particularly households requiring accessible units or larger bedroom sizes.

Regional housing data additionally demonstrates that the share of lower-cost rental units has continued to decline while the proportion of units renting above $1,250 per month has increased substantially

since the previous Consolidated Plan period. Rising insurance costs, operating expenses, land values, financing costs, and construction costs continue to affect the feasibility of developing and preserving affordable rental housing throughout Grand Junction and Mesa County.

As housing costs continue to increase, maintaining long-term affordability within both existing and newly constructed housing developments remains a significant priority for the City of Grand Junction, the Grand Junction Housing Authority, nonprofit housing providers, and regional housing partners. Continued investment in HOME-assisted housing, LIHTC developments, Housing Choice Voucher programs, housing preservation, and workforce housing initiatives will remain necessary to address affordability gaps and expand housing opportunities for low- and moderate-income households during the 2026–2030 Consolidated Plan period.

Discussion

HUD CHAS and regional housing assessment data indicate that housing cost burden remains the most significant housing problem affecting Grand Junction and Mesa County. Renter households, particularly households earning below 50% HAMFI, continue to experience the highest rates of housing instability and severe cost burden.

The 2026 Housing Needs Assessment (HNA) identified substantial shortages of rental housing affordable to households earning below 30% AMI and confirmed continuing affordability gaps across lower-income renter categories. Rising home prices, rental rates, insurance costs, interest rates, and limited housing inventory continue to increase affordability pressures throughout the region.

Public engagement and stakeholder consultation efforts consistently identified affordable housing availability, workforce housing, rental assistance, supportive housing, and housing preservation as major community priorities. Stakeholders also emphasized the need for additional accessible housing, family-sized affordable rental units, and housing located near employment, healthcare, transportation, and supportive services.

Continued coordination among the City of Grand Junction, Mesa County, the Grand Junction Housing Authority, nonprofit housing providers, and regional partners will remain necessary to address housing affordability challenges during the 2026–2030 Consolidated Plan period.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)-

Introduction

HUD CHAS data and the 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) indicate that the overall condition of Grand Junction's housing stock is generally stable, with relatively low rates of incomplete plumbing or kitchen facilities. However, age, affordability, accessibility, and preservation needs remain significant concerns. The HNA notes that housing condition and housing stability are closely related to affordability, displacement risk, accessibility, and the ability of lower-income households to remain safely housed.

Most housing units in Grand Junction were constructed after 1970, but a substantial portion of the community's housing inventory is now aging into periods where rehabilitation, system replacement, accessibility improvements, energy-efficiency upgrades, and health and safety repairs are increasingly needed. This is particularly true for older renter-occupied units, manufactured housing, naturally occurring affordable housing, and lower-cost single-family homes.

Current CHAS data show that renter households experience housing problems at substantially higher rates than owner households. These problems include cost burden, overcrowding, incomplete kitchen or plumbing facilities, and other housing condition issues. The 2016–2020 CHAS data show that 49% of renter-occupied units had one or more selected housing conditions, compared with approximately 19% of owner-occupied units.

The HNA also identifies accessibility as a major housing condition issue. Approximately 54% of occupied homes in Grand Junction were built before 1991, before current accessibility requirements were established for residential construction. Renter-occupied units are more likely than owner-occupied units to have been built before 1991, increasing the likelihood that many units lack basic accessibility features such as stepless entries, accessible bathrooms, wider doorways, and other modifications needed by older adults and persons with disabilities.

Preservation and rehabilitation of existing affordable housing inventory remain important priorities during the 2026–2030 Consolidated Plan period, especially as rising construction costs, insurance costs, utility costs, and limited affordable housing supply make replacement housing difficult to produce.

Definitions

A standard condition housing unit is generally defined as a housing unit that meets applicable federal housing standards and local building, property maintenance, and safety codes.

A substandard but suitable for rehabilitation housing unit is a structure that does not fully meet current standards or code requirements but can reasonably be repaired or rehabilitated without requiring full demolition or replacement.

A substandard and not suitable for rehabilitation housing unit is a structure where rehabilitation is not financially or physically feasible due to severe structural deterioration, environmental hazards, major system failure, or other conditions that would make rehabilitation impractical.

Housing condition concerns in Grand Junction are not limited to physical deficiencies alone. For low- and moderate-income households, housing condition is also affected by affordability, deferred maintenance, energy inefficiency, accessibility limitations, and limited ability to pay for repairs.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,020	19%	4,520	45%
With two selected Conditions	39	0%	445	4%
With three selected Conditions	0	0%	4	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,565	80%	5,165	51%
Total	***15,624***	***99%***	***10,134***	***100%***

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Renter-occupied units are significantly more likely than owner-occupied units to have one or more selected housing conditions. These data indicate that housing condition issues are closely tied to tenure and affordability. Lower-income renters may have limited ability to move to higher-quality housing, while landlords of older lower-rent properties may face increasing costs for repairs, insurance, utilities, and code compliance.

The HNA's community engagement findings also identified tenant concerns regarding poor unit conditions, including broken windows, lack of hot water, mold, pest infestations, hidden fees, unaddressed maintenance requests, and older apartments in need of repair. These findings suggest that while ACS and CHAS data show low rates of severe physical deficiency, residents and service providers continue to identify meaningful housing quality concerns within portions of the rental market.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,540	35%	2,050	20%
1980-1999	3,780	24%	2,649	26%
1950-1979	4,220	27%	4,320	43%
Before 1950	2,090	13%	1,109	11%
Total	***15,630***	***99%***	***10,128***	***100%***

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

A significant portion of Grand Junction's rental housing stock was built before 1980, including 43% of renter-occupied units built between 1950 and 1979 and 11% built before 1950. Older rental housing often provides lower-cost housing options but may also require reinvestment to address aging roofs, plumbing, electrical systems, heating and cooling systems, windows, insulation, and accessibility limitations.

The HNA further identifies that pre-1991 housing stock is a major accessibility concern. In Grand Junction, 54% of occupied homes were built before accessibility requirements were established for residential construction, and 62% of renter-occupied units were built before 1991. This indicates a substantial need for accessibility retrofits and aging-in-place improvements.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,310	40%	5,429	54%
Housing Units build before 1980 with children present	1,815	12%	1,110	11%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Housing units constructed before 1978 are considered at elevated risk for lead-based paint hazards. Grand Junction has a substantial number of owner- and renter-occupied units built before 1980, including more than half of renter-occupied units. Families with children living in older housing units remain particularly vulnerable to lead exposure.

Older renter housing stock represents the largest concentration of potentially at-risk units. Low- and moderate-income households occupying these units may lack resources to address lead based paint hazards, undertake rehabilitation, or relocate to newer housing.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Data Not Available	Data Not Available	Approximately 1,400 – 1,500
Abandoned Vacant Units	Data Not Available	Data Not Available	Data Not Available
REO Properties	Data Not Available	Data Not Available	Data Not Available
Abandoned REO Properties	Data Not Available	Data Not Available	Data Not Available

Table 35 - Vacant Units

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identified extremely low housing vacancy rates throughout Mesa County and Grand Junction, indicating continued pressure within both the ownership and rental housing markets. According to ACS estimates analyzed within the HNA, Mesa County's rental vacancy rate was approximately 3.4% and the ownership vacancy rate was approximately 0.5%, both substantially below vacancy levels generally considered necessary for a healthy and functional housing market.

Using Colorado Department of Local Affairs (DOLA) housing methodology, the HNA estimated that Mesa County would require approximately 311 additional rental units and 717 additional ownership units simply to achieve balanced market vacancy conditions. Low vacancy rates continue to limit housing choice, reduce mobility within the housing market, increase competition for available units, and contribute to rising housing costs throughout the region.

Current ACS housing estimates indicate that Grand Junction contains approximately 1,400–1,500 vacant housing units; however, many vacant units may be unavailable for occupancy due to seasonal use, market turnover, rehabilitation activity, redevelopment status, or structural condition. Some vacant or underutilized properties may present opportunities for rehabilitation, redevelopment, adaptive reuse, or preservation where financially feasible.

Limited housing availability, combined with rising housing costs and increasing population growth, continues to place pressure on both renter and owner households throughout Grand Junction and Mesa County.

Need for Owner and Rental Rehabilitation

Rehabilitation and preservation of existing housing stock remain important housing priorities in Grand Junction. While much of the housing inventory is not severely deficient, aging housing stock, deferred maintenance, accessibility limitations, energy inefficiency, and rising rehabilitation costs create increasing needs for both owner-occupied and rental housing.

The need is most significant among:

- older renter-occupied units;
- manufactured and mobile homes;
- naturally occurring affordable rental housing;
- homes occupied by low- and moderate-income seniors;
- homes occupied by persons with disabilities;
- pre-1980 housing with potential lead-based paint hazards; and
- units needing accessibility or aging-in-place modifications.

The HNA identifies accessibility as a major gap. Approximately 29% of Grand Junction households include at least one person with a disability, and the HNA recommends that approximately 29% of future housing units in Grand Junction and Mesa County be made accessible. This reinforces the need for rehabilitation programs that include accessibility improvements, not only basic health and safety repairs.

Manufactured housing also remains an important affordable housing resource. The HNA identifies mobile and manufactured homes as part of the region's housing stock and notes that mobile home residents reported elevated displacement risk and maintenance concerns. Preservation of manufactured housing communities and repair of aging units should remain part of the City's broader housing preservation strategy.

Rehabilitation programs should continue to prioritize health and safety repairs, accessibility modifications, weatherization, energy-efficiency upgrades, lead hazard mitigation, and preservation of affordable housing units.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Current ACS and CHAS data indicate that a substantial portion of Grand Junction's housing stock was constructed before 1980 and may contain lead-based paint hazards. Approximately 40% of owner-occupied units and 54% of renter-occupied units were built before 1980. Among these units, approximately 1,815 owner-occupied units and 1,110 renter-occupied units built before 1980 have children present.

Because low- and moderate-income households are more likely to live in older, lower-cost housing, many households at risk of exposure may lack the resources necessary to address lead hazards without financial assistance. Lead-safe rehabilitation, testing, interim controls, and abatement should remain priorities when CDBG or other federal funds are used for rehabilitation of older housing units.

Discussion

Grand Junction's housing condition needs are primarily related to aging housing stock, affordability, accessibility, preservation, and lead hazard risk rather than widespread severe physical deficiency. CHAS data show that renter households experience housing problems at significantly higher rates than owner households, and the HNA confirms that older renter housing, pre-1991 housing, and households with disabilities face accessibility and housing quality challenges.

The condition of housing is also connected to displacement risk. The HNA found that renters, precariously housed residents, mobile home occupants, single-adult households, single-parent households, large households, Hispanic respondents, and households with incomes below $75,000 reported higher displacement risk. Residents who experienced displacement reported consequences

including higher housing costs, longer commutes, worse housing quality, and, in some cases, living in a car or tent.

Community engagement conducted for the HNA identified specific housing condition concerns, including aging apartments, poor maintenance, mold, pest infestations, broken windows, lack of hot water, and maintenance complaints that were not addressed. These concerns indicate that rehabilitation and preservation efforts should focus not only on unit age but also on habitability, tenant stability, and affordability preservation.

During the 2026–2030 Consolidated Plan period, the City should continue to support housing rehabilitation, accessibility improvements, weatherization, energy-efficiency upgrades, lead hazard mitigation, manufactured housing preservation, and preservation of naturally occurring affordable housing. These strategies will help maintain safe and affordable housing, reduce displacement risk, and support aging in place for seniors and persons with disabilities.

MA-25 Public And Assisted Housing - 91.210(b)-

Introduction

The City of Grand Junction does not own or operate traditional public housing units. The Grand Junction Housing Authority (GJHA) serves as the primary provider of publicly assisted and income-restricted housing within Grand Junction and Mesa County through administration of Housing Choice Voucher (HCV), project-based voucher, Veterans Affairs Supportive Housing (VASH), Mainstream, Family Unification Program (FUP), supportive housing, and other affordable housing programs.

The 2026 Mesa County Regional Housing Needs Assessment (HNA) identified substantial shortages of affordable rental housing throughout the region, particularly for households earning below 30% Area Median Income (AMI). The HNA further identified increasing housing instability, displacement pressure, and affordability challenges affecting seniors, persons with disabilities, workforce households, veterans, and households experiencing homelessness or severe cost burden. Publicly assisted housing therefore remains a critical component of the regional housing system.

GJHA and regional housing partners continue to support affordable housing development and preservation through Low-Income Housing Tax Credits (LIHTC), Housing Choice Vouchers, project-based subsidies, supportive housing development, tax-exempt financing, Housing Trust Fund resources, and public-private partnerships. The City of Grand Junction continues to support affordable housing through development incentives, infrastructure assistance, land use tools, gap financing, and federal funding partnerships.

Preservation of existing affordable housing remains an important component of the community's housing strategy. In 2025, the Grand Junction Housing Authority completed a major interior rehabilitation project at Walnut Park Apartments. The project included replacement of deteriorated kitchen and bathroom fixtures, upgrades to aging electrical systems, and reconstruction of parking areas. These improvements enhanced resident safety, functionality, and long-term viability of the development while preserving affordable housing opportunities for current and future residents.

Demand for publicly assisted housing continues to exceed available supply. Low vacancy rates, rising rental costs, limited affordable housing inventory, and increasing housing instability continue to contribute to long waiting lists for many affordable housing and voucher programs throughout Mesa County.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	977	54	923	433	1,158	1,345
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

GJHA currently administers approximately 1,100–1,200 assisted housing units and vouchers through a combination of tenant-based and project-based assistance programs. Specialized housing programs prioritize veterans, persons with disabilities, seniors, households transitioning from homelessness, and extremely low-income households.

In addition to administering existing housing assistance programs, GJHA continues to expand the local affordable housing inventory through new development projects. According to the GJHA 2025 Annual Report, The Current development achieved major financing and construction milestones during 2025, including Low-Income Housing Tax Credit partnerships, construction loan closing, and state housing funding agreements. Upon completion, The Current is expected to provide 54 new affordable apartment homes, helping address the community's ongoing shortage of affordable rental housing.

Number and Physical Condition of Public Housing

Because the City does not operate traditional public housing developments, publicly assisted housing within the community primarily consists of LIHTC developments, Housing Choice Voucher-assisted units, senior housing developments, supportive housing properties, project-based voucher developments, and other income-restricted affordable housing operated by GJHA and nonprofit housing providers.

Existing assisted housing developments throughout Grand Junction generally remain in safe and habitable condition; however, many affordable housing properties constructed during the late 1970s through early 1990s increasingly require rehabilitation, modernization, accessibility improvements, energy-efficiency upgrades, and replacement of aging building systems. Rising

operating costs, insurance costs, labor shortages, and capital repair needs continue to create preservation challenges for affordable housing providers.

The 2026 City of Grand Junction and Mesa County Regional HNA identified increasing need for accessible housing and aging-in-place housing modifications as the region experiences continued growth in senior households and persons with disabilities. Many existing affordable housing developments were constructed prior to modern accessibility standards and may require retrofits to address mobility, accessibility, and supportive service needs.

Although no major assisted housing developments have been formally identified as being at immediate risk of conversion or loss from the affordable housing inventory, continued preservation and rehabilitation of existing affordable housing stock remain critical priorities due to increasing redevelopment pressure and rising replacement costs.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable – No Traditional Public Housing Inventory	N/A

Table 37 - Public Housing Condition

Because Grand Junction does not operate traditional public housing developments, HUD Public Housing Assessment System (PHAS) inspection scores are not applicable.

Restoration and Revitalization Needs of Public Housing

Although the City does not contain traditional public housing developments, substantial restoration and revitalization needs exist within the broader publicly assisted housing inventory. Existing affordable housing properties continue to require ongoing maintenance, modernization, accessibility improvements, weatherization, energy-efficiency upgrades, and rehabilitation of aging systems.

Housing providers report increasing challenges associated with preserving older affordable housing developments due to rising rehabilitation costs, increasing insurance premiums, contractor shortages, and limited availability of capital funding. Preservation of existing affordable housing inventory remains particularly important given the substantial shortage of affordable rental housing identified within the HNA.

The HNA additionally identified increasing demand for accessible housing, supportive housing, and housing designed to support aging in place. Revitalization efforts should therefore continue to incorporate accessibility improvements, health and safety upgrades, supportive housing design considerations, and energy-efficiency improvements where feasible.

Public Housing Agency's Strategy for Improving Residents' Living Environment

The Grand Junction Housing Authority, Housing Resources of Western Colorado, and other regional housing providers continue to implement strategies intended to improve housing quality, housing stability, and resident outcomes within publicly assisted housing developments.

Current strategies include:

- rehabilitation and modernization of aging affordable housing properties;
- expansion of supportive housing and housing stabilization services;
- accessibility improvements and aging-in-place modifications;
- coordination with behavioral health, healthcare, workforce, and supportive service providers;
- development of additional affordable and workforce housing units;
- housing preservation and affordability protection efforts; and

- supportive service coordination for vulnerable households.

GJHA additionally administers specialized housing assistance programs serving veterans, persons with disabilities, elderly households, and households transitioning from homelessness or institutional settings. Supportive services coordinated through regional partnerships assist residents with employment, education, transportation, healthcare access, childcare, case management, and long-term housing stability.

The 2026 City of Grand Junction and Mesa County Regional HNA identified housing instability and displacement risk among lower-income households, mobile home residents, single-parent households, seniors, and households with disabilities as continuing regional concerns. Coordination between housing providers and supportive service organizations therefore remains essential to improving long-term housing stability and resident quality of life.

Discussion

Publicly assisted housing programs administered by the Grand Junction Housing Authority and regional housing partners remain essential to addressing affordable housing needs within Grand Junction and Mesa County. Demand for affordable rental housing, supportive housing, accessible housing, and rental assistance programs continues to exceed available supply, particularly for households earning below 30% AMI.

The 2026 city of Grand Junction and Mesa County Regional HNA identified significant shortages of affordable rental housing and increasing affordability pressures affecting seniors, persons with disabilities, veterans, workforce households, and households experiencing housing instability or severe cost burden. Extremely low vacancy rates, increasing rents, rising operating costs, and limited affordable housing inventory continue to create barriers for both assisted households and housing providers.

Waitlists for many affordable housing and voucher programs remain active, and housing providers continue to report challenges associated with locating affordable units within voucher payment standards, particularly larger family-sized units and accessible units. Limited housing inventory and increasing market rents continue to reduce housing choice for voucher holders and extremely low-income households.

Regional housing providers additionally identified increasing need for supportive housing, accessible housing, permanent supportive housing, and housing stabilization services for vulnerable populations, including seniors, persons with disabilities, veterans, youth experiencing housing instability, and households transitioning from homelessness. Preservation of existing affordable housing developments and continued expansion of affordable housing resources therefore remain critical priorities during the 2026–2030 Consolidated Plan period.

MA-30 Homeless Facilities and Services - 91.210(c)-

Introduction

The City of Grand Junction, Mesa County Continuum of Care (CoC) partners, and regional service providers continue to coordinate a comprehensive response to homelessness, housing instability, and behavioral health needs throughout Mesa County. The community-wide Unhoused Strategy and Implementation Plan emphasize housing-focused response strategies, coordinated outreach, behavioral health coordination, navigation services, homelessness prevention, and expansion of permanent supportive housing opportunities.

Since 2022, the City has committed more than $19 million toward housing and homelessness response initiatives, leveraging approximately $62 million in additional community housing and service investments. Local investments have supported emergency shelter operations, affordable housing development, outreach services, supportive housing programs, navigation services, and coordinated response efforts.

The 2026 City of Grand Junction Mesa County Regional Housing Needs Assessment (HNA) identified severe shortages of rental housing affordable to households earning below 30% Area Median Income (AMI), increasing displacement risk, low vacancy rates, and rising housing costs as major contributing factors to housing instability and homelessness throughout the region. Local providers additionally report increasing behavioral health and substance use treatment needs among individuals experiencing homelessness.

Community partners including HomewardBound of the Grand Valley, Grand Valley Catholic Outreach, Hilltop, The Salvation Army, Karis Inc., Mesa County Public Health, Mind Springs Health, MarillacHealth, and the Grand Junction Police Department Community Resource Unit continue to provide emergency shelter, coordinated entry, outreach, healthcare, behavioral health services, housing navigation, rapid rehousing, and homelessness prevention services throughout the community.

Facilities Targeted to Homeless Persons –

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	66		24		
Households with Only Adults		32	20		
Chronically Homeless Households				100	
Veterans			8		
Unaccompanied Youth	10		9	39	

Table 38 - Facilities Targeted to Homeless Persons

Recent Point-in-Time (PIT) and HMIS data continue to demonstrate increasing demand for emergency shelter, rapid rehousing, permanent supportive housing, and behavioral health stabilization resources. Local providers report ongoing pressure on emergency shelter capacity, particularly for chronically homeless individuals, medically vulnerable populations, households with behavioral health needs, and households unable to secure housing within current market conditions.

Services Targeted to Homeless Persons

Mesa County Continuum of Care partners maintain a coordinated homeless response system that includes:

- emergency shelter and navigation services;
- coordinated entry and outreach;
- homelessness prevention and diversion assistance;
- rapid rehousing programs;
- permanent supportive housing;
- behavioral health and substance use treatment services;
- healthcare and mental health services;
- domestic violence services;
- veteran housing assistance;
- workforce and employment services; and
- youth and family stabilization programs.
- The City's Unhoused Strategy further prioritizes coordinated outreach, housing-focused case management, behavioral health response, encampment engagement, supportive housing expansion, and long-term housing stabilization.

Facilities and Services that Meet the Needs of Homeless Persons

HomewardBound of the Grand Valley continues to serve as the region's primary emergency shelter and housing navigation provider, operating emergency shelter facilities, navigation services, outreach programs, rapid rehousing programs, and supportive housing initiatives for individuals, families, veterans, and chronically homeless persons. However, in the last five years, Sunshine Communities, the Joseph Center and

Grand Valley Catholic Outreach, , Hilltop, Karis Inc., and other regional providers continue to provide emergency shelter, domestic violence services, transitional housing, supportive housing, meals, hygiene facilities, behavioral healthcare coordination, and stabilization services throughout the community.

Healthcare and behavioral health services are provided through organizations including MarillacHealth, Health Solutions West, Mesa County Public Health, VA Western Colorado Health Care System, and other regional providers. Local stakeholders continue to identify behavioral healthcare, substance use treatment, medically supportive shelter options, and permanent supportive housing as major unmet service needs within the regional homeless response system.

The HNA and stakeholder outreach efforts additionally identified housing affordability, low vacancy rates, rising rents, transportation costs, and limited availability of deeply affordable housing as major contributors to housing instability and homelessness throughout the region.

Emergency Shelter, Transitional Housing, and Supportive Housing

HomewardBound of the Grand Valley continues to serve as a primary emergency shelter and housing provider within the community, providing emergency shelter, resource navigation, case management, rapid rehousing, and supportive housing services for individuals, families, and veterans experiencing homelessness. Additional services have been expanded by the Joseph Center who serves women age 55+ and families with children, Hilltop serving children and families, and Sunshine Communities serving single adults.

Grand Valley Catholic Outreach provides day center services, meals, showers, laundry facilities, mail services, housing assistance, case management, emergency financial assistance, and supportive housing programs for vulnerable households.

Karis Inc., Hilltop, and Latimer House continue to provide emergency shelter, domestic violence services, transitional housing, behavioral health support, and family stabilization services for individuals and families throughout the region.

Veteran Services

Veteran assistance and supportive services are provided through the VA Western Colorado Health Care System, Veterans Center programs, Veterans Affairs Supportive Housing (VASH) resources, and local veteran service organizations. Some housing units are available through Housing Resources of Western Colorado. Services include housing assistance, behavioral healthcare, counseling, outreach, and benefits navigation.

Healthcare and Supportive Services

Healthcare and supportive services continue to be provided through organizations including MarillacHealth, health Solutions West, Mesa County Public Health, Hilltop, the Center for Independence, and other regional service providers. Available services include primary healthcare, behavioral healthcare, substance use treatment, counseling, disability services, prenatal and family health services, and case management.

Education and Employment Services

Employment and educational assistance services are coordinated through Mesa County Workforce Center, Vocational Rehabilitation, Mesa County Valley School District 51, and regional nonprofit partners. Services include job search assistance, workforce training, GED programs, youth advocacy, and employment support for persons with disabilities and households experiencing housing instability.

Discussion

The regional homeless response system continues to experience increasing demand for emergency shelter, outreach, behavioral healthcare, rapid rehousing, and permanent supportive housing resources. Rising housing costs, severe shortages of rental housing affordable to households below 30% AMI, low vacancy rates, and increasing displacement pressure continue to contribute to homelessness and housing instability throughout Grand Junction and Mesa County.

Local providers continue to report growing need for:

- permanent supportive housing;
- behavioral health and substance use treatment services;
- medically supportive shelter options;
- affordable housing units for extremely low-income households;
- housing-focused case management; and
- homelessness prevention and diversion assistance.

Continued coordination among the City of Grand Junction, Mesa County Continuum of Care partners, healthcare providers, behavioral health providers, nonprofit organizations, and housing agencies will remain essential to addressing homelessness and improving long-term housing stability during the 2026–2030 Consolidated Plan period.

MA-35 Special Needs Facilities and Services - 91.210(d)-

Persons with Disabilities

Grand Junction serves as a regional hub for medical, behavioral health, disability, and supportive housing services. As a result, the community serves many households with physical disabilities, developmental disabilities, behavioral health conditions, chronic health conditions, and other supportive service needs.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identifies accessibility as a significant housing gap. Approximately 29% of Grand Junction households include at least one person with a disability, while much of the housing stock was built before modern accessibility standards. This creates a mismatch between household need and available accessible units.

The greatest housing needs for persons with disabilities include affordable units at extremely low incomes, accessible rental units, units near transit and healthcare services, permanent supportive housing, and rental assistance. GJHA, Hilltop Community Resources, STRiVE, Housing Resources of Western Colorado, the Center for Independence, and other partners provide housing assistance, case management, independent living support, group living arrangements, and supportive services; however, demand continues to exceed available resources.

Supportive services continue to play an important role in maintaining long-term housing stability for vulnerable households. According to the GJHA 2025 Annual Report, Doors 2 Success, a nonprofit organization supporting GJHA residents through service coordination, mentorship, and access to community resources, reports that approximately 96 percent of participants successfully maintain stable housing. These outcomes demonstrate the importance of combining affordable housing with supportive services to improve long-term housing stability and self-sufficiency.

Persons with HIV/AIDS

Persons living with HIV/AIDS may access medical case management, housing assistance, emergency financial assistance, referrals, prevention education, and supportive services through Colorado Health Network and regional healthcare partners. Housing need for this population are closely tied to affordability, transportation, healthcare access, and the availability of stable housing that supports ongoing medical care.

Elderly Persons

Mesa County and Grand Junction are experiencing continued growth in older adult households. The HNA projects substantial growth in residents age 65 and older, increasing demand for affordable senior housing, accessible units, transportation support, in-home services, and aging-in-place modifications.

Many elderly households live on fixed incomes and are vulnerable to rising rents, property taxes, utilities, insurance costs, and healthcare expenses. Older adults living in pre-accessibility housing may also face mobility barriers, unsafe home layouts, and difficulty remaining housed without rehabilitation or accessibility modifications.

Priority needs include affordable senior rental housing, home repair assistance, accessibility retrofits, transportation access, supportive services, and housing located near healthcare, grocery stores, transit, and community services.

Supportive Housing Needs

Grand Valley Catholic Outreach recently added 40 units of permanent supportive housing. Currently, there are no identified permanent supportive housing units expected in the next five years. Supportive housing is needed for persons experiencing homelessness, behavioral health conditions, substance use disorders, disabilities, chronic health conditions, reentry barriers, and other conditions affecting housing stability. Permanent supportive housing remains especially important for chronically homeless individuals and households that require long-term case management to remain housed.

The HNA identifies severe shortages of rental housing affordable to households below 30% AMI, which directly affects special needs populations who often have fixed or extremely low incomes. Local providers continue to identify unmet need for permanent supportive housing, behavioral health-supported housing, accessible units, and housing stabilization services.

Supportive Housing for Persons Returning from Mental and Physical Health Institutions

Persons exiting hospitals, behavioral health facilities, correctional facilities, foster care, and other institutions face elevated risk of homelessness when affordable housing and supportive services are unavailable. Local providers coordinate discharge planning, shelter access, housing navigation, case management, and referrals, but gaps remain for individuals with complex behavioral health needs, criminal histories, medical needs, or limited income.

The most significant barriers include lack of deeply affordable units, limited permanent supportive housing, insufficient step-down housing, tenant screening barriers, and need for intensive case management.

Actions to Address Housing and Supportive Services

The City will continue to support special needs housing and services through CDBG funding, regional partnerships, Continuum of Care coordination, affordable housing incentives, and collaboration with nonprofit housing and service providers.

Priority actions include supporting accessible and affordable housing development, preserving existing affordable units, expanding permanent supportive housing, improving aging-in-place options, supporting home repair and accessibility modifications, strengthening behavioral health and housing coordination, and improving housing stability for seniors, persons with disabilities, persons exiting institutions, and households with extremely low incomes.

Because federal resources are limited relative to need, continued coordination among the City, GJHA, Mesa County, healthcare systems, behavioral health providers, nonprofit agencies, and housing providers will be necessary throughout the 2026–2030 Consolidated Plan period.

MA-40 Barriers to Affordable Housing - 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA), City housing strategy efforts, stakeholder outreach, and community engagement processes identified significant structural barriers affecting affordable housing development, housing preservation, and residential investment throughout Grand Junction and Mesa County.

The HNA identified severe shortages of rental housing affordable to households earning below 30% Area Median Income (AMI), low vacancy rates, increasing displacement pressure, and significant affordability gaps affecting renters, workforce households, seniors, and persons with disabilities. Current market conditions make development of housing affordable to extremely low-income households difficult without public subsidy, tax credit financing, or other financial assistance mechanisms.

Stakeholders consistently identified rising development costs as one of the largest barriers to affordable housing production. Escalating land costs, infrastructure costs, utility extension costs, insurance premiums, labor shortages, financing costs, interest rates, and construction material costs continue to affect the financial feasibility of affordable and workforce housing developments. Developers and housing providers additionally reported that projects serving lower-income households often require multiple funding sources and layered financing in order to remain financially viable.

Limited housing inventory and extremely low vacancy rates continue to place additional pressure on housing affordability throughout the region. The HNA identified ownership vacancy rates and rental vacancy rates below levels generally considered necessary for a healthy housing market, limiting housing choice and increasing competition for available units. These market conditions continue to contribute to rising rents, rising home prices, and increasing displacement pressure for lower-income households.

Stakeholders additionally identified land use and development constraints affecting housing production, including:

- limited availability of development-ready land;
- infrastructure capacity limitations in some growth areas;
- increasing costs associated with extending utilities and transportation infrastructure;
- neighborhood opposition to higher-density or multifamily housing;
- lengthy or uncertain development review processes;
- parking and site development requirements; and
- limited supply of land suitable for multifamily or mixed-income housing development.

The HNA and community engagement efforts also identified barriers affecting vulnerable populations, including limited accessible housing, insufficient supportive housing resources, transportation costs,

behavioral health service gaps, and limited housing options for households with fixed or extremely low incomes. Older adults, persons with disabilities, and households requiring supportive services may face additional barriers due to limited availability of accessible housing units and increasing housing costs.

Manufactured housing communities continue to represent an important source of naturally occurring affordable housing within the region; however, stakeholders identified concerns regarding redevelopment pressure, aging infrastructure, deferred maintenance, and potential displacement of lower-income households if affordable manufactured housing inventory is lost.

Grand Junction's role as a regional employment, healthcare, education, and service center also contributes to sustained housing demand from surrounding rural communities. Employers and economic development stakeholders continue to report workforce recruitment and retention challenges related to rising housing costs and limited availability of attainable housing for service-sector workers, healthcare employees, educators, and other moderate-income households.

While many housing market conditions remain outside direct local government control, the City recognizes opportunities to reduce barriers to affordable housing and residential investment through regional coordination, infrastructure planning, housing incentives, land use strategies, and support for diverse housing types and densities.

Current housing policy and planning efforts continue to emphasize:

- expanding affordable and workforce housing opportunities;
- encouraging mixed-income and mixed-housing-type developments;
- supporting infill development, accessory dwelling units, and higher-density housing where appropriate;
- preserving existing affordable housing and manufactured housing communities;
- streamlining review and permitting processes where feasible;
- supporting accessible and aging-in-place housing improvements;
- improving coordination between housing, transportation, healthcare, and supportive services;
- strengthening partnerships between the City, Mesa County, housing providers, employers, healthcare systems, and nonprofit organizations.

The City will continue evaluating policies, partnerships, infrastructure investments, and funding opportunities intended to support affordable housing development, housing preservation, accessibility improvements, and long-term residential investment throughout the 2026–2030 Consolidated Plan period.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

Non-housing community development assets within Grand Junction and Mesa County play an important role in supporting economic opportunity, workforce stability, neighborhood vitality, and quality of life for low- and moderate-income residents. Community development planning efforts continue to focus on economic resiliency, workforce development, infrastructure investment, educational opportunity, small business growth, public services, and neighborhood stability.

Grand Junction serves as the primary regional center for healthcare, education, government services, transportation, retail trade, and commercial activity within western Colorado. Major employment sectors include healthcare, education, retail trade, hospitality, construction, manufacturing, transportation, and professional services. Colorado Mesa University, St. Mary's Regional Hospital, Community Hospital, Mesa County Valley School District 51, and local governments remain among the region's major employers.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA), stakeholder outreach, and economic development planning efforts identified housing affordability, workforce shortages, transportation costs, childcare access, and behavioral health needs as major barriers affecting long-term economic stability for many low- and moderate-income households. Workforce housing shortages and rising housing costs continue to affect recruitment and retention across healthcare, education, hospitality, retail, construction, and service-sector industries.

Community development initiatives continue to emphasize economic diversification, workforce retention, entrepreneurship, educational attainment, infrastructure investment, and expansion of economic opportunity for low- and moderate-income residents throughout the 2026–2030 Consolidated Plan period.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,047	1,460	5	4	-1
Arts, Entertainment, Accommodations	3,547	6,142	16	15	-1
Construction	1,707	2,801	8	7	-1
Education and Health Care Services	4,430	9,103	20	22	2
Finance, Insurance, and Real Estate	1,391	2,607	6	6	0
Information	382	619	2	1	0
Manufacturing	1,220	2,619	5	6	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	789	1,328	4	3	0
Professional, Scientific, Management Services	1,297	1,988	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	3,310	6,926	15	17	2
Transportation and Warehousing	926	1,696	4	4	0
Wholesale Trade	1,056	1,763	5	4	0
Total	21,102	39,052	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Healthcare, education, retail trade, hospitality, and construction continue to represent major employment sectors within the regional economy. Many positions within these sectors provide moderate or lower wages relative to rising housing and living costs, contributing to affordability pressures for workforce households.

Economic development stakeholders continue to identify workforce recruitment and retention challenges associated with housing affordability, limited workforce housing availability, childcare access, and rising living costs. Housing affordability increasingly affects economic competitiveness, particularly for employers seeking to recruit healthcare workers, educators, skilled trades workers, hospitality employees, and service-sector workers.

Regional economic development initiatives continue to emphasize diversification of the local economy through expansion of healthcare, advanced manufacturing, technology, entrepreneurship, outdoor recreation industries, transportation logistics, and remote-work compatible industries.

Labor Force

Total Population in the Civilian Labor Force	31,968
Civilian Employed Population 16 years and over	29,955
Unemployment Rate	6.27
Unemployment Rate for Ages 16-24	16.46
Unemployment Rate for Ages 25-65	4.10

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	7,745
Farming, fisheries and forestry occupations	835
Service	3,420
Sales and office	6,360
Construction, extraction, maintenance and repair	2,995
Production, transportation and material moving	1,515

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Service-sector, retail, hospitality, and moderate-wage occupations continue to comprise a substantial portion of the local workforce. Many workers employed within these sectors experience increasing housing cost burden and limited access to attainable homeownership opportunities.

Regional employers continue to report workforce shortages in healthcare, construction, manufacturing, transportation, education, and skilled trades industries. Workforce development efforts continue to prioritize career pathway programs, technical education, apprenticeship opportunities, and industry partnerships intended to improve economic mobility and long-term wage growth.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,516	91%
30-59 Minutes	1,426	5%
60 or More Minutes	876	3%
Total	***26,818***	***100%***

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Although most workers experience relatively short commute times, transportation access and transportation costs remain important concerns for many low- and moderate-income households. Reliable transportation remains critical for access to employment, healthcare, childcare, education, and supportive services.

Stakeholders identified transportation costs and limited transit options as barriers affecting economic stability for households balancing housing affordability pressures and workforce participation.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,150	135	755
High school graduate (includes equivalency)	5,260	340	2,145
Some college or Associate's degree	7,210	560	2,205
Bachelor's degree or higher	8,535	255	1,630

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	90	60	265	335	370
9th to 12th grade, no diploma	560	620	360	1,400	804
High school graduate, GED, or alternative	1,560	2,184	1,815	3,730	3,225
Some college, no degree	4,125	2,345	1,900	3,225	2,680
Associate's degree	365	635	665	1,209	885
Bachelor's degree	588	2,320	1,695	3,169	2,210
Graduate or professional degree	25	650	920	1,660	1,830

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	67,924
High school graduate (includes equivalency)	69,461
Some college or Associate's degree	138,063
Bachelor's degree	161,375
Graduate or professional degree	192,153

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Major Employment Sectors

The largest employment sectors in Grand Junction and Mesa County continue to include Health Care and Social Assistance, Retail Trade, Educational Services, Accommodation and Food Services, and Construction. Healthcare, education, transportation, government services, tourism, and outdoor recreation continue to serve as major economic drivers within the regional economy. Colorado Mesa University, St. Mary's Regional Hospital, Community Hospital, Mesa County Valley School District 51, and regional government agencies remain among the area's major employers. (coloradolabormarketinfo.com)

Workforce and Infrastructure Needs of Business Community

Regional economic development organizations continue to identify workforce housing, transportation infrastructure, utility infrastructure, broadband access, and childcare availability as major community development priorities.

Grand Junction's continued population growth and regional service-center role place increasing demand on transportation systems, utilities, broadband infrastructure, employment centers, healthcare facilities, and community services. Infrastructure investment remains important to support future housing development, business expansion, neighborhood stability, and economic growth.

The Business Incubator Center (BIC) continues to support entrepreneurship, small business development, workforce training, financing assistance, and startup business incubation, including services targeted toward underserved entrepreneurs and low- and moderate-income residents. The Mesa County Workforce Center additionally provides workforce training, job placement assistance, career counseling, and employment support programs in partnership with employers and educational institutions.

Skills and Education of Current Workforce Correspond to Employment Opportunities

Regional workforce development efforts continue to emphasize alignment between educational programs and local employment opportunities. Colorado Mesa University, Western Colorado Community College, Mesa County Workforce Center, and regional employers continue to collaborate on workforce training, technical education, skilled trades programs, healthcare workforce development, and career pathway initiatives.

Western Colorado Community College continues to provide career-oriented certificate and associate degree programs supporting workforce needs in healthcare, construction, manufacturing, information technology, transportation, culinary services, business, public safety, and other high-demand industries. Workforce development partnerships also continue to support veterans, displaced workers, incumbent worker training, and individuals seeking career advancement opportunities.

Current Workforce Training Initiatives that Support Consolidated Plan

Current workforce training initiatives supporting Consolidated Plan goals continue to be coordinated through Grand Junction Economic Partnership, Mesa County Workforce Center, Colorado Mesa University, Western Colorado Community College, Business Incubator Center, and regional industry partnerships. Programs continue to focus on workforce readiness, job placement, technical training, career advancement, entrepreneurship, and support for low- and moderate-income residents seeking economic opportunity and long-term economic stability.

Economic Development Initiatives

The City of Grand Junction, Mesa County, Grand Junction Economic Partnership, Business Incubator Center, Colorado Mesa University, Western Colorado Community College, workforce organizations, and regional employers continue collaborating on economic development, workforce training, infrastructure investment, entrepreneurship support, and housing initiatives intended to strengthen economic resiliency and expand economic opportunity.

Current initiatives continue to focus on:

- workforce recruitment and retention;
- workforce housing and attainable housing development;
- support for entrepreneurship and small business growth;
- expansion of higher-wage employment opportunities;
- technical education and career pathway development;
- infrastructure and broadband investment;
- economic diversification; and
- long-term economic stability for low- and moderate-income households.

These coordinated community development efforts are intended to strengthen neighborhood stability, improve workforce participation, support local businesses, and expand economic opportunity throughout the 2026–2030 Consolidated Plan period.

MA-50 Needs and Market Analysis Discussion

Areas of Concentration of Multiple Housing Problems

HUD CHAS, ACS, and regional housing assessment data indicate that housing problems within Grand Junction are geographically concentrated within older neighborhoods containing higher proportions of lower-income households, renter households, aging housing stock, and naturally occurring affordable housing (NOAH). The most common housing problems continue to include housing cost burden, severe cost burden, rehabilitation needs, aging infrastructure, accessibility limitations, overcrowding, and risk of displacement.

Areas experiencing the greatest concentration of housing problems are generally located within portions of central Grand Junction, Orchard Mesa, older corridor neighborhoods, and areas containing older multifamily developments, manufactured housing communities, duplexes, and smaller-lot housing constructed prior to 1980. Many of these neighborhoods developed before modern accessibility standards, infrastructure standards, and current housing market conditions and now experience increasing rehabilitation and reinvestment needs.

The 2026 Mesa County Regional Housing Needs Assessment (HNA) identified severe shortages of rental housing affordable to households earning below 30% Area Median Income (AMI), low vacancy rates, and increasing displacement pressure affecting lower-income households throughout the region. These pressures disproportionately affect households residing in older lower-cost neighborhoods where affordable rental housing and naturally occurring affordable housing inventory are concentrated.

Many of these neighborhoods also contain housing types that historically provided lower-cost housing opportunities, including manufactured housing, older apartment complexes, duplexes, and modest single-family homes. As redevelopment pressure and housing costs increase, preservation of these housing types becomes increasingly important to maintaining affordability and reducing displacement risk.

Areas of Concentration of Racial or Ethnic Minorities or Low-Income Families

Current ACS demographic data indicates concentrations of low- and moderate-income households within portions of central Grand Junction and adjacent older residential neighborhoods. Hispanic and Latino households remain the community's largest minority population group and continue to be more concentrated within neighborhoods where lower-cost rental housing, multifamily housing, and manufactured housing are more prevalent.

The HNA identified elevated displacement risk among renter households, Hispanic households, lower-income households, single-parent households, and residents of manufactured housing communities. Rising housing costs, redevelopment pressure, limited affordable housing inventory, and increasing

rents continue to create disproportionate housing instability risks for vulnerable populations residing within lower-cost neighborhoods.

Many lower-income neighborhoods additionally contain older housing stock requiring rehabilitation, accessibility modifications, weatherization improvements, and infrastructure reinvestment. Without continued preservation and reinvestment efforts, these neighborhoods may experience further affordability loss and displacement pressure.

Market Characteristics in Areas of Concentration

Neighborhoods experiencing concentrations of housing problems generally contain a broader mix of housing types and densities than newer residential areas. Housing within these neighborhoods commonly includes older single-family homes, duplexes, small multifamily developments, manufactured housing communities, accessory dwelling units, and income-restricted affordable housing developments.

These areas continue to contain some of the community's most affordable housing inventory; however, they also experience:

- higher levels of deferred maintenance;
- aging water, sewer, sidewalk, and transportation infrastructure;
- accessibility limitations;
- energy inefficiency;
- increased renter cost burden; and
- growing redevelopment and displacement pressure.

Manufactured housing communities remain particularly important sources of naturally occurring affordable housing for lower-income households, seniors, and workforce residents. However, stakeholders identified concerns regarding aging infrastructure, redevelopment pressure, rising land values, and potential displacement if manufactured housing inventory is lost or redeveloped.

The HNA identified increasing affordability pressures across both rental and ownership markets, limiting mobility opportunities for lower-income households and increasing vulnerability among residents living in older affordable housing stock.

Community Assets in Areas of Concentration

Many neighborhoods experiencing concentrations of housing problems are located near the urban core and benefit from proximity to employment centers, schools, healthcare services, behavioral health providers, transit routes, parks, grocery stores, and community facilities.

Community assets located within or near these neighborhoods include Mesa County Public Health, MarillacHealth, Mesa County Workforce Center, Colorado Mesa University facilities, public transportation routes, schools, parks, community centers, behavioral health providers, and nonprofit service organizations.

Access to transportation, healthcare, employment, education, childcare, and supportive services remain particularly important for lower-income households, seniors, persons with disabilities, and households without reliable transportation access. The HNA and stakeholder outreach efforts identified proximity to services and transportation access as important factors supporting housing stability and economic opportunity.

Neighborhoods with strong connectivity to community services, transit, employment centers, and educational opportunities may provide greater long-term economic mobility and housing stability for lower-income households when housing affordability can be preserved.

Strategic Opportunities in Areas of Concentration

Many neighborhoods experiencing concentrations of housing problems and lower-income households qualify as low- and moderate-income areas eligible for Community Development Block Grant (CDBG) investments. These areas present opportunities for targeted reinvestment strategies intended to improve neighborhood stability, preserve affordable housing, and reduce displacement risk.

Strategic opportunities identified through the HNA, stakeholder outreach, and local planning efforts include:

- preservation of naturally occurring affordable housing;
- rehabilitation of aging housing stock;
- preservation and reinvestment in manufactured housing communities;
- infrastructure modernization and accessibility improvements;
- sidewalk, connectivity, and neighborhood safety improvements;
- infill housing and adaptive reuse opportunities;
- expansion of affordable and workforce housing;
- anti-displacement and housing stabilization strategies;
- improved access to transit, healthcare, and supportive services; and
- coordinated housing, infrastructure, and economic development investments.

The City will continue coordinating housing, infrastructure, neighborhood revitalization, economic development, and public service investments intended to strengthen neighborhood conditions, expand economic opportunity, preserve affordable housing, and support long-term neighborhood stability throughout the 2026–2030 Consolidated Plan period.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Need for Broadband Including Low- and Moderate-Income Households and Neighborhoods

Access to reliable broadband service and digital technology has become increasingly important for economic opportunity, education, healthcare access, workforce participation, housing stability, and overall quality of life. Broadband access is now essential for accessing employment opportunities, telehealth services, education, workforce training, government services, financial services, and housing resources.

Although broadband infrastructure within the Grand Junction urban area has improved substantially in recent years, gaps continue to affect many low- and moderate-income households. The most significant barriers are no longer solely related to physical broadband availability, but also include affordability, device access, digital literacy, service reliability, and the ability to consistently maintain internet service.

Lower-income households, seniors, persons with disabilities, rural residents, and households experiencing housing instability may face disproportionate barriers to broadband access. Households without reliable internet access may experience reduced access to:

- remote employment opportunities;
- online education and workforce training;
- telehealth and behavioral healthcare services;
- housing and public assistance applications;
- financial and banking services;
- childcare and school resources; and
- emergency information and community services.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identified transportation access, workforce participation, healthcare access, and economic mobility as interconnected community development challenges affecting lower-income households. Broadband access increasingly functions as part of this broader infrastructure system supporting economic opportunity and housing stability.

State and federal broadband mapping data indicate that most areas within the Grand Junction urbanized area have access to broadband infrastructure meeting current federal service standards; however, affordability and consistent service access remain ongoing concerns for many households. Some outlying and rural areas within Mesa County may continue to experience lower service availability, reduced speeds, or infrastructure limitations.

Need for Increased Competition with Multiple Service Providers

Although broadband infrastructure availability has expanded, affordability and competition among providers remain important concerns, particularly for low-income households and residents with limited financial resources. Monthly subscription costs, equipment costs, installation fees, and limited low-cost service options continue to create barriers even in areas where broadband infrastructure exists.

Community stakeholders continue to identify digital resources as an important component of economic opportunity, workforce development, educational attainment, healthcare access, and fair housing opportunity. Reliable internet access is increasingly necessary for participation in education, employment, healthcare systems, and government services.

The City of Grand Junction and regional partners continue coordinating with internet service providers, educational institutions, economic development organizations, libraries, schools, and community organizations to support broadband expansion, digital resource initiatives, public access resources, and technology accessibility programs.

Current community discussions and regional initiatives continue to emphasize:

- expansion of affordable broadband service options;
- increased provider competition and infrastructure investment;
- digital literacy and technology training programs;
- public Wi-Fi and community access resources;
- improved broadband access in underserved and rural areas;
- device accessibility programs for lower-income households; and
- integration of broadband planning into economic development, workforce development, healthcare, and educational initiatives.

Broadband access and digital resources remain important community development priorities supporting economic resiliency, workforce participation, educational opportunity, healthcare access, and long-term housing stability throughout the 2026–2030 Consolidated Plan period.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Increased Natural Hazard Risks Associated with Climate Change

Grand Junction's location within Colorado's Western Slope high desert environment creates distinct climate and natural hazard conditions that increasingly affect infrastructure, housing stability, public health, water resources, and community resiliency. While the region experiences relatively limited exposure to hurricanes, major seismic activity, and large-scale tornado events, the community remains vulnerable to drought, extreme heat, wildfire, smoke impacts, severe storm events, and localized flooding.

Climate trends throughout western Colorado continue to indicate increasing temperatures, longer drought periods, reduced snowpack reliability, increased wildfire intensity, and more variable precipitation patterns. These changing conditions are expected to increase long-term stress on water resources, vegetation conditions, public infrastructure, emergency response systems, and public health.

Wildfire risk remains one of the most significant natural hazard concerns affecting the Grand Junction area, particularly within wildland-urban interface areas, foothill development areas, and neighborhoods adjacent to open space and natural vegetation. In addition to direct wildfire threats, smoke exposure from regional wildfires increasingly affects air quality, respiratory health, outdoor work conditions, and vulnerable populations throughout the community.

Extreme heat events also continue to represent a growing public health and housing stability concern, particularly for seniors, persons with disabilities, households without reliable cooling systems, unsheltered individuals, and lower-income households occupying older or energy-inefficient housing units. Rising temperatures may additionally increase utility costs and energy burdens for low- and moderate-income households.

Flooding risks within Grand Junction are generally associated with the Colorado River, Gunnison River, stormwater systems, irrigation canals, drainage corridors, and localized storm events. Although much of the community is located outside major flood hazard areas, localized flooding associated with stormwater capacity limitations, aging drainage infrastructure, irrigation overtopping, and severe precipitation events continues to affect portions of the community, including older developed neighborhoods and portions of Orchard Mesa.

Climate-related hazards additionally create economic and infrastructure risks through:

- increased infrastructure maintenance costs;
- utility system stress;
- transportation disruptions;
- public health impacts;

- higher insurance costs;
- landscape and vegetation loss;
- and increasing long-term resiliency and adaptation costs.

Vulnerability of Low- and Moderate-Income Households to Natural Hazard Risks

Low- and moderate-income households often experience disproportionately greater vulnerability to natural hazards and climate-related risks due to limited financial resources, older housing conditions, housing cost burden, transportation limitations, and reduced ability to recover from disasters or absorb increasing utility and insurance costs.

Older neighborhoods containing aging housing stock, manufactured housing, and older infrastructure systems may experience increased vulnerability to extreme heat, stormwater impacts, drainage deficiencies, energy inefficiency, and deferred maintenance conditions. Lower-income households may also have fewer resources available for home repairs, weatherization improvements, wildfire mitigation measures, flood protection, or emergency preparedness activities.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA) identified housing affordability, aging housing conditions, accessibility limitations, and infrastructure needs as ongoing concerns affecting lower-income households throughout the region. Climate-related hazards may further increase housing instability for vulnerable populations already experiencing housing cost burden or limited housing choice.

Unsheltered individuals and households experiencing homelessness are particularly vulnerable to extreme heat, severe weather events, wildfire smoke exposure, and public health emergencies. Local homelessness response systems and emergency service providers continue coordinating emergency shelter operations, cooling resources, severe weather response, and outreach services during hazardous weather conditions.

The City continues coordinating with Mesa County, emergency management agencies, utility providers, irrigation and drainage entities, transportation agencies, healthcare providers, and regional partners to reduce hazard vulnerability through:

- stormwater and drainage improvements;
- resilient infrastructure investment;
- emergency preparations;
- wildfire mitigation efforts;
- floodplain management;
- infrastructure modernization;
- public facility improvements;
- and resilient land use and development standards.

Previous Community Development Block Grant (CDBG) investments have supported drainage improvements, infrastructure modernization, accessibility improvements, and public facility investments within low- and moderate-income neighborhoods vulnerable to localized flooding and infrastructure deficiencies.

New federally assisted housing and infrastructure projects continue to undergo environmental review and must comply with applicable local, state, and federal environmental, floodplain, stormwater, and hazard mitigation standards intended to reduce long-term vulnerability to natural hazards and climate-related risks during the 2026–2030 Consolidated Plan period.

Strategic Plan

SP-05 Overview

The purpose of the Five-Year Consolidated Plan Strategic Plan is to propose measurable goals for actions that will address issues set by HUD requirements for the use of CDBG funding in Grand Junction. These goals include projects that serve homeless, special needs and low- and moderate-income populations, address fair housing and lead-based paint issues, overcome institutional barriers to the production and preservation of affordable housing and foster economic development and neighborhood revitalization. To ensure that the City of Grand Junction meets these goals, the City will collaborate with nonprofit agencies, governmental entities at all levels, the business community, the faith-based community and City residents.

SP-10 Geographic Priorities - 91.215(a)(1)-

Geographic Area

1	**Area Name**	Census Tracts
	Area Type	Low and Moderate Income
	Other Target Area Description	Low and Moderate Income
	HUD Approval Date	
	% of Low/Mod	
	Revital Type	
	Other Revital Description	
	Identify the neighborhood boundaries for this target area.	The census tracts that have 51% or greater households of low- and moderate-income are considered target areas for expenditure of CDBG funds.
	Include specific housing and commercial characteristics of this target area.	Generally, these tracts are in the older, more established portions of the core of Grand Junction. Areas on the periphery tend to have newer homes and commercial areas that are not low- and moderate-income neighborhoods.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These areas are established by the 2024 HUD CPD updated LMISD mapping.
	Identify the needs in this target area.	There are public infrastructure needs to improve neighborhood walkability/complete streets, safe routes to school, improved storm drainage to mitigate flooding, and

		improve or add neighborhood parks and recreational opportunities. There are also needs for some public facilities such as neighborhood community centers, daycares and commercial opportunities.
	What are the opportunities for improvement in this target area?	There are opportunities to expend CDBG funds to address the needs identified above as limited funds allow.
	Are there barriers to improvement in this target area?	The primary barrier is the limited amount of CDBG funds received by the City to be able to address all needs.
2	**Area Name**	City-Wide
	Area Type	Local Target Area
	Other Target Area Description	
	HUD Approval Date	
	% of Low/Mod	
	Revital Type	Comprehensive
	Other Revital Description	
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A

Table 46 - Geographic Priority Areas

General Allocation Priorities

Over the next five years, community development projects or needs may arise in eligible low- and moderate-income neighborhoods that may be funded with CDBG dollars whether carried out by the City of Grand Junction or subrecipient organizations. The basis for determining eligible areas is if 51% of the households in the area are of low and moderate income according to the HUD CPD updated LIMSD map for Grand Junction. This primarily includes downtown areas just north and east of downtown and Orchard Mesa. In addition, CDBG funding must meet national objective requirements of serving low- and moderate-income persons or clientele of presumed benefit.

SP-25 Priority Needs - 91.215(a)(2)-

Priority Needs

1	**Priority Need Name**	Improved Community Infrastructure and Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low and Moderate Income City Wide
	Associated Goal	Improved Community Infrastructure and Facilities

	Description	Addresses a need for community-oriented facilities to increase access to opportunities for persons of low to moderate income, to include accessible parks and bus stops, safe routes to schools and other public facilities, along with the public infrastructure necessary to make travel to these facilities reasonable.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
2	**Priority Need Name**	Increased Access to Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City-Wide
	Associated Goals	Increased access to Public Services
	Description	Addresses a need for increased access to supportive services for persons of low to moderate income in the City of Grand Junction. Supportive services include but are not limited to homelessness prevention, support for the elderly, support for persons with special needs, and eviction prevention.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
3	**Priority Need Name**	Increased Access to Economic Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	City-Wide
	Associated Goals	Increased Access to Economic Opportunities
	Description	Create economic opportunities through the following strategies: 1) Increase access to employment; 2) support activities that foster increased household stability and/or increased household income; 3) support efforts of job creation for low- and moderate-income households; 4) support activities to provide workforce education and training.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
4	**Priority Need Name**	Increased Access to Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families

		Victims of Domestic Violence
	Geographic Areas Affected	City-Wide
	Associated Goals	Increased Access to Affordable Housing
	Description	This priority need will support opportunities to expand or preserve affordable housing in Grand Junction.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.

Table 47 – Priority Needs Summary

SP-30 Influence of Market Conditions - 91.215 (b)

The City of Grand Junction's allocation priorities and use of Community Development Block Grant (CDBG) funds during the 2026–2030 Consolidated Plan period are directly influenced by current housing market conditions, housing affordability challenges, homelessness trends, and the identified needs of extremely low-income, low-income, and moderate-income households described in the Needs Assessment and Housing Market Analysis sections of this Consolidated Plan.

The 2026 City of Grand Junction and Mesa County Regional Housing Needs Assessment (HNA), HUD CHAS data, ACS data, local housing provider consultation, and regional stakeholder outreach all indicate that housing affordability remains one of the most significant community development challenges within Grand Junction and Mesa County. Rising home prices, increasing rental rates, low vacancy rates, limited affordable housing inventory, and increasing demand for workforce and supportive housing continue to place significant pressure on lower-income households, seniors, persons with disabilities, and households experiencing or at risk of homelessness.

The Housing Market Analysis identifies approximately 31% of households in Grand Junction as cost burdened or severely cost burdened, with the most severe impacts concentrated among renter households earning less than 50% of Area Median Income (AMI). The HNA additionally identified a current "catch-up" housing need of approximately 651 housing units within Grand Junction, including substantial unmet need for rental housing affordable to households earning below 30% AMI. Local housing providers continue to report strong demand for affordable rental housing, accessible housing units, supportive housing, senior housing, and housing stabilization assistance.

The City's priorities for the use of available federal funds are further influenced by increasing homelessness and housing instability within the community. The January 2026 Point-in-Time (PIT) count identified 613 sheltered and unsheltered individuals experiencing homelessness within the region, while local service providers report significantly higher annual service levels. Service providers and Continuum of Care partners continue to identify shortages of emergency shelter, permanent supportive housing, behavioral health-supported housing, and deeply affordable housing for households with extremely low incomes.

The following market conditions influence the City's allocation priorities and use of available housing and community development resources:

Tenant-Based Rental Assistance (TBRA)

Although the City of Grand Junction does not directly administer a HOME-funded Tenant-Based Rental Assistance (TBRA) program, local housing market conditions strongly support the continued need for rental assistance and housing stabilization resources serving lower-income households.

Current market conditions influencing the need for rental assistance include:

- low rental vacancy rates;
- rapidly increasing rental costs;
- increasing housing cost burden among renter households;
- limited availability of units affordable to households below 50% AMI;
- and increasing risk of displacement and homelessness among extremely low-income households.

The Housing Market Analysis and Needs Assessment identify housing cost burden as the most common housing problem within the community. Approximately 47% of renter households are cost burdened according to the HNA, and households earning below 30% AMI experience the highest rates of severe housing cost burden. Rising rents and limited affordable rental inventory continue to create barriers for households attempting to secure or maintain stable housing.

The Grand Junction Housing Authority (GJHA) continues to administer Housing Choice Vouchers and other rental assistance resources throughout the community. However, demand for rental assistance substantially exceeds available resources, and voucher holders continue to face challenges locating units within payment standards due to increasing market rents and limited vacancy rates.

As funding opportunities become available, the City will continue to support housing stabilization, eviction prevention, utility assistance, rapid rehousing, and rental assistance activities that assist lower-income households in maintaining housing stability and reducing risk of homelessness.

TBRA for Non-Homeless Special Needs Populations

Market conditions also strongly support the need for rental assistance and supportive housing resources serving non-homeless special needs populations, including seniors, persons with disabilities, persons with behavioral health conditions, and households requiring supportive

services.

The Housing Needs Assessment and Housing Market Analysis identify increasing demand for:

- accessible affordable housing units;
- permanent supportive housing;
- behavioral health-supported housing;
- housing integrated with supportive services;
- and deeply affordable housing for households living on fixed or limited incomes.

The region's aging population, increasing numbers of households with disabilities, and rising housing costs continue to place significant pressure on special needs households attempting to remain independently housed. Local housing providers report shortages of accessible rental housing, supportive housing, and affordable units located near healthcare, transit, and supportive services.

The Housing Market Analysis identifies substantial demand for affordable accessible housing units and housing assistance among elderly households and households with disabilities. Housing providers additionally report that many special needs households face barriers associated with fixed incomes, accessibility limitations, transportation needs, behavioral health conditions, and limited housing availability.

These market conditions support continued prioritization of:

- supportive housing;
- housing stabilization assistance;
- accessibility improvements;
- coordinated supportive services;
- and affordable housing opportunities serving seniors, persons with disabilities, and other vulnerable populations.

New Unit Production

Current market conditions strongly support the need for additional affordable and workforce housing production throughout Grand Junction.

The Housing Market Analysis and the 2026 City of Grand Junction and Mesa County Regional HNA identify substantial unmet housing demand across multiple income levels, particularly for rental housing affordable to households earning below 50% AMI. Population growth, household

growth, increasing housing costs, and limited housing inventory continue to create affordability challenges throughout the community.

The City's 2024 Housing Strategy Update and Housing Action Plan identify expansion of affordable housing supply as a major community priority. Current housing market conditions influencing new housing production priorities include:

- low housing vacancy rates;
- increasing home prices and rents;
- shortages of workforce housing;
- limited multifamily housing inventory;
- increasing demand for senior housing and supportive housing;
- and continued population and household growth.

The greatest unmet housing need exists among extremely low-income renter households, where the supply of affordable units remains substantially below current demand. Additional unmet need exists for workforce housing serving moderate-income households, smaller households, and first-time homebuyers.

These conditions support continued prioritization of:

- affordable rental housing development;
- workforce housing production;
- supportive housing development;
- senior housing development;
- mixed-income housing opportunities;
- and housing projects that increase the overall supply and types of housing within the community.

The City will continue coordinating with the Grand Junction Housing Authority, nonprofit housing providers, private developers, CHFA, and regional partners to support affordable housing production and leverage available federal, state, local, and private funding resources.

Rehabilitation

Housing rehabilitation remains a priority due to the age and condition of portions of the community's existing housing inventory and the need to preserve existing affordable housing opportunities.

The Housing Market Analysis identifies older housing stock concentrated within established

neighborhoods and lower-income areas of the community. Although incomplete plumbing and kitchen facilities remain relatively uncommon, deferred maintenance, accessibility limitations, energy inefficiency, and deteriorating housing conditions continue to affect portions of the existing housing inventory.

Current market conditions influencing rehabilitation priorities include:

- aging housing stock;
- increasing construction and replacement costs;
- rising insurance and maintenance costs;
- limited affordable housing inventory;
- accessibility deficiencies in older housing units;
- and risk of displacement associated with loss of naturally occurring affordable housing.

The HNA additionally identified significant need for accessibility modifications, aging-in-place improvements, energy efficiency improvements, and rehabilitation assistance serving seniors and persons with disabilities.

Preservation and rehabilitation of existing housing units remain an important strategy because replacement of older affordable housing units with newly constructed affordable units is substantially more expensive and time intensive. Rehabilitation activities additionally support neighborhood stabilization, housing quality improvement, hazard mitigation, and long-term affordability preservation.

The City will continue supporting rehabilitation activities that:

- preserve existing affordable housing inventory;
- improve housing quality and safety;
- support accessibility and aging in place;
- address health and safety deficiencies;
- and reduce risk of displacement for lower-income households.

Acquisition, Including Preservation

Acquisition and preservation activities are influenced by continued affordability pressures, redevelopment pressure, and the limited supply of existing affordable housing within the community.

The Housing Market Analysis identifies ongoing risk associated with rising property values, redevelopment activity, increasing operating costs, and conversion pressures affecting naturally

occurring affordable housing and subsidized housing inventory. Housing providers continue to identify preservation of existing affordable housing as a critical strategy because replacement costs for affordable housing continue to rise substantially.

Current market conditions supporting acquisition and preservation priorities include:

- limited affordable housing inventory;
- increasing land and construction costs;
- redevelopment pressure affecting older neighborhoods;
- low vacancy rates;
- increasing housing cost burden;
- and growing demand for affordable rental and supportive housing.

Acquisition and preservation activities allow affordable housing providers and public agencies to:

- preserve long-term housing affordability;
- prevent displacement of lower-income households;
- maintain existing subsidized and naturally occurring affordable housing;
- expand supportive housing opportunities;
- and stabilize neighborhoods experiencing market pressure.

The City will continue coordinating with affordable housing providers, nonprofit organizations, regional housing partners, and state and federal funding agencies to pursue acquisition, preservation, land banking, and long-term affordability strategies that maintain and expand affordable housing opportunities throughout the Consolidated Plan period.

Overall, the housing market conditions identified throughout the Needs Assessment and Housing Market Analysis sections support the City's continued prioritization of affordable housing, housing stabilization, homelessness response, supportive housing, neighborhood investment, accessibility improvements, and preservation of existing affordable housing resources during the 2026–2030 Consolidated Plan period.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Increase in rents in those rental products that are most attainable to very low income. Lowering of vacancy rates overall for workforce units. Limited number of public housing units.
TBRA for Non-Homeless Special Needs	Increase in rents and low vacancy rates. Limited number of units to rehabilitate existing housing stock for accessibility.
New Unit Production	Increase in development costs; decrease in federal sources of capital funding especially to provide a mix of housing types; increase in demand for local workforce housing that existing housing stock cannot meet.
Rehabilitation	Homebuilders/developers state that rental rates do not support rehabilitation. In support of stabilization priorities and the existence of high property tax rates; maintenance of existing housing stock.
Acquisition, including preservation	Land acquisition and development cost increase; in urban/infill areas where preservation is more cost effective than new construction since infrastructure already exists.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)-

Introduction

The Federal resources available to the City of Grand Junction are Community Development Block Grant funds. The City does not qualify for HOME funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$424,566	0	0	$424,566	$0	Total CDBG projected to be available for 5-year plan: Entitlement $2,122,830

Table 49 - Anticipated Resources

Leveraging of Federal Funds

The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and private funding sources by using CDBG dollars for the required local match. The funds provided through the City's CDBG program over the past 25 years have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other resources.

Public Land Used to Address Needs

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low- and moderate-income neighborhoods in Grand Junction including streets, utilities and parks and recreation facilities.

In the City's 2024, Housing Strategy Update one of the key identified strategies is to "leverage city owned land and/or strategically acquire land for affordable and mixed-income housing". The City's top priority within this strategy is to focus on delivery of affordable housing to serve the greatest housing needs below 60% AMI for rental units and 100% AMI for homeownership. Additionally, the city maintains a list of public lands that may be suitable for affordable housing. In 2025, the City purchased 21.78 acres for the future development of 465 units of affordable and attainable units over the next 10 years.

SP-40 Institutional Delivery Structure - 91.215(k)-

Table begins on the next page.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Grand Junction	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Grand Junction Housing Authority	PHA	Public Housing Rental	Jurisdiction
Housing Resources of Western Colorado	Non-Profit Organizations	Ownership Rental	Region
Grand Valley Catholic Outreach	Non-Profit-based organization	Homelessness Non-homeless special needs Rental Public Facilities Public Services	Jurisdiction
Mesa County	Government	Economic Development Non-homeless special needs Planning Public Facilities Public Services	Region
Health Solutions West	Non-Profit Organizations	Homelessness Non-homeless special needs public facilities public services	Region
Hilltop Community Resources	Non-Profit Organizations	Non-homeless special needs Rental public facilities public services	Region

HomewardBound of Grand Valley	Non-Profit Organizations	Homelessness	Jurisdictions
Prime Health	Non-Profit	Non-Homeless Special Needs Public Facilities Public Services	Region
Rocky Mountain Communities	Private Industry	Rental	Region
Volunteers of America, Colorado	Non-Profit Organizations	Rental	Nation
Western Colorado Health Network	Non-Profit Organizations	Non-homeless special needs Public Facilities Public Services	Region
Center for Independence	Non-Profit Organizations	Economic Development Non-homeless special needs public facilities public services	Region
Mesa County Valley School District 51	Public Institution	Homelessness neighborhood improvements public facilities public services	Region
Business Incubator Center	Other	Economic Development Public Facilities	Region
St. Mary's Hospital Foundation Senior Programs	Non-profit Organizations	Non-homeless special needs public facilities public services	Region
Grand Junction Economic Partnership	Other	Economic Development	Region
Latin Anglo Alliance	Non-Profit Organizations	Non-homeless special needs public facilities public services	Jurisdiction

Riverside Education Center	Non-Profit Organizations	Non-homeless special Needs public facilities public services	Jurisdiction
Riverside Task Force Incorporated	Non-Profit Organizations	Non-homeless special Needs neighborhood public facilities public services	Jurisdiction
Rocky Mountain SER Head Start Program	Non-profit organizations	Non-homeless special Needs public facilities public services	Nation
Grand Junction Veterans Administration	Government	Homelessness Non-homeless special needs Rental public services	Nation
Habitat for Humanity Mesa County	Non-profit organizations	Ownership	Nation
Colorado Housing & Finance Authority	Government	Ownership	State

Table 50 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

STRENGTHS

- High degree of collaboration and networking - agencies and organizations periodically meet to share ideas, problem-solve, and strategize the best method to meet the needs of low to moderate income and presumed benefit residents in Grand Junction
- There is an active Homeless Coalition and ad-hoc Housing Coalition that meets to discuss targeted needs and strategies and maintain/update its 10-year plan to end homelessness
- Training on various housing and human services topics provided in community by local agencies and organizations and HUD representatives

GAPS

- Continue to improve communication and coordination with internal and external customers for programs administered through different nonprofit agencies and organizations and faith-based initiatives
- Sustainability of funded programs that address needs

- Isolation of community - limited opportunities to attend HUD or training by other agencies or networking opportunities that are typically provided in large cities (e.g. CDBG Users Group and non-profit training meetings in Denver)
- Many agencies and organizations serve a large population that does not reside in the Grand Junction city limits; therefore, expenditure of CDBG for their projects, services and programs is limited in support of their entire operations.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X	x	

Table 51 - Homeless Prevention Services Summary

Service Delivery System to Meet the Needs of Homeless Persons

As evidenced on the table above, there are many services targeted to homeless persons and persons with HIV and mainstream services available to and used by homeless persons and persons with HIV within Grand Junction. Since the community is a central hub of service for Western Colorado and Eastern Utah, there are more services provided here than in other small cities of similar size. Thus, there are outreach activities to be able to serve these populations, many of which come to Grand Junction from areas outside of the jurisdictional boundaries due to the services provided here, and there is high demand/use of the services as the numbers of these populations increase.

Strengths and Gaps of Service Delivery System

STRENGTHS

• High degree of collaboration and networking - agencies and organizations periodically meet to share ideas, problem-solve, and strategize the best method to meet the needs of low to moderate income and presumed benefit residents in Grand Junction.

- There is an active Homeless Coalition and Collaborative that meets to discuss targeted needs and strategies and maintain/update the community-wide Unhoused Strategy and Implementation Plan
- Training on various housing and human services topics provided in community by local agencies and organizations and HUD representatives

GAPS

- Continue to improve communication and coordination with internal and external customers for programs administered through different nonprofit agencies and organizations and faith-based initiatives
- Sustainability of funded programs that address needs
- Isolation of community - limited opportunities to attend HUD or training by other agencies or networking opportunities that are typically provided in large cities (e.g. CDBG Users Group and non-profit training meetings in Denver)
- Many agencies and organizations serve a large population that does not reside in the Grand Junction city limits; therefore, expenditure of CDBG for their projects, services and programs is limited in support of their entire operations.

Strategy for Overcoming Gaps

The role of the City Community Development Department in administering the CDBG program is to initiate strategic planning for the development of viable communities, to evaluate competitive proposals, to recommend appropriate HUD funding, and to monitor and report appropriate regulatory compliances. The Community Development Department is also responsible for certifying consistency with the Consolidated Plan for any activities receiving HUD funds. The Consolidated Plan strategy includes developing, strengthening and/or continuing relationships with internal and external entities, many of which are described above.

- Grand Junction City Council and Administration Staff
- Grand Junction Community Development Department and Departments of Finance, Police, Public Works and Utilities and Parks and Recreation
- HUD CPD, FHEO, Labor and Environmental Staff
- Housing Partners - Grand Junction Housing Authority, Housing Resources of Western Colorado, Habitat for Humanity, Grand Valley Catholic Outreach, Hilltop, STRiVE. Karis, Inc. and other private housing providers
- Economic Development Partners

- Local Planning Organizations
- Mesa County Collaborative for the Unhoused and the Grand Valley Homeless Coalition and Partners included in the Coalition
- Human Services Providers
- Mesa County and State of Colorado

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improved Community Infrastructure and Facilities	2026	2030	Non-Housing Community Development	Census Tracts City-Wide	Improved Community Infrastructure and Facilities	CDBG: $768,158	Public Facility of Infrastructure Activities other than Low/Moderate income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5000 persons assisted
2	Increased Access to Public Services	2026	2030	Homeless Non-Housing Special Needs	City-Wide	Increased Access to Public Services	CDBG: $318,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public Service Activities Low/Moderate Income Housing Benefit: 300 persons assisted
3	Increased Access to Economic Opportunities	2026	2030	Economic Development	City-Wide	Increased Access to Economic Opportunities	CDBG: $100,000	Jobs created/retained: 15 Jobs
4	Increased Access to Affordable Housing	2026	2030	Housing	City-Wide	Increased Access to Affordable Housing	CDBG: $512,106	Rental Units Constructed: 50 units Homeowner Housing added: 10 units Homeowner Housing Rehabilitated: 10 units

Table 52 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improved Community Infrastructure and Facilities
	Goal Description	This goal will address Non-Housing Community Development Infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste, parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low- and moderate-income persons.
2	**Goal Name**	Increased Access to Public Services
	Goal Description	Addresses a need for increased access to supportive services for persons of low to moderate income in the City of Grand Junction. Supportive services include but are not limited to homelessness prevention, support for the elderly, support for persons with special needs, and eviction prevention.
3	**Goal Name**	Increased Access to Economic Opportunities
	Goal Description	Create economic opportunities through the following strategies: 1) Increase access to employment; 2) support activities that foster increased household stability and/or increased household income; 3) support efforts of job creation for low- and moderate-income households; 4) support activities to provide workforce education and training
4	**Goal Name**	Increased Access to Affordable Housing
	Goal Description	This goal will support opportunities to expand or preserve affordable housing in Grand Junction.

Estimate Number of Low-Income families Provided Affordable Housing as Defined by HOME

N/A - the City of Grand Junction does not provide affordable housing and is not allocated any HOME funds.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units

Please note: the City of Grand Junction does not have publicly owned affordable housing units. There is a need to increase accessible housing units within the City, but this topic is further detailed in the Needs Assessment portion of the Consolidated Plan.

Activities to Increase Resident Involvements

Residents of all housing developments, including those in accessible units, are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents. The city also provides volunteer opportunities for residents to sit on boards and engage in local government.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)-

Community engagement efforts for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA), included
extensive outreach efforts to community stakeholders. Participants represented a wide range of groups with housing needs; and included stakeholders involved in providing housing services and other services for vulnerable populations, along with stakeholders involved in economic development and developers of single family and multifamily housing. Discussion of barriers to housing development included land costs, fees, NIMBYism/community resistance, the speed of approval process, and natural features. Other concerns were current state of the housing market, rising cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Many of these factors are out of the control of a local government but the latter could be considered a negative effect of public policies on affordable housing and residential investment. The stakeholder discussions also suggested a series of recommendations and actions pertaining to public policy that are listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

- Look into options for manufactured housing replacement and ownership
- More regional cooperation between the City and County
- Encourage mixed developments with varied housing types sharing parks and neighborhood amenities
- Promote more integration of housing services and other services

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Housing Needs Assessment includes several ideas of critical barriers and possible actions recommended by stakeholders during development of the Assessment and the Five-Year Consolidated Plan. A number of housing challenges were identified in general as well as applicable to various special needs groups. Phase 2 of the City of Grand Junction and Mesa County Housing Needs Assessment to be completed near the
beginning of the2026Program Year will develop more specific strategies for the City of Grand Junction to take steps, along with housing partners, to overcome the challenges. Some general recommendations were identified in the 2026 Housing Needs Assessment and. As strategies are developed and progress is made, results will be reported in the City's CAPER in future years.

Encourage Low to Moderate Income Housing

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing is some areas that could accommodate higher density rental development to maximize housing in residential zone districts Encourage Rental Housing Development

- Assess areas that can accommodate additional rental/multifamily development within range of existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

SP-60 Homelessness Strategy - 91.215(d)-

Outreach to Homeless Persons to Assess Individual Needs

Outreach efforts are coordinated with local nonprofit organizations, healthcare providers, and public agencies, including Grand Valley Catholic Outreach, United Way of Mesa County's United to Solve Homelessness initiative, Health Solutions West, Hilltop Community Resources, the Grand Junction Police Department Community Resource Unit, and other members of the Mesa County Collaborative for the Unhoused. Through mobile outreach, service hubs, street engagement, and community events, these partners provide access to food, hygiene services, healthcare, behavioral health treatment, transportation assistance, housing navigation, and case management services. Together, these coordinated outreach efforts help identify individual needs, remove barriers to services, and connect unsheltered individuals and families to housing opportunities and supportive resources designed to promote long-term housing stability.

A key component of this effort is the Outreach and Basic Needs Workgroup of the Mesa County Collaborative for the Unhoused (MCCUH), which brings together service providers, healthcare organizations, local governments, faith-based organizations, and community partners to improve coordination of outreach efforts and connect individuals with housing, healthcare, behavioral health services, and other critical resources. The workgroup focuses on identifying service gaps, coordinating outreach activities, sharing information, and developing strategies to address the immediate and long-term needs of individuals experiencing homelessness.

The City's Neighbor-2-Neighbor Team serves as a primary frontline outreach program for unsheltered individuals throughout Grand Junction. The team conducts regular field-based outreach, builds relationships with individuals experiencing homelessness, and provides resource navigation, housing assessments, referrals to shelter and supportive services, and connections to healthcare and behavioral health resources. The Neighbor-2-Neighbor Team also provides basic nursing services, responds to concerns from businesses and residents, and facilitates real-time referrals to partner agencies.

Housing providers, the Neighbor 2 Neighbor Team and service providers to complete assessments for placement on the Coordinated Entry System (CES) By Name List, ensuring that individuals are connected to the most appropriate housing interventions based on their needs and vulnerabilities. The community, largely through the already-established Homeless Coalition and CES will continue to further refine the community-wide Unhoused Strategy and Implementation and the Housing Action Plan as it relates to addressing the needs of the homeless population. Future endeavors may be funded with City CDBG funds and accomplishments reported in the City's annual CAPER.

Address Emergency and Transitional Housing Needs of Homeless Persons

The community will continue to complete the Point in Time Survey to provide a comparison of year-over-year numbers that will assist in assessing the magnitude of the problem and identify gaps in service. Moreover, the community-wide Unhoused Strategy and Implementation will continue to be

assessed and refined and work towards system improvements and seek to set new goals for addressing emergency and transitional housing needs. The Unhoused Strategies and Implementation plan includes specific goals and strategies in addressing non-market housing types such as emergency and transitional units, and to increase access to housing navigation and homeless prevention and diversion, increase regional collaboration, and leverage funds to support the efforts, and support system changes to enhance the coordinated entry system and continuum of care. Some specific steps include developing a landlord engagement program to expand housing referrals and accessibility of units, integration of housing services and navigation into case management services in other disciplines (mental health, healthcare, etc.), expand interim housing, shelter units, and other low-barrier options for emergency shelters, identify potential sources of funding for infrastructure, capital and operational expenses, and consider acquisition of properties for redevelopment for the purpose of single occupancy units. As strategies are completed, they are reported in the City's CAPER each program year.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

In addition, the City of Grand Junction and its community partners are implementing the Unhoused Strategy and Implementation Plan to help individuals and families transition from homelessness to permanent housing and independent living. Key strategies include strengthening the Coordinated Entry System (CES) and By Name List to ensure individuals are quickly assessed, prioritized, and connected to appropriate housing resources; expanding outreach, housing navigation, prevention, and diversion services; and increasing access to behavioral health care, case management, and supportive services. These efforts are designed to reduce barriers to housing, improve coordination among service providers, and connect households to the resources necessary to achieve long-term housing stability.

The plan also prioritizes the expansion of permanent supportive housing and affordable housing opportunities for individuals experiencing chronic homelessness, disabilities, mental health challenges, and other barriers to self-sufficiency. Through partnerships among housing providers, healthcare organizations, behavioral health agencies, and local governments, the community is working to improve access to employment, healthcare, transportation, and other supportive services that promote independent living and reduce returns to homelessness.

Complementing these efforts, the Housing Needs Update 2024 identifies a critical shortage of housing affordable to households earning less than 60 percent of Area Median Income (AMI). The plan calls for increasing the supply and preservation of affordable housing, encouraging a broader range of housing types—including accessory dwelling units, duplexes, townhomes, and multifamily housing—and reducing barriers to housing development. Together, these strategies support a comprehensive housing continuum that not only assists individuals experiencing homelessness but also expands the affordable housing opportunities necessary to prevent homelessness and sustain long-term housing stability.

Help Low-Income Individuals and Families Avoid Becoming Homeless

The City of Grand Junction recognizes that preventing homelessness requires addressing the underlying factors that place households at risk of housing instability. The Housing Needs Update 2024 identified a growing shortage of housing affordable to low-income households, particularly those earning less than 60 percent of Area Median Income (AMI). Rising housing costs, limited rental inventory, and increasing cost burdens continue to place many residents at risk of displacement and homelessness. To address these challenges, the City is working with housing providers, developers, nonprofit organizations, and regional partners to expand the supply of affordable housing, preserve existing affordable units, and encourage a broader range of housing types, including accessory dwelling units, duplexes, townhomes, and multifamily developments that provide housing opportunities for lower-income households.

The Unhoused Strategy and Implementation Plan complements these housing efforts by emphasizing prevention and early intervention strategies that help households maintain housing stability before a housing crisis occurs. Key actions include expanding access to rental and utility assistance, strengthening connections to employment and workforce development programs, improving access to behavioral health services, and increasing collaboration among schools, healthcare providers, housing agencies, and community organizations. The plan also supports enhanced outreach and resource navigation for households facing eviction, housing instability, or other barriers to maintaining housing. Through these combined efforts, the City seeks to reduce the number of households entering homelessness, improve economic stability for vulnerable residents, and create a stronger housing safety net for low-income individuals and families.

SP-65 Lead-based Paint Hazards - 91.215(i)

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and CDBG sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

How Actions Relate to Extent of Lead Poisoning Hazards

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, the Mesa County Health Department does not proactively test persons (primarily children) unless there is reason to believe that a person has been exposed to lead. Over the past decade, testing of physician-referred children resulted in very few cases of abnormal results.

How Actions are Integrated into Housing Policies and Procedures

The Colorado Department of Public Health and Environment, Air Pollution Control Division is responsible for developing and implementing lead certification and abatement regulations for child occupied facilities and target housing a mandated by state statute. The statute governs the inspection and assessment of lead-based paint and hazards, lead contaminated soil and dust, and the abatement of lead-based paint hazards. Childhood lead poisoning has been identified as the number one preventable environmental health threat to children in the United States. In Colorado, the Childhood Lead Poisoning Prevention Program is funded by the Center for Disease Control (CDC) and includes overarching strategies in partnership building, surveillance, case investigation and management, prevention and evaluation.

The strategies focus on three general areas of concern:
1. Identifying children who are at risk of lead poisoning, testing those children, and initiating action;
2. Educating parents and the public at large about the risks of lead poisoning and the role we each play in preventing it; and
3. Identifying and controlling sources of lead in our environment.

The program resources may be accessed at: cdphe.colorado.gov/lead-colorado-childhood-lead-poisoning-prevention-program.

The Mesa County Health Department operates under the State's guidance and acts as needed to help educate the community and perform testing as identified. Local housing providers and landlords are knowledgeable about the risk of lead-based paint and typical housing application screening procedures are careful to identify any households that include children under the age of 6 or anyone that is pregnant. So as not to take a possible risk, it is common policy that these households are not accommodated in housing units that were constructed pre-1978.

The Mesa County Community Health Needs Assessment 2018-2020 included the map on the following page that illustrates lead risk in the county by census tract. Within the City limits, many of the highest risk areas correspond with low- and moderate-income neighborhoods. Thus, it is important that landlords, tenants, educators and medical staff are cognizant of the potential risk when in contact with children that may reside in these areas to be able to recognize the concern and take necessary actions.

SP-70 Anti-Poverty Strategy - 91.215(j)-

The City of Grand Junction's anti-poverty strategy is grounded in the understanding that housing stability, economic opportunity, food security, health, education, and transportation are interconnected factors that influence a household's ability to achieve self-sufficiency. The City works collaboratively with local governments, nonprofit organizations, educational institutions, healthcare providers, businesses, and community stakeholders to reduce poverty and increase economic mobility for low- and moderate-income residents. Recent community planning efforts, including the Housing Needs Update 2024, the Unhoused Strategy and Implementation Plan, the Mesa County Community Health Assessment, and the Hunger Alliance's food security initiatives, provide a coordinated framework for addressing the root causes of poverty and improving quality of life for vulnerable households.

A primary focus of the community's anti-poverty efforts is increasing housing stability and affordability. The Housing Needs Update 2024 identified a significant shortage of housing affordable to households earning less than 60 percent of Area Median Income (AMI) and recommends expanding the supply and preservation of affordable housing, encouraging a greater variety of housing types, reducing barriers to housing development, and strengthening public-private partnerships. Complementing these efforts, the Unhoused Strategy and Implementation Plan emphasizes homelessness prevention, diversion services, coordinated entry, housing navigation, rental assistance, behavioral health services, and permanent supportive housing. Together, these initiatives seek to reduce housing cost burdens, prevent displacement, and help households maintain stable housing before a crisis leads to homelessness.
The community also recognizes that increasing household income and access to employment are essential components of poverty reduction. Key partners, including the Mesa County Workforce Center, Colorado Mesa University, Western Colorado Community College, the Business Incubator Center, Grand Junction Economic Partnership, and local employers, support workforce development, vocational training, career advancement, and entrepreneurship opportunities. These efforts help residents gain marketable skills, connect to employment opportunities, and increase earned income. In addition, community partners continue to support youth education, dropout prevention, financial literacy, homebuyer education, life-skills training, and other programs that strengthen long-term economic stability.

Food security and health outcomes are also critical elements of the anti-poverty strategy. Through the Mesa County Hunger Alliance and its community food security planning efforts, local organizations work to improve access to nutritious food, reduce barriers to food assistance programs, strengthen food distribution networks, and address hunger among children, seniors, and low-income households. The Mesa County Community Health Assessment similarly identifies housing stability, behavioral health, access to healthcare, transportation, and economic opportunity as key social determinants of health. Healthcare providers, Mesa County Public Health, United Way of Mesa County, community clinics, behavioral health organizations, and nonprofit service providers work together to improve access to preventive care, mental health services, substance use treatment, and supportive services that help individuals and families achieve greater stability.

Implementation of this anti-poverty strategy relies on continued collaboration among local governments, housing providers, healthcare organizations, educational institutions, workforce agencies, nonprofit organizations, faith-based groups, and the private sector. Through coordinated investment in affordable housing, workforce development, food security, transportation, education, healthcare, and homelessness prevention, Grand Junction seeks to expand economic opportunity, reduce poverty, and improve outcomes for low-income individuals and families throughout the community.

Coordination between Actions to Reduce Poverty and Affordable Housing Plan

Poverty reduction and housing affordability are inseparable goals. The Housing Needs Update 2024, Unhoused Strategy and Implementation Plan, Mesa County Community Health Assessment, and Hunger Alliance initiatives all identify housing costs, insufficient income, food insecurity, limited transportation, healthcare access, and behavioral health challenges as interconnected factors that contribute to poverty and housing instability. To address these issues, the City will continue to participate in and support collaborative efforts that bring together representatives from local government, housing providers, healthcare organizations, educational institutions, workforce development agencies, nonprofit organizations, faith-based groups, business leaders, and individuals with lived experience to align resources and coordinate implementation strategies.

Coordination occurs through existing partnerships and workgroups, including the Mesa County Collaborative for the Unhoused, the Housing Coalition, the Hunger Alliance, United Way of Mesa County, Mesa County Public Health, Grand Junction Housing Authority, housing developers, workforce partners, school district representatives, and healthcare providers. These organizations regularly share data, identify service gaps, coordinate funding opportunities, and develop strategies to address community priorities.

Together, these efforts address both sides of the housing affordability equation by increasing the availability of affordable housing while simultaneously strengthening a household's ability to obtain and maintain stable housing.

The City will continue to use housing, homelessness, health, and economic data to guide decision-making and evaluate outcomes. Through coordinated implementation of the Housing Needs Update 2024 and the community's anti-poverty initiatives, partners will work to reduce housing cost burdens, prevent homelessness, expand economic opportunity, and improve long-term housing stability for low- and moderate-income residents. This collaborative approach ensures that affordable housing investments are supported by complementary strategies that help households achieve self-sufficiency and reduce the risk of future poverty and housing instability.

SP-80 Monitoring - 91.230

The City of Grand Junction Community Development Department is charged with coordinating the Consolidated Plan strategic plan in conjunction with the Comprehensive Plan, the City Council and City Manager/Administration Office. The City and its department coordinate their efforts and work with a variety of housing and human services providers, neighborhood groups and other community organizations. The City of Grand Junction measures the performance of these organizations by analyzing project goals and achievements and through the analysis of community indicators such as employment, income, housing and homelessness data.

The Annual Action Plan identifies and quantifies the anticipated benefits that will result from each activity and links each activity to associated Consolidated Plan goals. The quarterly reporting process and the Integrated Disbursement and Information System (IDIS) reporting system assist in gauging the actual productivity and effectiveness of each CDBG activity as well as the program as a whole. Activity achievements are reported in the annual CAPER. These achievements help redefine community goals, reassess community needs and re-establish funding priorities for subsequent years.

All sub-recipients of CDBG funds must enter into a legal agreement with the City specifying how and when the grant funds will be spent. The City does not disburse payment to grant recipients until the contract has been executed and the grant recipient provides evidence of performance. Each subrecipient must provide progress reports as specified in the Subrecipient Agreement and performance data is reported in the IDIS system as projects proceed and are completed. In addition, the activities are also reported annually through the Federal Funding Accounting and Transparency Act (FFATA) Subaward Reporting System (FSRS). The city regularly reviews federal regulation compliance, financial management and record keeping systems, and procurement processes when applicable for each project. HUD routinely monitors the City of Grand Junction via review of required reporting.

2026 ANNUAL ACTION PLAN

AP-15 Expected Resources - 91.220(c)(1,2)-

The Federal resources available to the City of Grand Junction are Community Development Block Grant funds. The City does not qualify for HOME funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, state grants, and philanthropic donations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	**Public- Federal**	**Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services**	**$424,566**	**$0**	**$0**	**$424,566**	**$0**	**Total CDBG projected to be available for 5-Year plan: Entitlement $2,122,830**

Table 53 - Expected Resources – Priority Table

Funding Leverage

The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and

private funding sources by using CDBG dollars for the required local match. The funds provided through the City's CDBG program over the past 25 years have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for everyone CDBG dollar allocated, subrecipients are able to leverage five times that from other resources.

Public Land Used to Address Needs Identified

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low- and moderate-income neighborhoods in Grand Junction including streets, utilities and parks and recreation facilities.

In the City's 2024, Housing Strategy Update one of the key identified strategies is to "leverage city owned land and/or strategically acquire land for affordable and mixed-income housing". The City's top priority within this strategy is to focus on delivery of affordable housing to serve the greatest housing needs below 60% AMI for rental units and 100% AMI for homeownership. Additionally, the city maintains a list of public lands that may be suitable for affordable housing. In 2025, the City purchased the Salt Flats, 21.78 acres for the future development of 465 units of affordable and attainable units over the next 10 years. In 2026, the City will see the first development in the Salt Flats, a 48-unit homeownership project that utilizes modular construction for households under 100% AMI. In 2027, the City anticipates 144 units of rental housing developed on the site for households earning between 30-70% AMI, with an income average of 58% AMI. The City will continue to utilize its resources to encourage the development of new units and annually report through the CAPER.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)-

Goals Summary Information

Sort Order	Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improved Community Infrastructure and Facilities	Non-Housing Community Development	Census Tracts City-Wide	Improved Community Infrastructure and Facilities	CDBG: $275,969	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 low to moderate income persons
2	Increased Access to Public Services	Homeless Non-Housing Special Needs	City-Wide	Increased Access to Public Services	CDBG: $63,684.00	Public Service Activities Low/Moderate Income Housing Benefit: 50 low to moderate income persons assisted

Table 54 – Goals Summary

Goal Descriptions-

1	**Goal Name**	**Improved Community Infrastructure and Facilities**
	Goal Description	**This goal will address Non-Housing Community Development Infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste, parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low- and moderate-income persons.**
2	**Goal Name**	**Increased Access to Public Services**
	Goal Description	**Addresses a need for increased access to supportive services for persons of two to moderate income in the City of Grand Junction. Supportive services include but are not limited to homelessness prevention, support for the elderly, support for persons with special needs, and eviction prevention.**

AP-35 Projects - 91.220(d)-

Introduction

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one year action plan is completed and adopted as part of the Five-Year Consolidated Plan. The total amount is based on the City's allocation for the 2026 Program Year. The total allocation for FY 2026 is $424,566.00.

#	Project Name
1	2026 Program Administration
2	2026 Public Service Project
3	Affordable Housing-Adjacent Infrastructure Improvements

Table 55 – Project Information

Reasons for Allocation Priorities and Obstacles to Addressing Underserved Needs

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City does not limit the use of CDBG funds to any specific location within the City. Nor does the City limit the use of CDBG funds to any groups based on race, minority or ethnic concentration. All funds will be used for persons with low to moderate income within the City limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during this plan's timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan. Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income which is more prevalent in the central and east/southeast parts of the city.

1	**Project Name**	2026 Program Administration
	Target Area	City-Wide
	Goals Supported	N/A- Admin project does not need to support a goal
	Needs Addressed	N/A- Admin project does not need to address a specific need
	Funding	$84,913.00
	Description	General program administration, fair housing activities, annual reports to HUD, a portion of staff salary, staff training and monitoring activities.
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Program Administration
	Location Description	N/A - Program Administration
	Planned Activities	General program administration, fair housing activities, annual reports to HUD, a portion of staff salary, staff training and monitoring activities.
2	**Project Name**	2026 Public Service Project
	Target Area	City-Wide
	Goals Supported	Increased Access to Public Services
	Needs Addressed	Increased Access to Public Services
	Funding	CDBG: $63,684.00
	Description	This project will utilize the public services category to support the housing needs of low to moderate income residents of Grand Junction.
	Target Date	8/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Various locations
	Planned Activities	CDBG funds will be used to support eviction prevention, homeless prevention, and associated activities for vulnerable members of the community.
3	**Project Name**	Affordable Housing-Adjacent Infrastructure Improvements
	Target Area	City-Wide
	Goals Supported	Improved Community Infrastructure and Facilities
	Needs Addressed	Improved Community Infrastructure and Facilities
	Funding	CDBG: $275,969
	Description	Funding for this project will be used to support infrastructure that complements and benefits affordable housing developments in the City of Grand Junction.
	Target Date	8/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	500 low to moderate income persons
	Location Description	Within City Limits
	Planned Activities	CDBG funds will be used to support infrastructure activities that improve access to resources for affordable housing developments, such as parks, bus stops, and schools.

AP-50 Geographic Distribution - 91.220(f)

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2026-2030 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
Census Tracts	**0**
City-Wide	**100**

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocation of investments must be within the City limits and, as applicable, in areas of low- to moderate income households. These areas are more prevalent in the central and east/southeast parts of the city.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)-

The City of Grand Junction Housing Needs Assessment (HNA) and Unhoused Needs Assessment identify affordable housing as one of the most critical needs facing Grand Junction and Mesa County. Housing costs have increased substantially over the past decade, while wages have not kept pace, creating significant affordability challenges for low- and moderate-income households. The community continues to experience a shortage of housing affordable to households earning less than 60 percent of Area Median Income (AMI), the income group most vulnerable to housing instability and homelessness. The Unhoused Strategy and Implementation Plan identifies the lack of affordable housing as a primary driver of homelessness, noting that many households are severely cost-burdened and unable to access housing that meets their needs.

To address these needs, the City has adopted a goal of increasing the affordable housing inventory by approximately 125 units annually, representing a 3 percent annual increase in affordable housing stock. Since implementation of the Housing Strategy, the City has invested more than $19 million in housing and unhoused initiatives, leveraging significant public and private investment to support affordable housing development and preservation. In 2024 alone, City investments supported at least 131 housing units under construction and helped establish the foundation for approximately 700 additional affordable housing units planned for future development. The Housing Strategy Update also emphasizes expanding housing opportunities through a wider range of housing types, including accessory dwelling units, duplexes, townhomes, cottage housing, and multifamily developments, while reducing regulatory barriers and supporting public-private partnerships that increase housing affordability.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	50
Special-Needs	
Total	50

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	50

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's affordable housing strategy is closely coordinated with the Unhoused Strategy and Implementation Plan, which recognizes that increasing housing affordability is essential to reducing homelessness. Together, these plans prioritize affordable rental housing, permanent supportive housing, homelessness prevention, housing preservation, and housing opportunities for households earning below 60 percent of AMI. Through partnerships with the Grand Junction Housing Authority, nonprofit housing providers, developers, healthcare organizations, and community stakeholders, the City seeks to expand housing choice, reduce housing cost burdens, prevent homelessness, and ensure that residents of all income levels have access to safe, stable, and affordable housing.

AP-60 Public Housing - 91.220(h)

Introduction

The City of Grand Junction has no public housing units but coordinated completion of the most recent City of Grand Junction and Mesa County Housing Needs Assessment to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City officials, staff, and community entities will continue to collaborate on efforts based on the Housing Needs Assessment as well as to develop housing strategies.

The Grand Junction Housing Authority does not hold any public housing. Several other local organizations hold vouchers, primarily for special needs populations. The City works closely with the Grand Junction Housing Authority, and other affordable housing developers to increase affordable housing units within the community and has developed an affordable housing incentive program which waives the City's development impact fees and City water/sewer fees and provided other grants and funding opportunities for the preservation of units and construction of new affordable units.

Actions Planned During Next Year to Address Needs of Public Housing

Over the next year, the City of Grand Junction will continue implementing the Housing Strategy Update 2024 and Unhoused Strategy and Implementation Plan through a combination of housing development, infrastructure investments, financial incentives, and strategic partnerships. A major focus will be increasing the supply of housing affordable to low- and moderate-income households through support for several significant residential developments. Planned projects include the Salt Flats development, which will provide 48 affordable housing units in partnership with Rural Homes; the MGL/Volunteers of America (VOA) Haven project, which will create 63 units serving seniors, veterans, and other vulnerable populations; and The Ascent development, which will add 144 housing units. The City will also continue supporting affordable housing development through the use of Private Activity Bonds (PABs), including financing assistance for the rehabilitation (preservation) of the 29 Road Apartments project and the MGL/VOA Haven development. Where appropriate, tenant-based vouchers will be utilized at these properties.

In addition to supporting specific projects, the City will adopt a new Housing Action Plan in 2026 that builds upon the recommendations of the Housing Needs Update 2024 and establishes strategies to address housing affordability, housing production, and housing preservation needs identified in the 2026 City of Grand Junction and Mesa County Housing Needs Assessment. The City will continue collaborating with affordable housing developers, nonprofit organizations, and private-sector partners to advance housing opportunities at several key development sites throughout the community. To support future homeownership opportunities, the City will provide funding to Housing Resources of Western Colorado for the acquisition of approximately 3.4 acres of land that will be developed into affordable homeownership housing for income-qualified households.

The City will also continue to utilize local incentives and financial tools to reduce development costs and encourage housing production. Planned activities include infrastructure investments and development fee waivers associated with affordable housing projects such as Salt Flats, ongoing support for accessory dwelling unit (ADU) incentives to expand housing choice and increase attainable housing options, and the strategic use of federal, state, and local funding sources to leverage additional affordable housing investment.
The City will further support housing preservation, homelessness prevention, and permanent supportive housing initiatives through partnerships with the Grand Junction Housing Authority, housing providers, and community organizations. Together, these efforts are intended to expand housing supply, improve affordability, increase homeownership opportunities, and reduce housing instability for low- and moderate-income residents.

Actions to Encourage Public Housing Residents to become More Involved in Management

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado and other affordable housing developers are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

Additionally, The Mesa County Collaborative for the Unhoused (MCCUH) Lived Experience Workgroup plays a critical role in ensuring that the voices of individuals with firsthand experience of homelessness are incorporated into community planning, policy development, and program implementation. Through regular participation in discussions regarding housing, shelter, outreach, and supportive services, workgroup members provide valuable insight into barriers faced by people experiencing homelessness, identify gaps in existing resources, and help develop practical solutions that are responsive to real-world needs. Their perspectives help ensure that community investments and strategies are informed by those most directly affected by housing instability.

In addition, the City of Grand Junction will continue to engage key stakeholders throughout the planning and development process for the Salt Flats project and other affordable housing developments, as well as during the implementation of housing policies, programs, and strategic initiatives. Ongoing collaboration with residents, developers, service providers, neighborhood representatives, and individuals with lived experience will help ensure that housing investments and community strategies effectively address local needs and support long-term housing stability.

Financial Assistance Provided to PHA

The City of Grand Junction will continue to maintain a strong partnership with the Grand Junction Housing Authority (GJHA) to advance the development and preservation of affordable housing throughout the community. The City has provided financial support and grant funding for GJHA's current affordable housing development, which is anticipated to begin lease-up in 2027, and continues to

collaborate closely with GJHA through regular meetings focused on project development, funding opportunities, housing policy, and long-term housing strategy. These ongoing discussions help align local, state, and federal resources while identifying opportunities to increase housing production and affordability for households with low and moderate incomes.

In addition to supporting individual developments, the City is working with GJHA on several initiatives that will strengthen the community's affordable housing infrastructure. Planned efforts include implementation of a deed restriction administration program to ensure the long-term affordability of housing units created through public investment, as well as pursuing the direct allocation of Private Activity Bonds (PABs) to GJHA to streamline financing and expand affordable housing development capacity. The City also supports the formation and administration of special limited partnerships that facilitate affordable housing development and financing, including multiple phases of the Salt Flats development and Crawford Commons in Clifton. Through these collaborative efforts, the City and GJHA are leveraging public and private resources to expand affordable housing opportunities, preserve long-term affordability, and advance the community's housing goals identified in the 2026 Housing Needs Assessment and Housing Action Plan.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

Grand Junction continues to experience increasing challenges related to homelessness and housing instability, driven largely by a shortage of affordable housing, rising housing costs, and limited housing inventory. The 2026 Housing Needs Assessment and Unhoused Needs Assessment identified affordable housing, homelessness prevention, emergency shelter capacity, supportive housing, and behavioral health services as some of the community's most pressing needs. Recent Point-in-Time Count and Coordinated Entry System (CES) By Name List data indicate increases in unsheltered homelessness, chronic homelessness, and housing instability, while community service providers report growing demand for housing assistance and supportive services. The closure of approximately 90 emergency shelter beds in 2025 further strained the homeless response system and highlighted the need for additional shelter, housing, and service resources.

In addition to housing needs, Grand Junction faces significant demand for behavioral health services, substance use treatment, healthcare, case management, transportation assistance, and employment support. Many individuals experiencing homelessness require a combination of housing and supportive services to achieve and maintain long-term housing stability. Special populations, including families with children, veterans, youth, seniors, survivors of domestic violence, and individuals with disabilities or chronic health conditions, often face additional barriers to securing stable housing and accessing necessary services. The Mesa County Community Health Assessment and Unhoused Strategy and Implementation Plan both identify housing stability, behavioral health, economic opportunity, and access to supportive services as critical factors influencing individual and community well-being.

The City of Grand Junction works closely with the Mesa County Collaborative for the Unhoused (MCCUH), Grand Junction Housing Authority, Mesa County, healthcare providers, nonprofit organizations, faith-based groups, and individuals with lived experience to coordinate resources and strengthen the continuum of care for persons experiencing homelessness and other special needs populations. Through implementation of the Unhoused Strategy and Implementation Plan, Housing Needs Update 2024, and related community initiatives, partners are expanding outreach and housing navigation services, increasing affordable and supportive housing opportunities, improving access to behavioral health care, and strengthening homelessness prevention and diversion efforts. These coordinated actions are intended to reduce homelessness, improve housing stability, and create pathways to permanent housing and self-sufficiency for the community's most vulnerable residents.

One-Year Goals and Actions to Reduce and End Homelessness

Over the next year, the City of Grand Junction will continue implementing the Unhoused Strategy and Implementation Plan and Housing Strategy Update 2024 through coordinated investments in housing, supportive services, outreach, and homelessness prevention. A primary focus will be increasing access to affordable and supportive housing through partnerships with the Grand Junction Housing Authority, nonprofit housing providers, developers, and service organizations. The City will support the development of new affordable housing projects, including Salt Flats, The Ascent, the MGL/Volunteers

of America Haven project, and future homeownership opportunities through Habitat for Humanity and other homeownership partners. These projects will expand housing options for low-income households, seniors, veterans, and individuals transitioning out of homelessness.

The City will continue strengthening the homeless response system through support of the Mesa County Collaborative for the Unhoused (MCCUH), including the Outreach and Basic Needs Workgroup and Lived Experience Workgroup. Through the Neighbor-2-Neighbor Team and partnerships with community service providers, the City will expand outreach efforts, conduct housing assessments, connect individuals to the Coordinated Entry System (CES) and By Name List, and improve access to shelter, healthcare, behavioral health services, and housing navigation. The City will also continue supporting homelessness prevention and diversion efforts designed to assist households at risk of homelessness before a housing crisis occurs.

Additional priorities for the coming year include adoption of a new Housing Action Plan, implementation of a deed restriction administration program to preserve long-term housing affordability, continued use of development incentives and fee waivers for affordable housing projects, strategic use of Private Activity Bonds (PABs), and collaboration with regional housing partners to secure additional state and federal housing resources. Through these coordinated efforts, the City seeks to increase housing stability, reduce unsheltered homelessness, expand affordable housing opportunities, and create sustainable pathways to permanent housing and self-sufficiency for individuals and families experiencing homelessness.

Addressing Emergency Shelter and Transitional Housing Needs of Homeless Persons

Grand Junction continues to experience a significant need for emergency shelter and transitional housing services for individuals and families experiencing homelessness. Recent Point-in-Time Count data indicate that unsheltered homelessness has increased substantially in recent years, while the community's emergency shelter capacity has declined. The closure of approximately 90 shelter beds at HomewardBound of the Grand Valley due to funding reductions has further strained the local homeless response system and contributed to increased demand for shelter, outreach, and housing services. Existing shelter providers, including HomewardBound, The Joseph Center, Sunshine Communities, Hilltop Community Resources, and other community partners, continue to serve individuals and families experiencing homelessness; however, shelter resources remain limited relative to community need. Expanding emergency shelter capacity, particularly low-barrier shelter options for families, veterans, seniors, individuals with disabilities, and those experiencing behavioral health challenges, remain a critical priority for reducing unsheltered homelessness and providing immediate safety and stability.

In addition to emergency shelter, the community continues to prioritize transitional housing, permanent supportive housing, and housing navigation services that help individuals move from homelessness to stable housing and greater self-sufficiency. Through the Unhoused Strategy and Implementation Plan, the City and its partners are working to strengthen coordinated entry, expand outreach and case

management services, increase access to behavioral health care, and improve connections to housing resources. Community providers such as Grand Valley Catholic Outreach, the Grand Junction Housing Authority, Volunteers of America, United Way of Mesa County, and other nonprofit partners provide a continuum of housing and supportive services that assist individuals in addressing barriers related to mental health, substance use, employment, healthcare, and income stability. Continued investment in transitional housing, permanent supportive housing, and supportive services is essential to improving long-term housing outcomes, reducing returns to homelessness, and strengthening the overall continuum of care within the Grand Junction community.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The City of Grand Junction supports a holistic approach to helping individuals and families transition from homelessness to permanent housing and independent living. This includes expanding access to permanent supportive housing, rapid rehousing programs, transitional housing opportunities, and coordinated case management services. Community partners work collaboratively to connect individuals with housing resources, rental assistance, employment support, healthcare services, behavioral health treatment, and other critical resources that promote long-term stability and self-sufficiency.

In addition to housing placement, Grand Junction recognizes the importance of providing supportive services that address the underlying causes of homelessness and reduce barriers to independence. Efforts focus on helping individuals build life skills, secure employment, access transportation, and maintain stable housing over time. Through partnerships with nonprofit organizations, regional agencies, and service providers, the City aims to create sustainable pathways out of homelessness while improving overall quality of life and strengthening community well-being.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

The City of Grand Junction is committed to preventing homelessness by supporting programs and policies that assist low-income individuals and families before they experience a housing crisis. Prevention efforts focus on expanding access to affordable housing, rental and utility assistance, housing counseling, and supportive services that help residents maintain stable housing. The City also works with community partners to identify households at risk of homelessness and connect them with resources that address financial hardship, housing instability, and other barriers to self-sufficiency. The City has consistently leveraged CDBG funds to support emergency rental support to prevent homelessness by partnering with local nonprofits such as Grand Valley Catholic Outreach.

Discussion

The high priority non-housing community development need summarized in Section NA 50 of the Five-Year Consolidated Plan includes the following:

- Shortage of affordable and workforce housing options throughout Grand Junction and the Grand Valley
- Rising rental costs and limited housing inventory contributing to housing instability
- High demand for emergency shelter and transitional housing services, with many providers

operating at or near capacity

- Need for additional permanent supportive housing for individuals and families experiencing chronic homelessness
- Increased demand for behavioral health services, substance use treatment, and case management support
- Need for supportive services including employment assistance, transportation, healthcare access, and life skills training
- Growing need for homelessness prevention programs such as rental assistance, eviction prevention, and housing stabilization services
- Service gaps for vulnerable populations including families, veterans, seniors, youth, and individuals with disabilities
- Need for stronger coordination among local governments, nonprofit organizations, housing providers, and healthcare agencies

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Community engagement efforts for the City of Grand Junction and Mesa County Housing Needs Assessment (HNA), included extensive outreach efforts to community stakeholders. Participants represented a wide range of groups with housing needs; and included stakeholders involved in providing housing services and other services for vulnerable populations, along with stakeholders involved in economic development and developers of single family and multifamily housing. Discussion of barriers to housing development included land costs, fees, NIMBYism/community resistance, the speed of approval process, and natural features. Other concerns were current state of the housing market, rising cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Many of these factors are out of the control of a local government but the latter could be considered a negative effect of public policies on affordable housing and residential investment. The stakeholder discussions also suggested a series of recommendations and actions pertaining to public policy that are listed below. Based on this, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

- Look into options for manufactured housing replacement and ownership
- More regional cooperation between the City and County
- Encourage mixed developments with varied housing types sharing parks and neighborhood amenities
- Promote more integration of housing services and other services

Actions to Remove Negative Effects of Public Policies that are Barriers to Affordable Housing

The City of Grand Junction is committed to identifying and reducing public policy barriers that negatively impact the development and preservation of affordable housing. To accomplish this, the City will continue to evaluate and modernize land use regulations, zoning requirements, and development processes to encourage a broader range of housing types and price points.

Key actions include streamlining permitting and review timelines, supporting higher-density and mixed-use development where appropriate, reducing unnecessary regulatory burdens, and reviewing parking and infrastructure requirements that may increase development costs. The City will also continue collaborating with regional partners, developers, nonprofit organizations, and community stakeholders to identify practical policy solutions that expand housing opportunities while maintaining neighborhood quality and community character.

Additionally, Grand Junction will pursue policies and programs that encourage workforce housing, adaptive reuse of existing properties, and strategic investments in infrastructure that support residential growth. Through ongoing policy review and data-driven decision-making, the City aims to create a regulatory environment that promotes attainable and sustainable housing options for residents at all income levels.

AP-85 Other Actions - 91.220(k)

Introduction

As described in this Plan and in the Projects section of the 2026 Action Plan, there are a variety of community needs and obstacles to addressing them. These include a growing need for services as the community grows and ages, limited federal, state and local funds, availability of accessible and affordable housing, the increased cost of housing, gaps in affordability of owner-occupied and rental housing for populations at specific income levels, and increased compliance and technical skills required for administering the CDBG program. Actions planned to address some of these challenges are further discussed below.

Actions planned to address obstacles to meeting underserved needs

Actions planned to address these obstacles involve many of the coordination and participation activities that are ongoing in the community, many of which are discussed throughout the Consolidated Plan.

a) Support agencies and organizations seek funding for activities to be able to leverage as much financial support as possible for priority projects.
b) Support and promote classes offered by local housing entities that address foreclosure prevention.
c) Continue economic development efforts with partners; support and coordinate with local housing agencies that provide affordable housing options; and support ongoing activities and services that promote family stabilization.

Actions planned to foster and maintain affordable housing

The City of Grand Junction's annual allocation of approximately $400,000 in CDBG funds cannot be used to construct affordable housing, but the City of Grand Junction's Housing Division leverages a variety of public, private, and programmatic resources to support affordable housing.

The City of Grand Junction continues to implement a comprehensive affordable housing strategy focused on increasing housing production, preserving existing affordable housing, expanding homeownership opportunities, and supporting housing affordability for households across a range of income levels. Through strategic investments, public-private partnerships, and policy initiatives, the City has committed more than $11.8 million in direct funding, grants, land contributions, fee waivers, and infrastructure support to affordable housing projects that have produced or preserved approximately 456 housing units throughout the community. Recent projects include Mother Theresa Place, which will provide 40 permanent supportive housing units for extremely low-income households; The Current, a 54-unit affordable rental development by the Grand Junction Housing Authority expected to begin lease-up in 2027; Liberty Apartments; Hoffman Estates; transitional housing for survivors of domestic violence; and the preservation and rehabilitation of affordable housing at Linden Pointe, Walnut Park, and Ratekin Towers. The City has also supported affordable homeownership opportunities through

Housing Resources of Western Colorado and Habitat for Humanity, including down-payment assistance, housing rehabilitation, and new home construction.

Building on these efforts, the City is actively advancing a strong pipeline of future affordable housing developments. The Salt Flats development represents one of the community's most significant affordable housing initiatives and includes multiple projects serving a variety of income levels and housing needs. Planned developments include The Ascent at Salt Flats, a large-scale affordable rental community supported through City infrastructure investments, fee waivers, land contributions, and Private Activity Bonds; Haven at Salt Flats, a partnership with Volunteers of America and MGL that will provide housing for seniors, veterans, and other vulnerable populations; and Juniper Grove at Salt Flats, a Rural Homes homeownership development expected to provide affordable ownership opportunities for income-qualified households. Additional projects in the pipeline include the 29 Mile rehabilitation/preservation project, future phases of Liberty Apartments, The Terminal mixed-use housing development, South 7th affordable housing, Crawford Commons, 631 26 1/2 Road homeownership development, Griffin River View Mobile Home Park preservation efforts, and continued implementation of the City's ADU Production Program. These developments are expected to add hundreds of additional affordable rental and ownership opportunities over the coming years.

To foster and maintain affordable housing over the long term, the City will continue implementing the Housing Strategy Update 2024 and forthcoming Housing Action Plan. Planned actions include expanding incentives for affordable housing development, supporting accessory dwelling units, utilizing development fee waivers and infrastructure investments, administering deed restrictions to preserve long-term affordability, strategically deploying Private Activity Bonds, supporting special limited partnerships that facilitate affordable housing financing, and working closely with the Grand Junction Housing Authority, nonprofit housing providers, private developers, and regional partners. Through these coordinated efforts, the City seeks to increase housing supply, preserve affordability, expand homeownership opportunities, and ensure that housing remains accessible to current and future residents, particularly households earning less than 60 percent of Area Median Income.

Actions planned to reduce lead-based paint hazards

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant subrecipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe

regulations and mitigation practices.

The number of child cases with elevated lead levels in their blood has dropped significantly over the past few decades. The State of Colorado no longer supports a lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively test persons unless there is reason to believe the person has been exposed to lead. Between 2010 and 2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

Actions planned to reduce the number of poverty-level families

In relation to the CDBG program, the City continues to research and explore efforts to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This strategy includes priorities such as:

- Collect demographic data regarding poverty levels to identify the problem and monitor trends.
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations,
- Encourage efforts to raise earned income levels and maintain a diversified economic base.
- Increase the employability of recipients of public benefits.
- Attract higher paying employers to Grand Junction.
- Increase access to employment through expansion of the public transportation system and availability of responsible affordable childcare;
- Focus affordable housing development near employment centers.

Actions planned to develop institutional structure

The City's Community Development and Finance Departments provide the staff and framework for the institutional structure for administration of the CDBG Program. This collaborative approach prevents internal gaps in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness and special needs populations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Grand Junction will work with public and private housing and human service agencies to enhance coordination in the implementation of the Five-Year Consolidated Plan and each subsequent Annual Action Plan. Some of the actions the City will take are listed below.

- Coordinate meetings with community agencies and organizations to discuss community needs, funding opportunities, and potential partnerships.

- Participating in Homeless and Housing Coalitions
- Offer technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Offer technical assistance for potential developers and/or property owners that are considering new development or rehabilitation of existing housing.
- Survey housing units to determine rehabilitation needs to maintain affordable housing.
- Provide letters of support on behalf of affordable housing project proposals or other proposals from agencies that are requesting funding from external sources.
- Facilitate agency to collaboration to help the low-income homeowner population they serve

Discussion

As discussed in the Strategic Plan section of the Five-Year Consolidated Plan, the Community Development Department uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. To achieve this goal, the City has developed a monitoring procedure for all CDBG funded projects. Each Program Year, staff will perform desk monitoring, technical assistance and on-site monitoring both pre- and post-award, which often includes consultation with HUD CPD staff to ensure program compliance. The amount of monitoring will vary depending on the subrecipient's previous CDBG experience, performance and complexity of the project.

Also, the City ensures compliance during setup, update and closeout of activity information in the Department of Housing and Urban Development (HUD) Integrated Disbursement and Information System (IDIS). IDIS tracks funds drawn and provides another level of monitoring to ensure project eligibility and program compliance. Additionally, regularly updating IDIS helps verify that subrecipients are on track with timely expenditures and outcomes. This ongoing review helps the City of Grand Junction identify needs of the subrecipient and provide additional support and technical assistance as necessary.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	0

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

Discussion

RESOLUTION NO. ____

RESOLUTION ADOPTING THE 2026-2030 FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

The City of Grand Junction was designated by the U.S. Department of Housing and Urban Development (HUD) as an Entitlement Community in 1996. As an Entitlement Community, the City receives annual Community Development Block Grant (CDBG) funding and is required to prepare and maintain a Consolidated Plan to guide the use of those funds and related community development activities.

The Consolidated Plan is a federally required planning document that establishes a coordinated strategy for addressing housing, community development, and economic opportunity needs. The primary objective of the Consolidated Plan and the CDBG Program is to develop viable communities by providing decent housing, creating a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income.

The City undertook a comprehensive planning process to prepare the 2026–2030 Consolidated Plan, including citizen participation, interagency involvement, and coordination with nonprofit organizations, public agencies, and other stakeholders serving low-income and special-needs populations. Through this process, the City identified priority community needs and established goals, objectives, and strategies to guide community development investments and activities from 2026 through 2030.

Adopted this ___ day of _____, 2026.

_____
Laurel Lutz
President of City Council

ATTEST:

_____

City Clerk

RESOLUTION NO. ____

RESOLUTION ADOPTING THE 2026 PROGRAM YEAR ANNUAL ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION 2026-2030 FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

The City of Grand Junction was designated by the U.S. Department of Housing and Urban Development (HUD) as an Entitlement Community in 1996. This designation entitles the City to receive annual funding through the Community Development Block Grant (CDBG) Program. To remain eligible for CDBG funding, the City must prepare and submit an Annual Action Plan that is incorporated into the City's Consolidated Plan and serves as a federally required planning document guiding community development activities.

The purpose of the Consolidated Plan and the CDBG Program is to develop viable communities by providing decent housing, creating a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The City's 2026–2030 Consolidated Plan established priority needs, goals, and strategies through coordination with community stakeholders, nonprofit organizations, government agencies, and residents.

Development of the 2026 Program Year Annual Action Plan included citizen participation and interagency involvement and identifies the activities and investments to be undertaken during the 2026 program year in furtherance of the goals and priorities established in the 2026–2030 Consolidated Plan. The Annual Action Plan implements the strategic direction established by the Consolidated Plan and supports the community development objectives identified through the planning process.

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

The Recitals are incorporated herein. The City Council adopts the 2026 Program Year Annual Action Plan as a part of the City of Grand Junction's 2026-2030 five-year consolidated plan for the Grand Junction CDBG program.

Adopted this ___ day of ____, 2026.

_____
Laurel Lutz
President of City Council

Attest:

_____
Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #5.b.iii.

Meeting Date: July 15, 2026

Presented By: John Gross, Associate Planner

Department: Community Development

Submitted By: Sam Wuebbles, Associate Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 41.09 Acres of Land and Ordinances Annexing and Zoning the Monument Vistas Annexation to Residential Low 5, Located at 888 21 Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Monument Vistas 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 June 23, 2026, meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, 4PF GZ Impact Land Fund, LLC, is requesting annexation of approximately 41.09 acres at 888 21 Road. The subject property is occupied by a single-unit residence. Annexation is requested to zone and create a future residential subdivision. The property is Annexable Development per the Persigo Agreement. 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, 4PF GZ Impact Land Fund, LLC, is requesting annexation of approximately 41.09 acres at 888 21 Road. The subject property is occupied by a single-unit residence. Annexation is requested to zone and create a future residential subdivision. The property is an Annexable Development per the Persigo Agreement and is eligible for annexation per state statutes. Annexation is requested to permit future development of a residential subdivision.

The property is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that annexation is appropriate for these areas for development and redevelopment in Tier 2 areas that have direct adjacency to the city limits of Grand Junction.

The schedule for the annexation and zoning is as follows:
•Referral of Petition (30-Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – May 20, 2026
•Planning Commission considers Zone of Annexation – June 23, 2026
•Introduction of a Proposed Ordinance on Zoning by City Council – July 1, 2026
•Acceptance of Petition and Public Hearing on Annexation and Zone of Annexation by City Council – July 15, 2026
•Effective date of Annexation and Zoning – August 17, 2026

Zone of Annexation Request:
The applicant, 4PF GZ Impact Land Fund LLC is requesting a zone of annexation to Residential Low 5 (RL-5) zone district for the Monument Vistas Annexation. The approximately 40.18 acres consists of one parcel of land located at 888 21 Road. The[JB1.1] subject property is occupied by a single-unit residence. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for future subdivision development. The zone district of RL-5 is consistent with the Residential Low land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

The property is currently zoned in Mesa County as Residential Single Family – Rural (RSF-R). The surrounding zoning is Mesa County Agricultural, Forestry, Transitional District (AFT) to the north, Mesa County Residential Single Family – Rural (RSF-R) and City Residential Low 4 (RL-4) to the east, City Residential Low 5 (RL-5) and Industrial Light (I-1) to the south, and Mesa County Agricultural, Forestry, Transitional District (AFT) to the west which also separates the Urban Development Boundary. Zoning will be considered for adoption by the City Council and requires review and recommendation by the Planning Commission.

The annexation area is served by Persigo sanitary sewer and Ute Water District, and all other urban amenities are available to the properties. They are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for development and redevelopment in Tier 2 areas that have direct adjacency to the city limits of Grand Junction. Annexation of this parcel will introduce no immediate increase in impacts on infrastructure and City services.

The purpose of the Residential Low 5 (RL-5) zone district is to provide for a low-density development pattern that may include detached and attached dwellings along with

small-scale multi-unit structures in the Residential Low future land use designation. The subject property currently holds a single-unit residence. Availability of urban services and adjacency to a Major Collector road, as identified in the Grand Junction Circulation Plan, render the property suitable for further development in accordance with allowed uses in the RL-5 zone district, which include a range of residential uses.

NOTIFICATION REQUIREMENTS
In accordance with 21.02.030(c) of the Grand Junction Municipal Code (GJMC), a Neighborhood Comment Meeting regarding the proposed Annexation and Zoning was held virtually via Zoom on January 20, 2026. The applicant's representative, City staff, and ten members of the public attended.

Notice was completed consistent with the provisions at GJMC 21.02.030(g). The subject properties were posted with an application sign on January 30, 2026. 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 properties on June 12, 2026. The notice of the Planning Commission public hearing was published on June 13, 2026 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 Monument Vistas 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.

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 requirement with a contiguous perimeter of 1,985.04 feet.

c) A community of interest exists between the area to be annexed and the City.

This is so in part because the Central Grand Valley is 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.

d) The area is or will be urbanized in the near future.

The petitioner's property is adjacent to property located within the City to the South and East. The property is near the intersection of 21 Road (Major Collector) and I Road (Major Collector). All utilities exist to the subject parcel, except for sewer, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.

e) The area is capable of being integrated with the City.

The proposed annexation area is located adjacent to existing City of Grand Junction limits, in an area where much of the surrounding development is already within the City. The subject property is located within the Urban Development Boundary and has a Growth Tier 2: Suburban Infill classification. Annexation and subsequent development can be accommodated by existing and planned municipal infrastructure, and extension of utilities can occur in a logical and efficient manner. City emergency services already serve nearby development. Accordingly, the area is capable of being integrated with the City.

f) No land held in identical ownership is being divided by the proposed annexation.

The annexation consists of one property and 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 petitioner's property is 41.09 acres but does not exceed $200,000 or more in the assessed value.

ZONE OF ANNEXATION 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 following criteria:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to Residential Low 5 (RL-5) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth
Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth…and encourage the efficient use of land.
Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.

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. 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. Further, annexation allows for additional development appropriate to the site with minimal expansion to existing infrastructure.

Intensification and Tiered Growth Plan.
The subject properties are located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. Tier 2 is classified as Suburban Infill. The Comprehensive Plan indicates that Annexation is appropriate in these areas for new development and redevelopment in Tier 2 areas that have direct adjacency to the City Limits of Grand Junction. Annexation of the subject property allows the suitable use of the property and provides development opportunities while minimizing the impact on infrastructure and City services.

Land Use Plan: Relationship to Existing Zoning
Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zone of Residential Low 5 implements the Comprehensive Plan because it is an implementing zoning district of the Residential Low designation.

Therefore, Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The subject property currently has a single-unit dwelling. Future Residential Low development is supported for this parcel per the One Grand Junction Comprehensive Plan.

The property to the west remains outside of the Urban Development Boundary. Properties to the southwest, north, and northeast remain undeveloped. Properties to the southeast are a subdivision development with both a Residential Low 4 and 5 zone districts. The future Residential Low 5 (RL-5) subdivision is consistent with the development patterns that have been occurring in the surrounding areas.

Therefore, 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.

A rezone to Residential Low 5 allows for future subdivision development. The proposed zoning provides overall community benefits through the addition of attainable housing in the City of Grand Junction. Future development of the property would extend sewer service and improve utilization of existing domestic infrastructure. Construction of the necessary infrastructure and subsequent residential development would also support local employment opportunities and contribute to the local economy.

Annexation and zoning of the property will allow for review of a subdivision which is an allowed use in a RL-5 zone and will provide additional land within the City limits for growth. The Persigo Agreement anticipates that such development shall occur within the City.

Therefore, Staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the Monument Vistas Annexation, ANX-2026-47, requests for the property located at 888 21 Road to be annexed and zoned to Residential Low 5 (RL-5), the following findings of fact have been made:

1. 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.
2. 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.
3. The request has met the criteria for a rezone identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.
4. 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, the Planning Commission recommended approval.

FISCAL IMPACT:

There is no direct fiscal impact to the City associated with this annexation. Water service will be provided by Ute Water, and the developer will be responsible for the cost of extending sanitary sewer infrastructure. The City will receive applicable Plant Investment Fees at the time of development and is expected to realize additional property tax and sales/use tax revenues as the property is developed.

SUGGESTED MOTION:

I move to adopt Resolution No. 62-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road.

I move to adopt Ordinance No. 5332, an ordinance annexing territory to the City of

Grand Junction, Colorado, the Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road, on final passage and order final publication in pamphlet form.

I move to adopt Ordinance No. 5333, an ordinance zoning the Monument Vistas Annexation to Residential Low 5 (RL-5) 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 - Schedule and Summary Table
4. Exhibit 4 - Maps
5. Exhibit 8 - Planning Commission 6-23-26Minutes - DRAFT
6. Exhibit 7 - Resolution Accepting Petition
7. Exhibit 5 - Annexation Ordinance
8. Exhibit 6 - Zone of Annexation Ordinance

Grand Junction

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: Single Family Residential/Agricultural

Existing Zoning: RSF-R

Proposed Land Use Designation: Residential

Proposed Zoning: RL-5

Property Information

Site Location: 888 21 Road, Grand Junction, CO 81505

Site Acreage: Approx. 39.97Acres

Site Tax No(s): 2697-252-00-002

Site Zoning: RSF-R County

Project Description: To Annex and Zone approx. 39.97 acres from County RSF-4 to City of Grand Junction RL-5.

Property Owner Information

Name: 4PF GZ IMPACT LAND FUND

Street Address: 1555 Blake St. #210

City/State/Zip: Denver, CO 80202

Business Phone #: 303-586-8000

E-Mail: info@greenlineventures.com

Fax #:

Contact Person: Patrick Vahey

Contact Phone #: 303-586-8000

Applicant Information

Name: Senergy Builders

Street Address: 1111 S. 7th St.

City/State/Zip: Grand Jct., CO 81501

Business Phone #: 970-234-0708

E-Mail: dcarei@senergybuilders.com

Fax #:

Contact Person: Darin Carei

Contact Phone #: 970-234-0708

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Jct., CO 81501

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

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: 2025.12.24 07:52:12 -07'00'

Date: December 24, 2025

Signature of Legal Property Owner:

Date: 1/8/26

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF ~~MESA~~ Douglas

Rob Mackenzie, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me this 20th day of January, 2026.

Witness my hand and official seal.

JESSICA CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216
MY COMMISSION EXPIRES 10/21/2029

Notary Public

1745 Shea Center Dr. #150 Highlands Ranch, CO 80129
Address

My commission expires: 10/21/29

MONUMENT VISTAS ANNEXATION
PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 888 21 Road, Grand Junction, Colorado 81505
Tax ID # 2697-252-00-02

The NW¼ NW¼ of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Monument Vistas Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

4PF GZ Impact Land Fund LLC	1555 Blake Street Suite 210, Denver, CO 80202
NAME	ADDRESS
SIGNATURE	1/20/26
	DATE
Rob Mackenzie, Vice President	

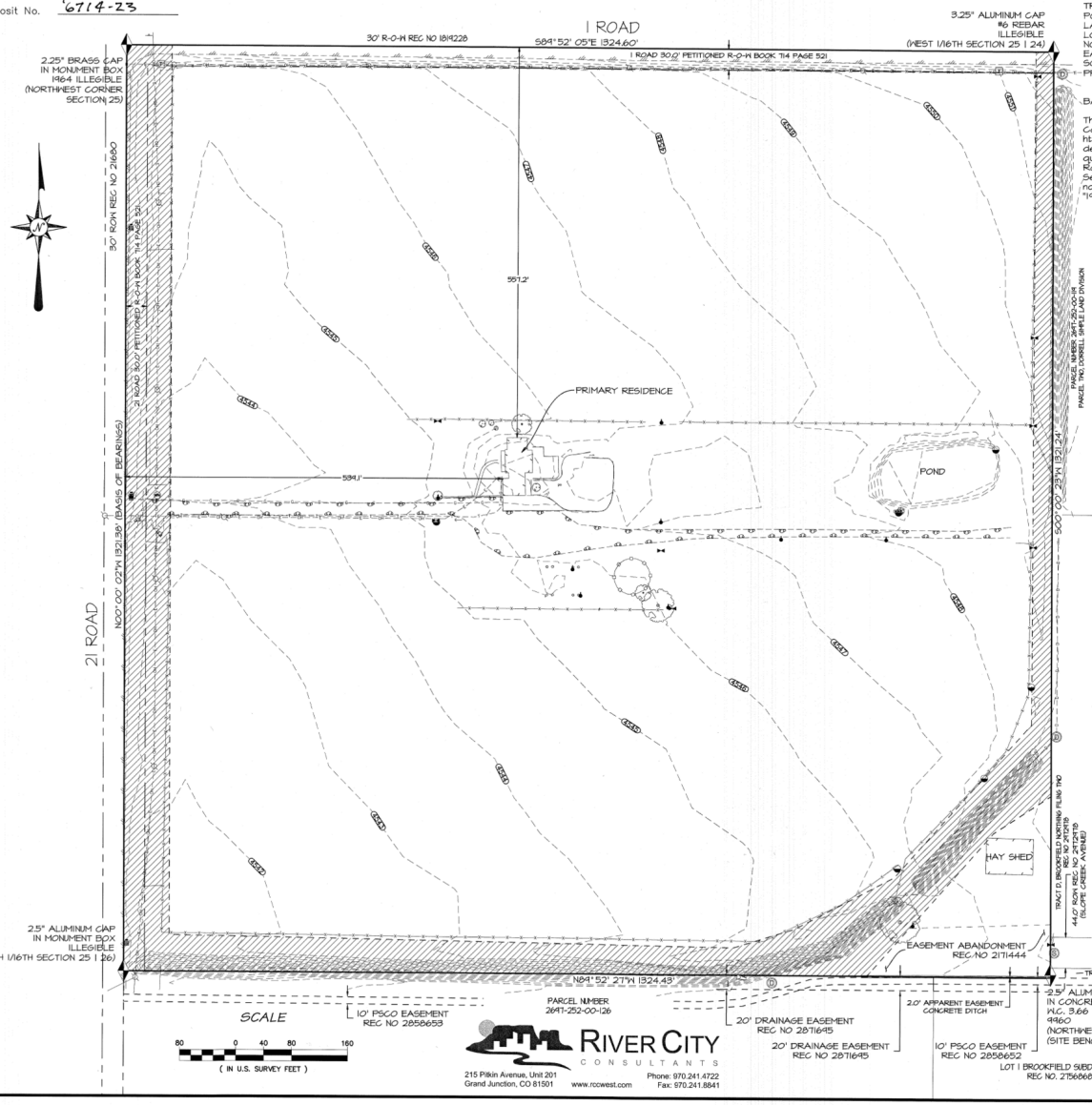
ALTA/NSPS LAND TITLE SURVEY

888 21 ROAD

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date 2/22/2023
Deposit No. 6714-23



Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.727146N
LONGITUDE: 108°32'01.435552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the west line of the northwest quarter of the northwest quarter of Section 25, Township 1 North, Range 2 West of the Ute Meridian, The north sixteenth corner of said Section 25 and 26 being a 2.5" illegible brass cap, and the northwest corner of said Section 25 being a 2.25" brass cap marked "1964" bearing North 00°00'02" West, as shown hereon.

ALTA TABLE A	
ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: 888 21 ROAD, GRAND JUNCTION, CO 81505
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR MESA COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08077C0445F, REVISED JULY 6, 2010.
4	GROSS LAND AREA: 40.177 ACRES AS SURVEYED
5	VERTICAL RELIEF: FROM GROUND SURVEY, CONTOUR INTERVAL IS 1'. BENCHMARK: NORTHWEST 1/16TH, SECTION 25, ELEVATION = 4547.81 (NAVD 88 DATUM)
18	PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). - SHOWN HEREON
19	PROFESSIONAL LIABILITY INSURANCE POLICY: NOT ADDRESSED ON THE FACE OF THE PLAT OR MAP. CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

LEGEND

- ALIQUOT MONUMENT AS NOTED
- STORM MANHOLE
- SANITARY MANHOLE
- WATER METER
- TELEPHONE PEDESTAL/PULL BOX
- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- STRUCTURE
- FLOW LINE
- -T- UNDERGROUND TELEPHONE
- -G- GAS LINE
- -E- UNDERGROUND ELECTRIC LINE
- -OHE- OVERHEAD ELECTRIC LINE
- -D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- -X- FENCE
- POWER POLE
- GUY ANCHOR
- DECIDUOUS TREE
- IRRIGATION RISER
- MAIL BOX
- WATER SPIGOT
- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT

TITLE POLICY SCHEDULE B EXCEPTIONS

1-7. STANDARD EXCEPTIONS OMITTED AS THEY ARE STANDARD EXCEPTIONS

8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES TOGETHER WITH THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 3, 1901 IN BOOK 70 AT PAGE 364. (NOT CHARTABLE, BLANKET DESCRIPTION)

9. RIGHT OF WAY FOR COUNTY ROADS AND THE RIGHTS OF THE PUBLIC TO USE SAID ROADS AS EVIDENCED BY DOCUMENT RECORDED AUGUST 7, 1957 IN BOOK 714 AT PAGE 521. (21 ROAD AND I ROAD) (SHOWN HEREON, PETITIONED R-O-H)

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF AGREEMENT, RECORDED FEBRUARY 04, 1957 IN BOOK 702 AT PAGE 400. (NOT CHARTABLE)

11. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY LOCATION PERMIT, FILED BY MOUNTAIN BELL, RECORDED JULY 24, 1975 IN BOOK 1041 AT PAGE 904. (AMBIGUOUS DESCRIPTION: "PARALLEL TO AND EAST OF 21 ROAD")

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 05, 1990 IN BOOK 1808 AT PAGE 147.)NOTE: A PORTION OF SAID EASEMENT HAS ABANDONED IN INSTRUMENT RECORDED JANUARY 9, 2004 IN BOOK 3566 AT PAGE 624. (SHOWN HEREON)

13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT DATED MARCH 01, 2012 PREPARED BY SURVEYIT, INC., JOB # 888 21 ROAD.)(A) FENCELINE INSIDE PROPERTY BOUNDARY ALONG ALL SIDES.(B) WATER METER ON WESTERLY BOUNDARY INSIDE DRAINAGE EASEMENT.(C) UTILITY RISERS IN NORTHWEST AND NORTHEAST PORTIONS.(D) IRRIGATION VALVES IN WEST CENTRAL PORTION AND ALONG EASTERLY BOUNDARY.(E) YARD HYDRANTS IN CENTRAL PORTION.(F) IRRIGATION PUMP IN EAST CENTRAL PORTION AT POND.(G) OVERHEAD POWER LINES ALONG WESTERLY AND NORTHERLY BOUNDARIES OF SUBJECT PROPERTY. (SAID IMPROVEMENT SURVEY PLAT HAS REVIEWED BY THE HEREON SIGNED SURVEYOR)

Recorded Description of Surveyed Property (Reception Number: 2626983)

The NW1/4 NW1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado.

GENERAL NOTES

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJR65051271, dated March 8, 2022. Other documents may exist which could affect this property.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or above ground containment vessels that may affect the use or development of this land.

Adjoiner ownership information was obtained from the City of Grand Junction GIS City Map on April 25, 2022. No certification to the accuracy of this data is made by this surveyor.

REQUIRED CERTIFICATION

To Rob Mackenzie, and Land Title Guarantee Company and each of their respective successors and/or assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 18 and 19 of Table A thereof. The field work was completed on 20 April 2022.

This statement is not a guaranty, either expressed or implied.

Date: _____

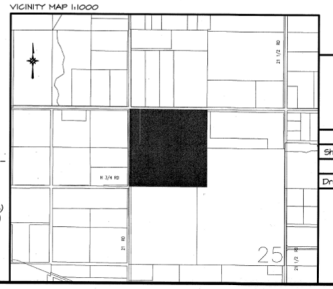
Alec K. Thomas, P.L.S. 38274
970-241-4722
(athomas@rccwest.com)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ALEC K. THOMAS 38274 10/24/22

ABBREVIATIONS:

MCSM - MESA COUNTY SURVEY MONUMENT
W.C. - WITNESS CORNER
AC - ACRES
N. - NORTH
E. - EAST
S. - SOUTH
W. - WEST
NO. - NUMBER
PLS - PROFESSIONAL LAND SURVEYOR
EL. - ELEVATION
R-O-W - RIGHT-OF-WAY
REC - RECEPTION

VICINITY MAP 1:10000



ALTA/NSPS LAND TITLE SURVEY
888 21 ROAD
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

Sheet 1 of 1	Date: 10/24/2022	Job No.2062-001
	Drawn: AKT	Checked: BDM

Drawing name:S:\PROJECTS\2062 Rob Mackenzie\001 888 21 Road\Survey\DWG\2062-001 ALTA.dwg

RIVER CITY CONSULTANTS
215 Pitkin Ave, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

DEPOSIT 6714-23

- General Project Report –
Rezone
Monument Vistas Annexation & Zoning

881 21 Road
Grand Junction, CO
Tax Parcel No. 2697-252-00-002
Owner(s): 4PF GZ Impact Land Fund LLC

January 22, 2026

A. Project Description:

Location: The parcel is located on the southeast corner of 21 Road and I Road, at 888 21 Road.

Acreage: The parcel is approximately 39.97 acres.

Proposed Use: The applicant would like to rezone the parcel from County RSF-R (1 dwelling unit per 5 acres) to City RL-5 (3-5.5 dwelling units per acre) in conjunction with the Comprehensive Plan designation of Residential Low. Development is occurring at RL-4 and RL-5 densities directly to the east and southeast.

B. Public Benefit

The public benefits would be the addition of attainable housing in an area that is desirable and will extend utilities (sewer) at the expense of the developer, reducing the amount of additional City investment required and the burden on taxpayers. In the short term, construction of infrastructure and homes will contribute to the local economy.

C. Neighborhood Meeting

A neighborhood meeting was held via a Zoom meeting on January 20, 2026. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The requested RL-5 zoning is an appropriate zone district for the Residential Low Category. The future development of the parcel at RL-5 zoning would be designed to be compliant with the Grand Junction Municipal code requirements. The project would

promote Plan Principle 3, Responsible and Managed Growth. The parcel is located in Tier 2 but is adjacent to Tier 1 development of the tiered growth managed areas.

Principle 3, Responsible and Managed Growth;

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the tiers which are; Tier 1, Urban Infill; Tier 2, Suburban Infill; Tier 3, Rural Areas and County Development.

Response: The subject parcel is located in Tier 2 of the Urban Development boundary but is adjacent to Tier 1 development. Development of this parcel at a density designated by the Comprehensive Plan will allow for the extension of utilities (sewer) at the developer's expense, lessening the financial burden on both the city and taxpayers of the extension of services in this suburban area. This parcel is on the outskirts of the Tier 2 service level, which extends to I ½ Road, and the development of this project will further define the service area.

The parcel directly to the south has approval for a minor subdivision which will be recorded in the near future and is in process of a Comprehensive Plan Amendment with the goal of rezoning the north half to RL-5, leaving the southern half zoned industrial. This creates a more logical order of development from industrial to low density residential to rural development. The rezoning and annexation of this parcel will allow this parcel to participate with the parcel to the south working in tandem to extend sewer

2) Land use in the surrounding area:

Land use in the surrounding area includes:
AFT (county) to the north.
RSF-R (county) and RL-4 (city) to the east.
I-1 (city) and RL-5 (city) to the north.
AFT/Buffer Zone (county) to the west.

3) Site access and traffic patterns:

The parcel has direct access to 21 Road, which provides direct access to Hwy 6 & 50 to the south. Hwy 6 & 50 provides access to services and recreation (Canyon View Park) along the 24 Road and Patterson Road corridors in proximity to the southeast and continues southeast along Hwy 6 & 50. The annexation and zoning request will have no effect on existing traffic patterns.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is or will be served by the following:
Ute Water
City of Grand Junction Sewer (once annexed and zoned)
Xcel Energy (gas)
Grand Valley Power (electric)
Grand Valley Irrigation Company
Grand Valley Drainage District
City of Grand Junction Fire – Station 3 (once annexed and zoned)
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

All utilities exist to the subject parcel, with the exception of sewer, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained when a development application is made to indicate the proximity of fire hydrants.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the annexation and zoning.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

Annexation and zoning will have no adverse effect on public facilities.

7) Hours of operation:

N/A for annexation and zoning, but future use will be typical of residential development.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Section 21.02.040 (b)(2) of the Zoning and Development Code:

(i) The application complies with all provisions of this code;
The request is in compliance with the zoning and development code.

(ii) The application is consistent with the Comprehensive Plan;
The requested zoning of RL-5 is consistent with the Comprehensive Plan and surrounding development.

(iii) The application complies with any other approvals on the property;
There are no prior approvals associated with the parcel.

(iv) The application complies with or will comply with other City, state, and federal regulations;
Not applicable to this request.

(v) The property is not subject to a pending notice of violation or legal action as a result of a violation of any federal, state county, or city land use law or administrative rule.
None of these conditions exist with regards to this project.

(iv) Public facilities and utilities shall be available concurrently with the development.
All public facilities and utilities will be available, concurrently with the annexation and zoning request.

Section 21.02.050 (c)(4) Review Criteria for Annexation:

(i) The annexation complies with the Municipal Annexation Act of 1965, as amended (§ 31-12-101 C.R.S., et seq.). Contiguity is presumed to satisfy the eligibility requirement of § 31-12-104 C.R.S.
The annexation meets the 1/6th contiguity requirements with city limits.

(ii) The proposed zoning is appropriate, based upon consideration of the following factors:

(A) The proposed zoning is consistent with the Comprehensive Plan designation of the property; and
The proposed zoning of RL-5 implements the Comprehensive Plan designation of Residential Low.

(B) The proposed land uses are consistent with the purpose and intent of the proposed zone district.

Single family residential development is consistent with the RL-5 zone district.

(iii) 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.
The annexation and zoning of the parcel would actually facilitate eligibility of surrounding, adjacent parcels that want to annex and develop within city limits. No variances of exceptions would need to be granted if adjacent land is annexed and developed.

(iv) The landowner has waived in writing any preexisting vested property rights as a condition of such annexation.
There are no preexisting vested property rights associated with this parcel but the landowner waives these rights.

Section 21.02.050 (m)(3)(ii) Review Criteria for Rezoning:

A. **Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.**
The requested RL-5 zoning is consistent with the Residential Low future land use designation. The Residential Low designation is appropriate for RL-4 and RL-5 zone districts.

B. **Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).**
The rezone request and subsequent development at RL-5 standards will allow better use of this underutilized parcel and is consistent with surrounding development to the east and southeast.

C. **Benefits. The community or area, as decided by the review body, derives an overall benefit(s) from the proposed zoning.**
The community will derive benefits from the addition of attainable housing in a desirable part of Grand Junction. The eventual development of the parcel would extend services (sewer) and make better use of existing infrastructure (domestic water). The eventual construction of infrastructure and subsequent housing would provide local jobs and contribute money to the local economy in the short term.

F. Development Schedule

This criterion is not applicable for this submittal.

Summary – 881 21 Road Annexation & Zoning – Public Comment Meeting
Tuesday, January 20th, VIA Zoom at 5:30 PM

There were 11 attendees, including Tracy States, Project Coordinator with River City Consultants, Inc. and Thomas Lloyd, Planning Manager with the City of Grand Junction

Residential Development Annexation Proposal

Tracy presented a project to annex and rezone a 39.97-acre property located at 888 21 Road, requesting annexation into the City of Grand Junction and implementing a residential low designation with RL-5 zoning. Thomas Lloyd, the Planning Manager for the City of Grand Junction, was present to answer technical questions. A resident expressed concerns about formal protesting options, as they live across the street and fear the development will impact road infrastructure. Tracy explained that protests/comments can be made during the upcoming public hearings with the planning commission and city council.

Annexation Notice Process Discussion

The meeting discussed the process for notifying residents about upcoming meetings regarding annexation and zoning changes. Tracy explained that postcards would be sent out by the city, with a 10-day advance notice required by code to surrounding properties within 500'. The discussion also covered the potential impact of the development on local streets. Tracy clarified that a separate administrative application process for the subdivision will be made regarding the subdivision of the parcel and another neighborhood information meeting will be held once a plan is created. Required investigations, such as traffic studies and drainage could be required.

Persigo Annexation Agreement Discussion

The meeting focused on the Persigo agreement between the city and county, which requires annexation into the city for certain levels of development to avoid duplication of services. Thomas clarified that the agreement was negotiated in 1997 and is not being forced by the city alone, but both parties must adhere to it. Shawn expressed concerns about the inability to tap into sewer lines and the challenges of developing their property due to the agreement, while Thomas acknowledged these issues but emphasized the importance of following the existing agreement.

Groundwater Challenges in Sewer Project

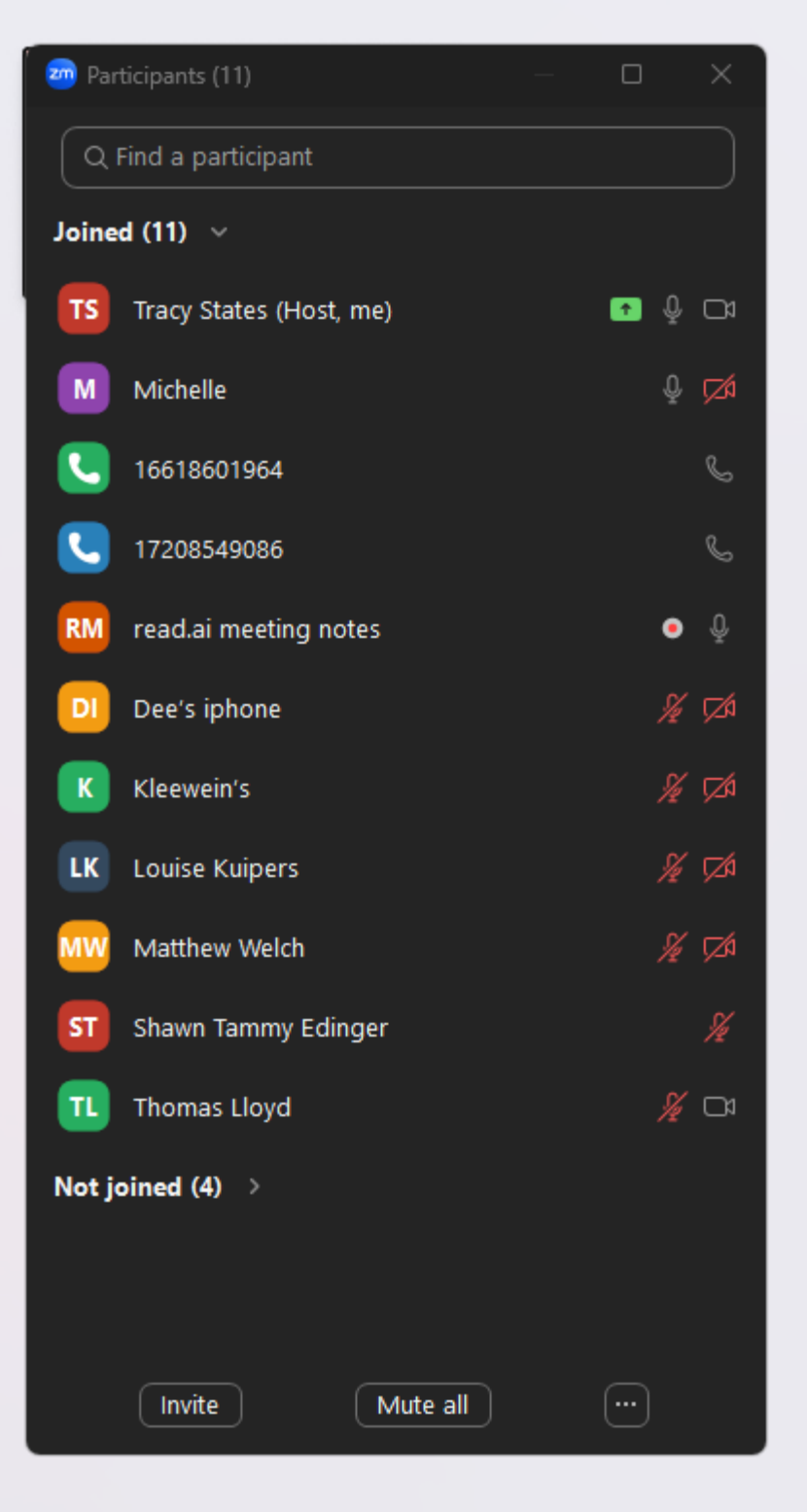
The group discussed concerns about groundwater issues affecting sewer installation and drainage in the area, with Dee highlighting multiple cave-ins and safety problems during sewer line digging in 21 ½ Road. Residents stated they did not want to be annexed. Tracy

explained that annexation is only triggered if the property owner(s) wish to develop their property, and both Planning Commission and City Council hearings would be held to allow public input. The discussion concluded with Tracy outlining the process for project approval, including neighborhood meetings and website information availability.

Rural Annexation and Zoning Concerns

The meeting focused on concerns regarding annexation and zoning changes in a rural area. One of the attendees stated that the current zoning allows for one house per five acres, with farm animals permitted. Tracy confirmed and clarified that annexation into the city of Grand Junction is required to create additional lots. The group discussed the need for broader community notification, with Dee suggesting that the neighborhood take responsibility for extending notifications beyond the current 500' requirement. Tracy provided an update on the timeline for the annexation process, noting that it could take several months before public hearings are scheduled.

With no new discussion, the meeting adjourned at 6:00 PM


Participants (11)
Find a participant
Joined (11)
TS
Tracy States (Host, me)
M
Michelle
16618601964
17208549086
RM
read.ai meeting notes
DI
Dee's iphone
K
Kleewein's
LK
Louise Kuipers
MW
Matthew Welch
ST
Shawn Tammy Edinger
TL
Thomas Lloyd
Not joined (4)
Invite
Mute all

4PF GZ IMPACT LAND FUND LLC
PATRICK VAHEY
1555 BLAKE ST STE 210
DENVER CO 80202

AUSTIN JEFFREY B
AUSTIN MELANIE M
893 21 RD
FRUITA CO 81521

BABCOCK JAMES C
883 CANYON BROOK ST
GRAND JUNCTION CO 81505

BALLEWEG JEREMY
BALLEWEG MELANIE
2130 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

BERGER JAMES LEO
BERGER LINDA SUE
2126 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

BLAIR RONALD JOHN
BLAIR CHERYL A
863 21 RD
FRUITA CO 81521

BROOKFIELD FILING 3 & 4 LLC
BROOKFIELD MIXED USE 35 LLC
1111 S 7TH ST
GRAND JUNCTION CO 81501

BROOKFIELD NORTH HOMEOWNERS ASSOCIATION
591 25 RD UNIT B1
GRAND JUNCTION CO 81505

BROOKFIELD SOUTH RESIDENTIAL HOA INC
2571 I 1/2 RD
GRAND JUNCTION CO 81505

CADWELL JOHN
GLASSER STEVEN
887 CANYON BROOK ST
GRAND JUNCTION CO 81505

CAROL L TODD LIVING TRUST DATED DEC 10 2013
2096 I RD
FRUITA CO 81521

CHISM TROY D
CHISM DANIELLE R
779 FOXFIRE CT
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
THOMAS LLOYD
250 N 5TH ST
GRAND JUNCTION CO 81501

COMPTON RICHLYN L
2130 TIMMERLAND AVE
GRAND JUNCTION CO 81505

DIMMICK ORRIN
DIMMICK STEPHANIE
2128 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

DRP BOOKBINDER MULTISTATE LLC
1100 W TRAVERSE PKWY UNIT 300
LEHI UT 84043

EDINGER TAMMY S
EDINGER SHAWN H
889 21 1/2 RD
GRAND JUNCTION CO 81505

EDWARDS PATRICK T
EDWARDS LINDA J
891 21 RD
FRUITA CO 81521

FRARY MICHAEL LADD
FRARY CHLOANN MICHELLE
825 SULPHUR CREEK RD
MEEKER CO 81641

GRAHAM BRITTANY
2125 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

HERNANDEZ JESUS M
HERNANDEZ MARTHA E
875 21 RD
FRUITA CO 81521

HICKMAN LINDA S
2126 I RD
GRAND JUNCTION CO 81505

HIRSCH SKYLER
BOWNS TAYLOR
2133 TIMMERLAND AVE
GRAND JUNCTION CO 81505

IRIZARI MELANIE
GLASSBURN TIMOTHY M & DENISE
2128 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

JOHNSON STEPHEN ANTHONY
JOHNSON LISA ANN
2126 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

KARREN MAXWELL
NETZAHUALCOYOTL
KARREN KIMBERLY ANN
2129 TIMMERLAND AVE
GRAND JUNCTION CO 81505

KEITH B EGAN & PAULA M EGAN
REVOCABLE TRUST
2134 MOON BEAM PL
GRAND JUNCTION CO 81505

KINGSLEY STEPHANIE
POLA GREG W
2134 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

KLEEWEIN JASON A
KLEEWEIN CATHERINE A PAYTON
2125 I RD
GRAND JUNCTION CO 81505

KUIPERS LOUISE E
NOLAN JAMES A
2131 TIMMERLAND AVE
GRAND JUNCTION CO 81505

LANNAN JOHN R III
LANNAN SOPHIA W
2128 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MANTHEI ROWAN JURGENS
101 RAINBOW DR UNIT 4928
LIVINGSTON TX 77399

MEEKS ASHLEIGH K H
MEEKS SAMUEL E P
2126 TIMMERLAND AVE
GRAND JUNCTION CO 81505

MILES TRUST DATED MAR 26 2008
12014 RD 42
MANCOS CO 81328

OLIN NICOLE
OLIN JEFFREY
2127 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

OTTMAN JASON
OTTMAN AMANDA
895 21 RD
FRUITA CO 81521

PEACOCK KELLY L
PEACOCK KIMBERLY E
2131 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

PLUNK RALPH R JR
PLUNK KATHY F
2132 SLOPE CREEK AVE
GRAND JUNCTION CO 81505

POLLARD STEPHEN
BURNS MEGAN
2132 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

RIVER CITY CONSULTANTS INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

SENERGY BUILDERS
DARIN CAREI
1111 S 7TH ST
GRAND JUNCTION CO 81501

SMELSER MATTHEW R
SMELSER CHELSEY M
2116 I RD
GRAND JUNCTION CO 81505

SMITH CAITLIN
879 CANYON BROOK ST
GRAND JUNCTION CO 81505

TRUSCOTT BRIEN L
HORNE VICTORIA A
2129 BLOOMFIELD AVE
GRAND JUNCTION CO 81505

WALT LINDSEY
CISAR DEVON J
881 CANYON BROOK ST
GRAND JUNCTION CO 81505

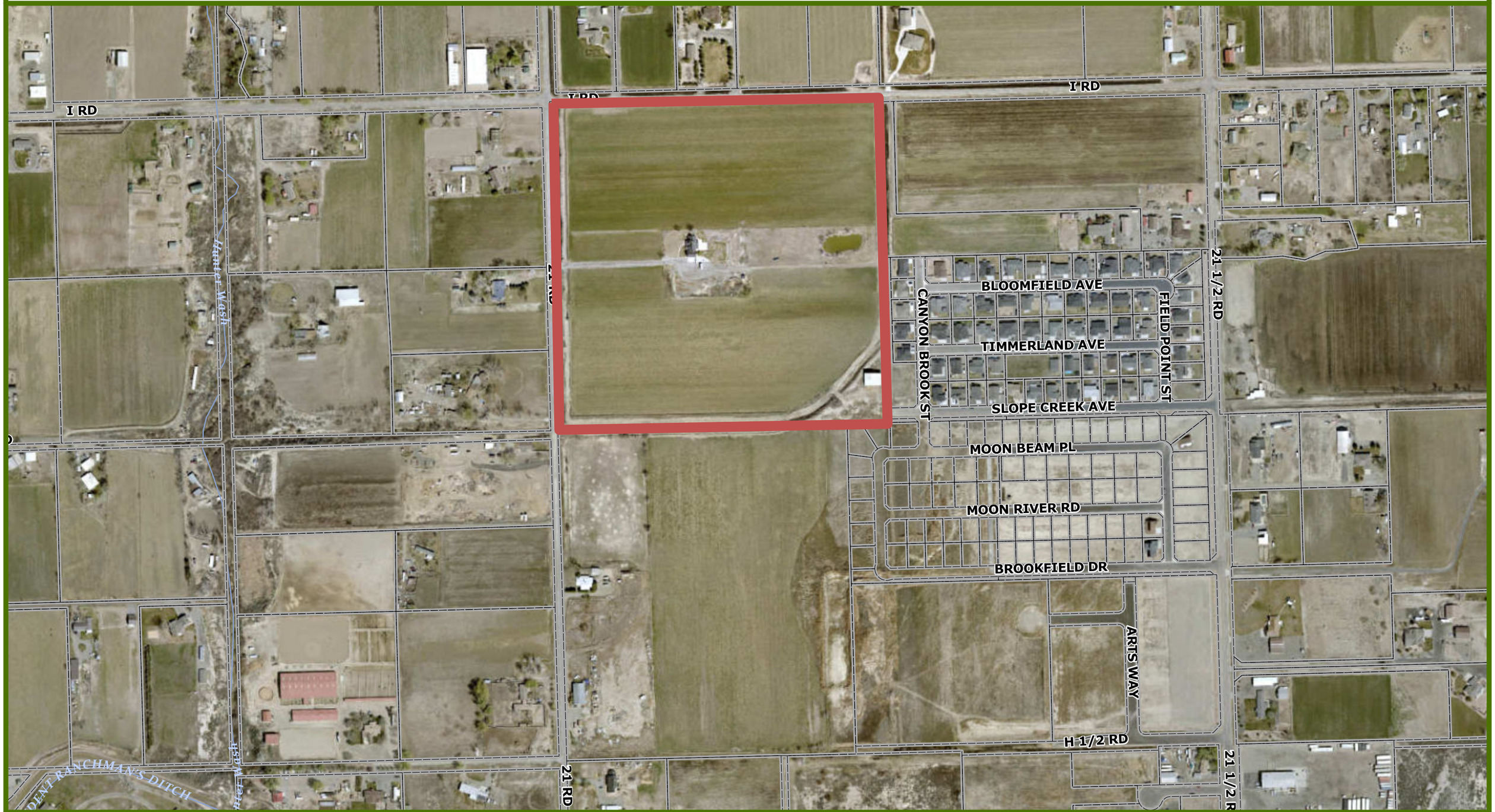
WELCH MATT
WELCH AUNA
885 CANYON BROOK ST
GRAND JUNCTION CO 81505

WHETSTONE DUSTIN E
PO BOX 2787
GRAND JUNCTION CO 81502

WRIGHT MARTIN E
WRIGHT ADRIANE M
2135 MOON BEAM PL
GRAND JUNCTION CO 81505

YENTER REX A
YENTER DIETRA F
2102 I RD
GRAND JUNCTION CO 81505

Location Map



N

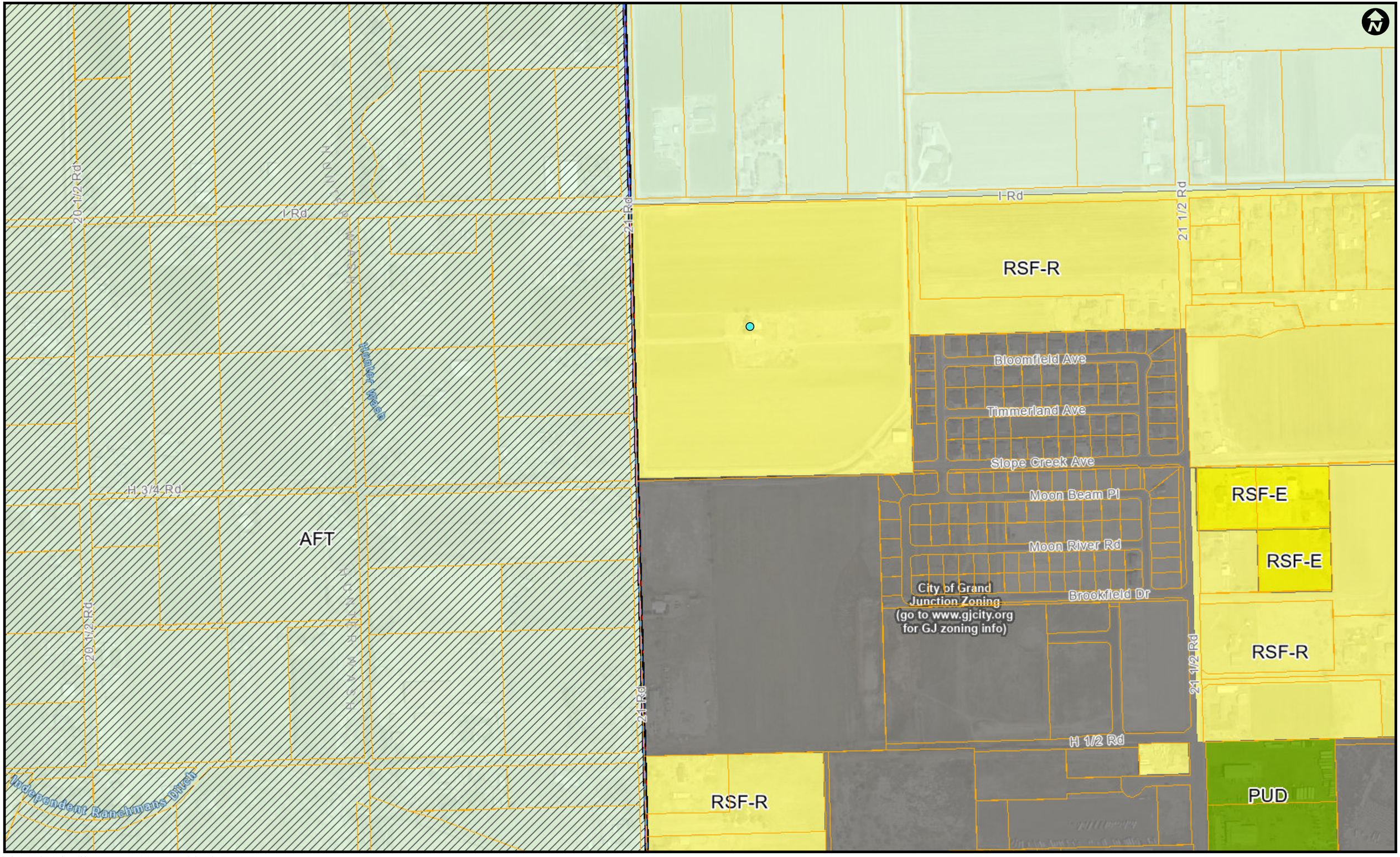
0 0.25 0.5 mi

Printed: 1/20/2026

1 inch equals 0 miles

Scale: 1:4,315

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



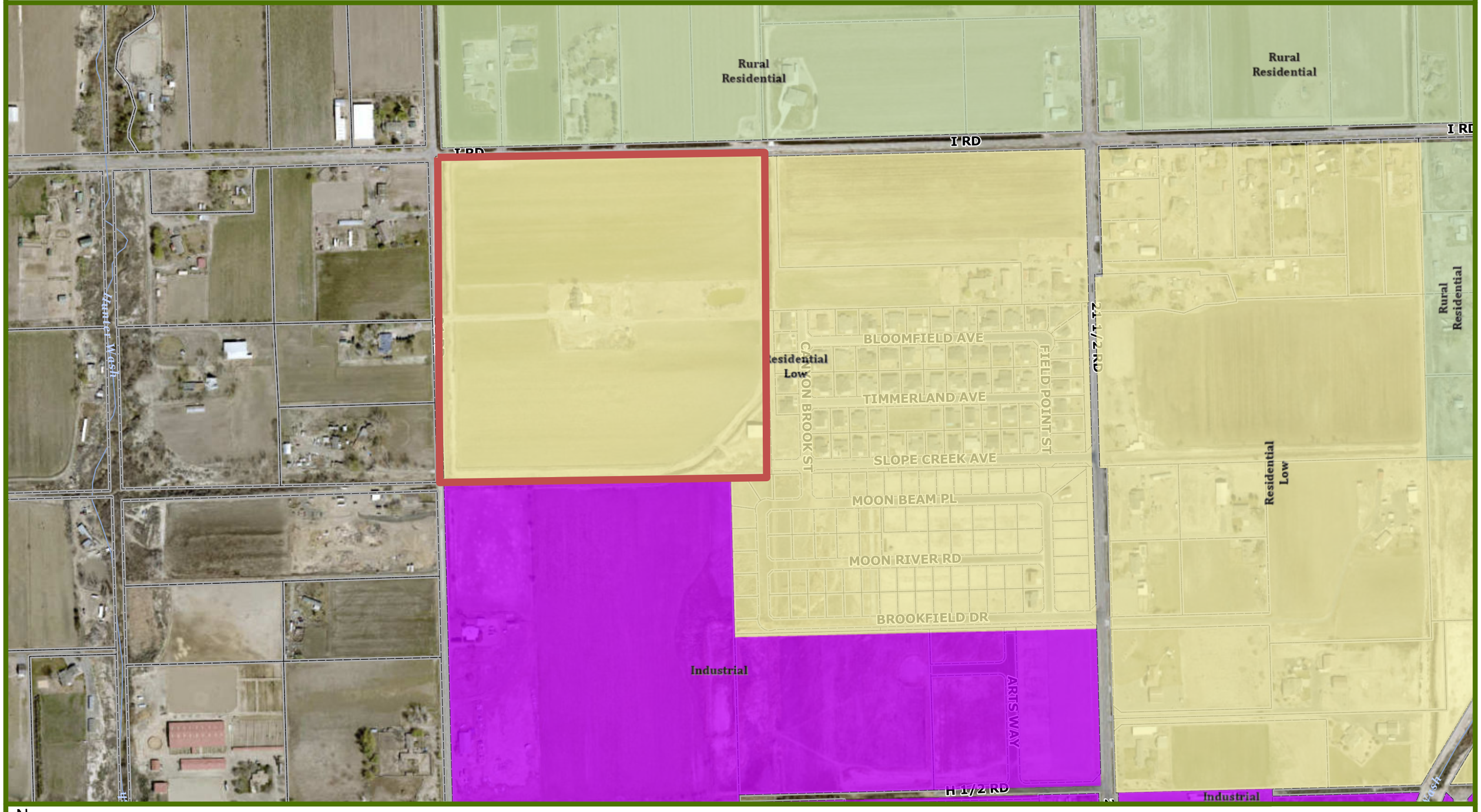
The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys.
The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

Existing County Zoning

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

Comprehensive Plan (Future Land Use)



N

0 0.25 0.5 mi

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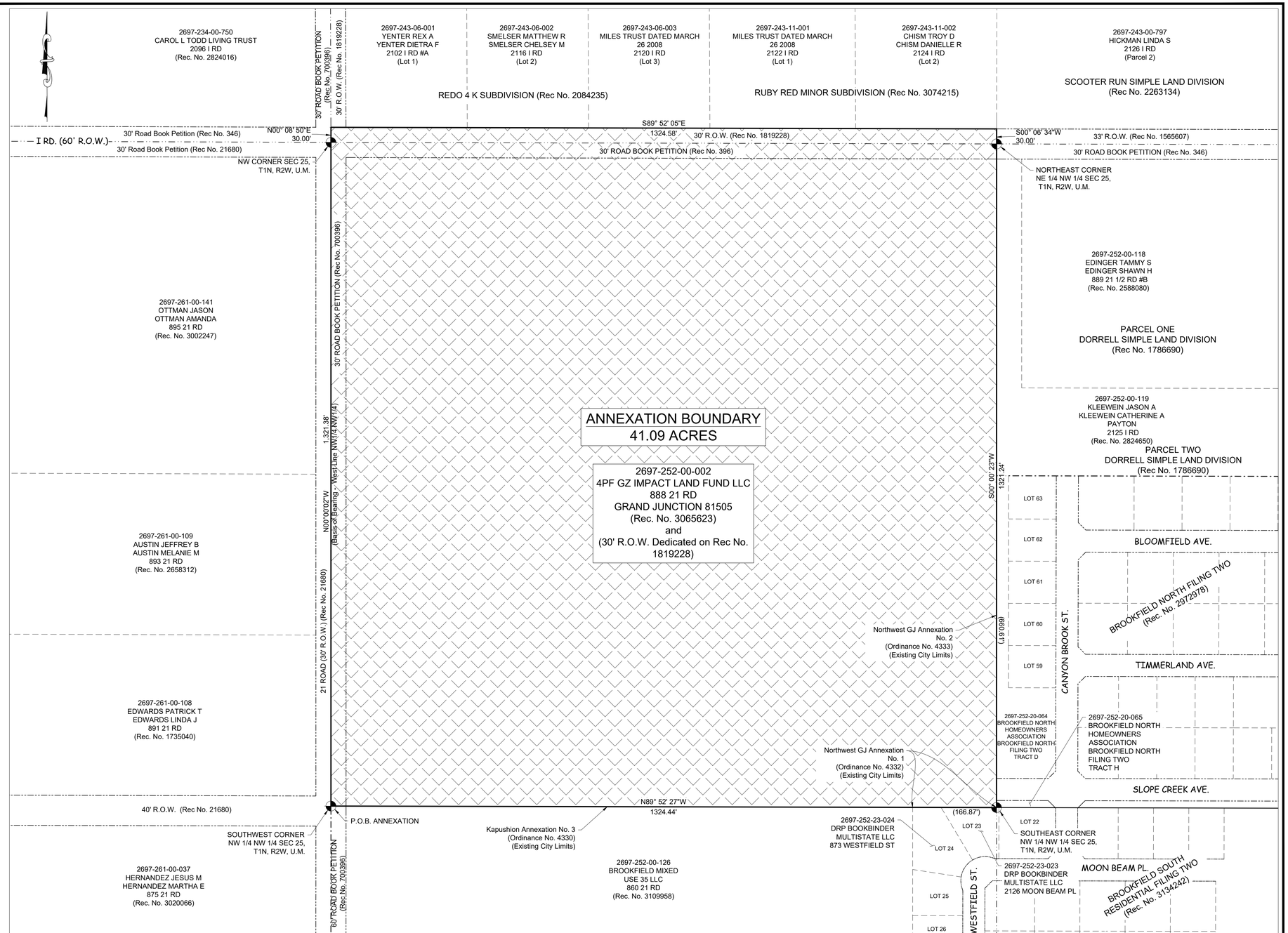
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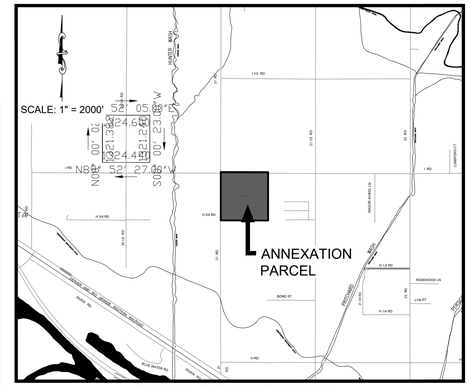
CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

MONUMENT VISTAS ANNEXATION

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	5,351.64	FT.
CONTIGUOUS PERIMETER	1,985.04	FT.
AREA IN SQUARE FEET	1,789,835	FT^2
AREA IN ACRES	41.09	AC.
AREA WITHIN R.O.W.	118,217	SQ. FT.
	2.71	AC.
AREA WITHIN DEEDED R.O.W.	39,738	SQ. FT.
	0.91	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
T	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
X	X

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.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
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:	DJM	DATE: 03/13/2026
REVIEWED BY:	RBP	DATE: 03/13/2026
CHECKED BY:	ABL	DATE: 03/13/2026
APPROVED BY:	RBP	DATE: 03132026

100 0' 50 100
SCALE: 1" = 100
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

1 OF 1

G:\Data\SURVEY\Annexations\2026\Monument Vista\CAD\Monument Vistas Annexation Boundary DJM 2-18-26.DWG - PLOTTED 2026-05-28

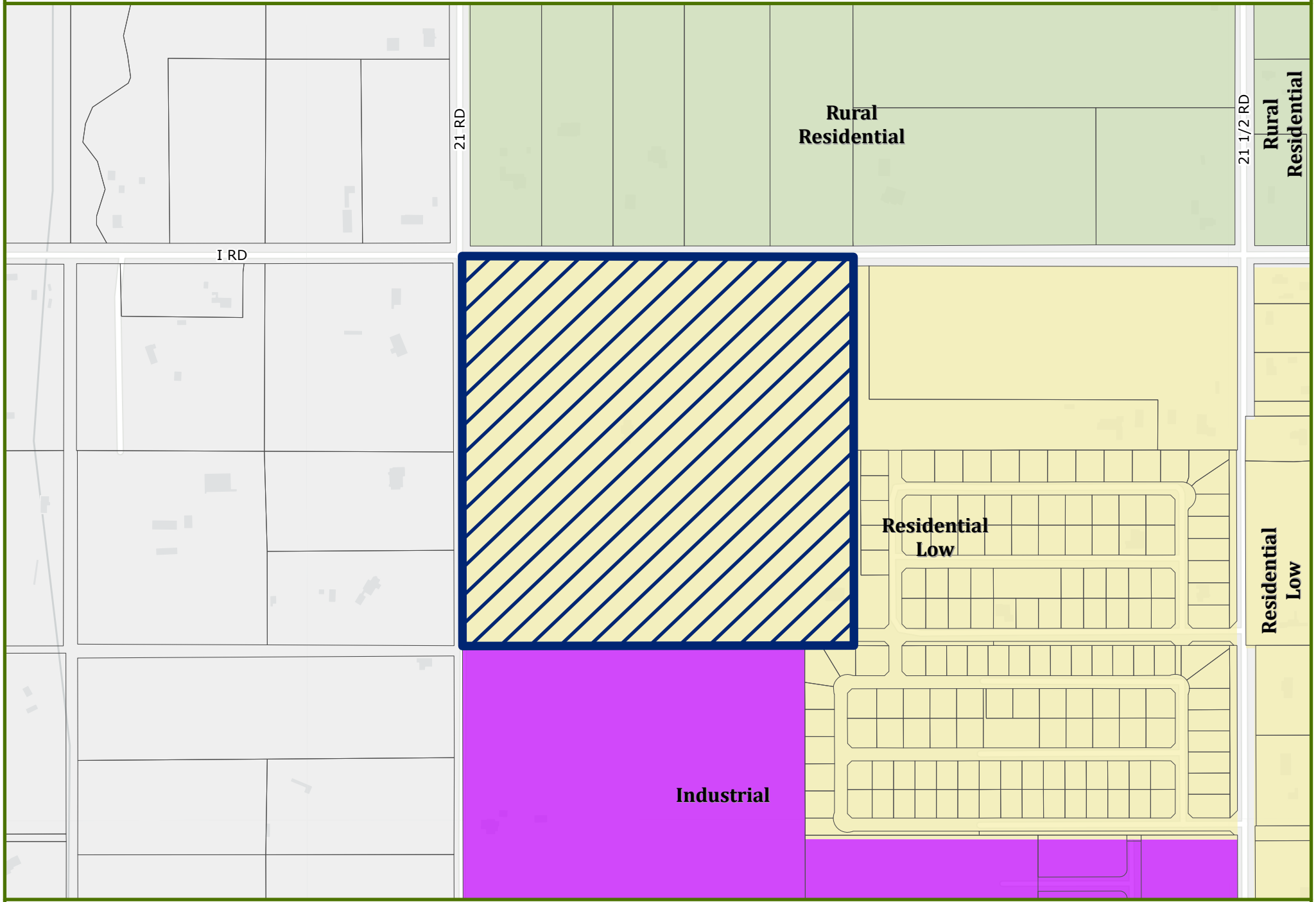
MONUMENT VISTAS ANNEXATION SCHEDULE	
May 20	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
June 23	Planning Commission Considers Zone of Annexation
July 1	City Council Intro Proposed Zoning Ordinance
July 15	City Council Accept Petition/Annex and Zoning Public Hearing
August 17	Effective date of Annexation and Zoning

ANNEXATION SUMMARY					
File Number		ANX-2026-47			
Location(s)		888 21 Road			
Tax ID Number(s)		2697-252-00-002			
Number of Parcel(s)		1			
Existing Population		1 Family			
Number of existing Dwelling Units		1			
Acres Land Annexed		39.97			
Developable Acres Remaining		39.97			
Right-of-way in Annexation		N/A			
Previous County Zoning		RSF-R			
Proposed City Zoning		RL-5			
Surrounding Zoning:	North:	County AFT			
	South:	City I-1 and RL-5			
	East:	City RL-4 and County RSF-R			
	West:	County AFT			
Current Land Use		Single Family/Agricultural			
Proposed Land Use		Residential			
Surrounding Land Use:	North:	Single Family Residential/Agricultural			
	South:	Single Family Residential/Agricultural			
	East:	Residential Low; Vacant Industrial			
	West:	Single Family Residential/Agricultural			
Comprehensive Plan Designation:		Residential Low			
Retailers within Annexation boundary		Yes:		No:	X
If yes, provide Name/Address/Phone Number					
Values:	Assessed	$60,890 (School) $55,710 (Non-School)			
	Actual	$703,810			
Address Ranges					
Special Districts:	Water	Ute Water			
	Sewer	Persigo			
	Fire	Lower Valley Fire			
	Irrigation/Drainage	Grand Valley Drainage District			
	School	School District 51			
	Pest	Grand River Mosquito Control District			

Monument Vistas Annexation



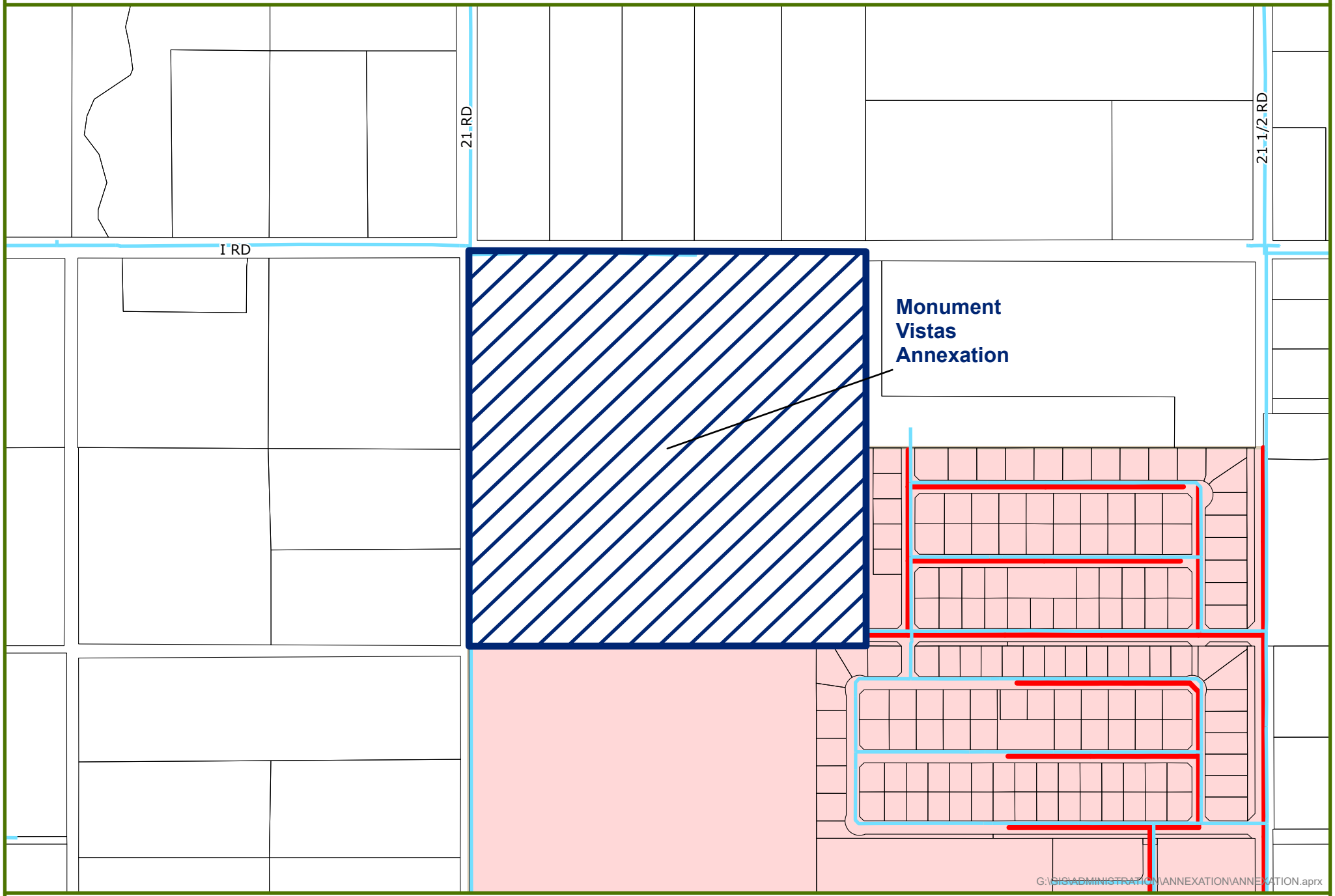
Monument Vistas Annexation - Land Use



Date Created: 4/6/2026

CITY OF Grand Junction COLORADO

Monument Vistas Annexation - Utilities



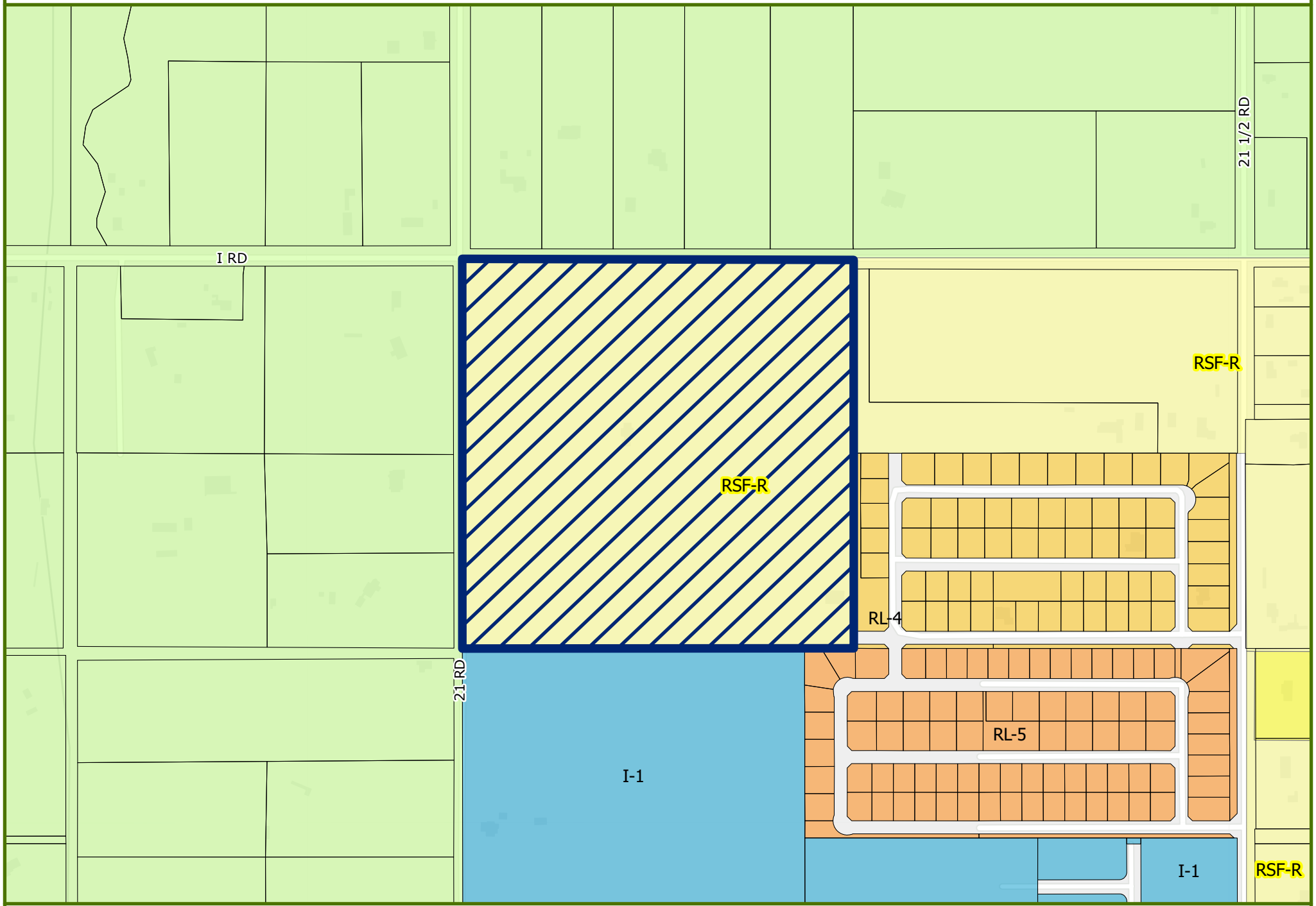
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0 250 500 Feet

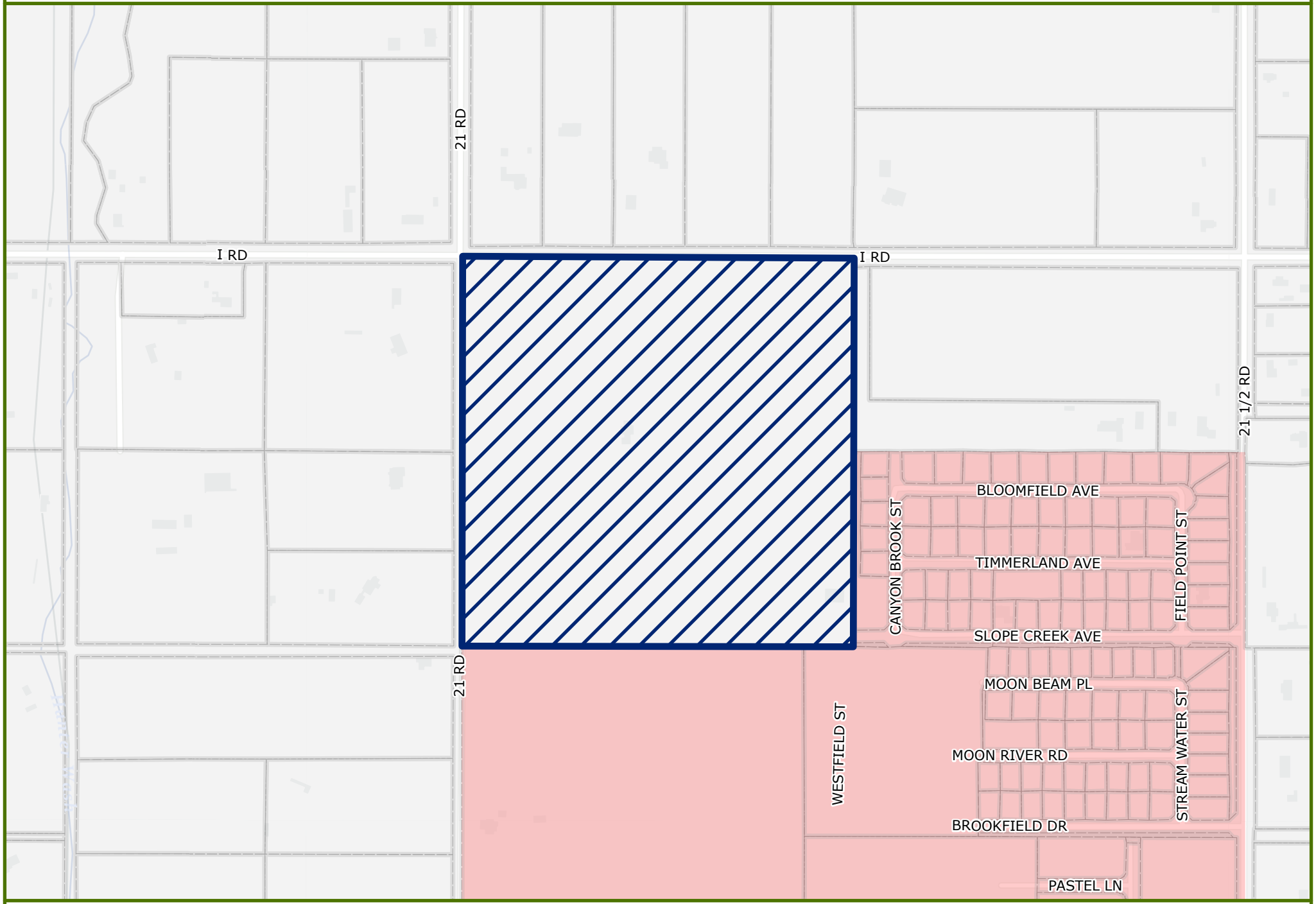
UTE WATER SEWER

Date Created: 4/6/2026

Monument Vistas Annexation - Zoning



Monument Vistas Annexation



GRAND JUNCTION PLANNING COMMISSION
June 23, 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; Ian Thomas, Gregg Palmer, Ian Moore, Robert Quintero, Keith Ehlers, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from June 9, 2026.
2. **Mesa Mall West Easement Vacation** **VAC-2025-318**
   Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Monument Vista Zone of Annexation** **ANX-2026-47**
   Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 Road.

Staff Presentation
Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
There were no questions from Commissioner's for staff.

Applicant's representative Tracy Stares made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

DRAFT

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30
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 Bicycle Parking and Storage.

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

Public Hearing

DRAFT

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion
Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

DRAFT

Commissioner Palmer seconded; Motion passed 4-3.

An amendment was made by Commissioner Moore, seconded by Commissioner Thomas, to say that two parking spaces need to be required for all zones.

Motion Failed 4-3

3. Zoning Code Amendment - Certified Irrigation Designers 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 Certified Irrigation Designers.

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

DRAFT

Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

Motion and Vote
Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.
Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

DRAFT

The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-XX

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 MONUMENT VISTAS ANNEXATION

APPROXIMATELY 41.09 ACRES LOCATED AT 888 21 ROAD IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th day of May 2026, 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:

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of July 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 15th day of July 2026.

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO MONUMENT VISTAS ANNEXATION

LOCATED AT 888 21 ROAD APPROXIMATELY 41.09 ACRES

WHEREAS, on the 20th day of May 2026, 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 15th day of July 2026; 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:

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2

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(Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.

INTRODUCED on first reading on the 20th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of July 2026 and ordered published in pamphlet form.

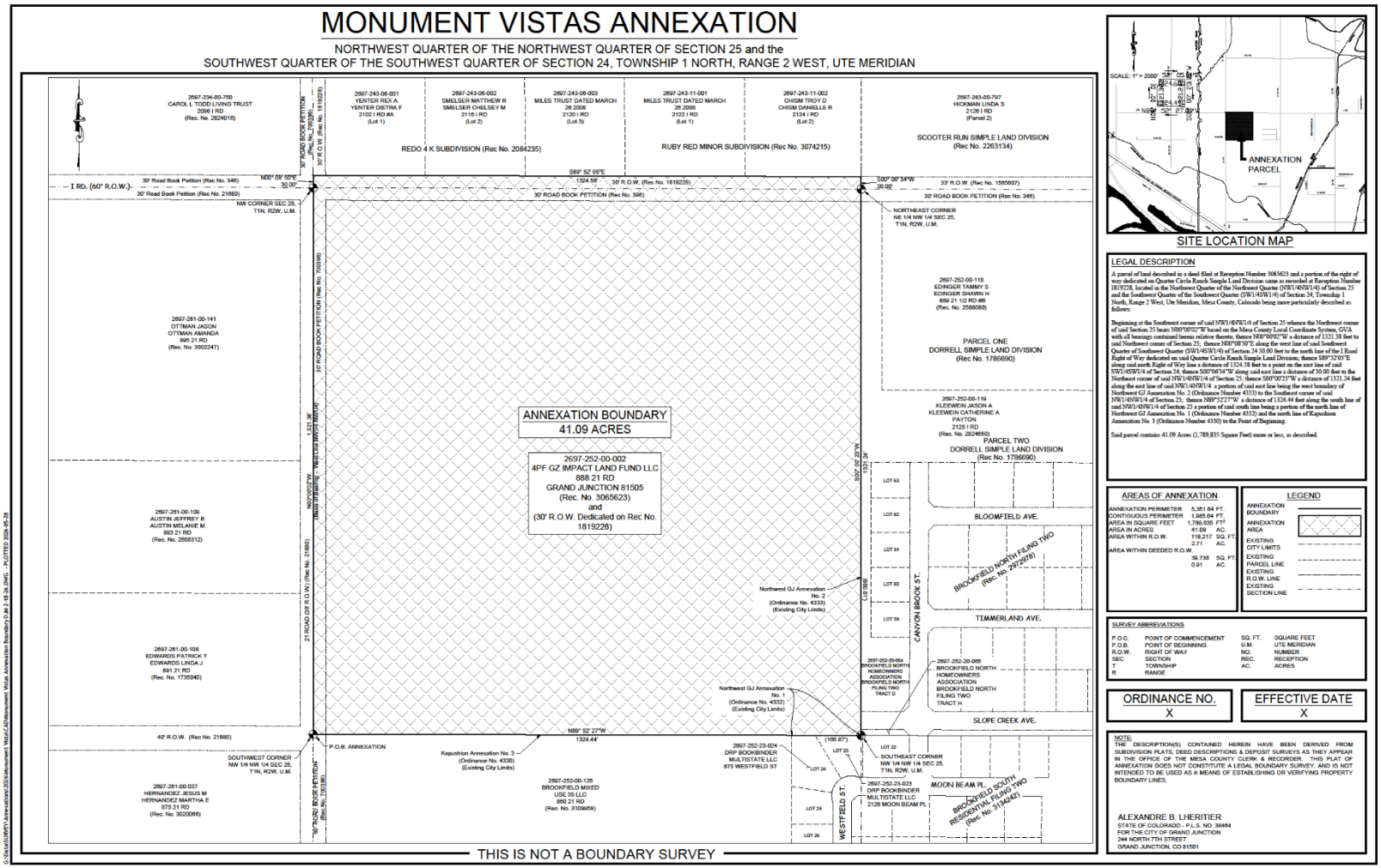
_____
Laurel Lutz
President of the City Council

Attest:

_____
Selestina Sandoval
City Clerk

DRAFT

EXHIBIT A


MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
ANNEXATION BOUNDARY
41.09 ACRES
2697-252-00-002
4PF GZ IMPACT LAND FUND LLC
888 21 RD
GRAND JUNCTION 81505
(Rec. No. 3065623)
and
(30' R.O.W. Dedicated on Rec No. 1819228)
REDO 4 K SUBDIVISION (Rec No. 2084235)
RUBY RED MINOR SUBDIVISION (Rec No. 3074215)
SCOOTER RUN SIMPLE LAND DIVISION (Rec No. 2263134)
PARCEL ONE
DORRELL SIMPLE LAND DIVISION
(Rec No. 1786690)
PARCEL TWO
DORRELL SIMPLE LAND DIVISION
(Rec No. 1786690)
BLOOMFIELD AVE.
TIMMERLAND AVE.
SLOPE CREEK AVE.
MOON BEAM PL.
CANYON BROOK ST.
WESTFIELD ST.
BROOKFIELD NORTH FILING TWO (Rec. No. 1972978)
BROOKFIELD SOUTH RESIDENTIAL FILING TWO (Rec. No. 3134242)
Northwest GJ Annexation No. 2 (Ordinance No. 4333) (Existing City Limits)
Northwest GJ Annexation No. 1 (Ordinance No. 4332) (Existing City Limits)
Kapushion Annexation No. 3 (Ordinance No. 4336) (Existing City Limits)
NW CORNER SEC 25, T1N, R2W, U.M.
NORTHEAST CORNER NE 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
SOUTHWEST CORNER NW 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
SOUTHEAST CORNER NW 1/4 NW 1/4 SEC 25, T1N, R2W, U.M.
P.O.B. ANNEXATION
S89° 52' 05"E 1324.58'
N89° 52' 27"W 1324.44'
30' ROAD BOOK PETITION (Rec No. 346)
30' ROAD BOOK PETITION (Rec No. 21680)
30' ROAD BOOK PETITION (Rec No. 703186)
21 ROAD (50' R.O.W.) (Rec No. 21680)
1 RD. (60' R.O.W.)
42' R.O.W. (Rec No. 21680)
THIS IS NOT A BOUNDARY SURVEY
SCALE: 1" = 2000'
ANNEXATION PARCEL
SITE LOCATION MAP
LEGAL DESCRIPTION
A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division: same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:
Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the 1 Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 of Section 25 to the Southeast corner of said NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4336) to the Point of Beginning.
Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described.
AREAS OF ANNEXATION
ANNEXATION PERIMETER 5,361.64 FT.
CONTIGUOUS PERIMETER 1,965.64 FT.
AREA IN SQUARE FEET 1,789,835 FT²
AREA IN ACRES 41.09 AC.
AREA WITHIN R.O.W. 118,217 SQ. FT. 2.71 AC.
AREA WITHIN DEEDED R.O.W. 39,738 SQ. FT. 0.91 AC.
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC SECTION
T TOWNSHIP
R RANGE
SQ. FT. SQUARE FEET
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
AC. ACRES
ORDINANCE NO. X
EFFECTIVE DATE X
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.
ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
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: CJM DATE: 03/13/2026
REVIEWED BY: RBP DATE: 03/13/2026
CHECKED BY: ABL DATE: 03/13/2026
APPROVED BY: RBP DATE: 03132026
SCALE: 1" = 100
LINEAL UNITS = U.S. SURVEY FOOT
CITY OF Grand Junction COLORADO
Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501
MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN
1 OF 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING MONUMENT VISTAS ANNEXATION TO RESIDENTIAL LOW 5 (RL-5) ZONE DISTRICT

LOCATED AT 888 21 ROAD

Recitals:

The owner has petitioned to annex their 40.18 acres located at 888 21 Road into the City limits. The annexation is referred to as the "Monument Vistas Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Monument Vistas Annexation from County RSF-R (Residential Single Family - Rural) to RL-5 (Residential Low 5) finding that the RL-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the 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 public notice and public hearing, the Grand Junction City Council finds that the request for the RL-5 (Residential Low 5) district is in conformance with the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

ZONING FOR THE MONUMENT VISTAS ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

A parcel of land described in a deed filed at Reception Number 3065623 located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being described as:

The NW1/4 of the NW1/4 of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, more particularly described as:

Beginning at the southwest corner of said NW1/4NW1/4 of Section 25 whence the northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W a distance of 1321.38 feet along the west line of Section 25 to said northwest corner of Section

25; thence S89°52’05”E 1324.60 feet along the north line of Section 25 to the northeast corner of the NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 to the southeast corner of the NW1/4NW1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 to the southwest corner of said NW1/4NW1/4 of Section 25 and the Point of Beginning.

Said parcel contains 40.18 acres, more or less, as described.

INTRODUCED on first reading this 1st day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 15th day of July 2026 and ordered published in pamphlet form.

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk