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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, MARCH 10, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-3-10-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request to vacate public easements at 500 S. 7th Street, including a 10' X 10" utility easement on the northwest edge of the property, a 3' pedestrian easement, and a multipurpose easement all dedicated on the Situs Subdivision plat, and a utility easement that was retained by the City of Grand Junction in Ordinance No. 4682 to accommodate the construction of a proposed four-story, 149-unit apartment building

Regular Agenda

1. Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) and the City of Grand Junction for the Camelback Gardens Development Proposed on a total of 25.36 Acres located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa being all that land within Camelback Gardens Boundary Line Adjustment same as recorded at Reception Number 3148907, portions of the District Open Space shown on the following four (4) subdivision plats 1) The Ridges Filing No. Six same as recorded at Reception Number 1259706, 2) Cobblestone Ridges same as recorded at Reception Number 1778367, 3) Cobblestone Ridges Phase 2 same as recorded at Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat same as recorded at Reception Number 1789624 said District Open Space also known as Mesa County Parcel Number 2945-202-17-020 and Tract A Public Open Space dedicated on said Cobblestone Ridges Phase 2 Replat also known as Mesa County Parcel Number 2945-174-41-012 over a 17-year timeframe

Other Business

Adjournment



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: March 10, 2026
Presented By: Stephanie Halford, Associate Planner
Department: Community Development
Submitted By: Stephanie Halford

Information

SUBJECT:

Consider a request to vacate public easements at 500 S. 7th Street, including a 10' X 10" utility easement on the northwest edge of the property, a 3' pedestrian easement, and a multipurpose easement all dedicated on the Situs Subdivision plat, and a utility easement that was retained by the City of Grand Junction in Ordinance No. 4682 to accommodate the construction of a proposed four-story, 149-unit apartment building

RECOMMENDATION:

Staff recommend that the Planning Commission recommend conditional approval to the City Council of the vacation of a 10' X 10' utility easement on the northwest edge of the property, 3' pedestrian easement, multipurpose easement and utility easement retained in Ordinance 4682 at 500 S. 7th Street, subject to the findings of fact and condition listed below

EXECUTIVE SUMMARY:

The applicant proposes development of a four-story multifamily residential building consisting of 149 dwelling units, along with associated site and utility improvements. A Major Site Plan application has been submitted and is currently under review.

Three public easements encumber the subject property and conflict with the proposed building footprint:

- 10' x 10' Utility Easement (Northwest Corner): A 10-foot by 10-foot utility easement located in the northwest corner of the property contains an existing fire hydrant. The applicant proposed to relocate the hydrant to the adjacent public right-of-way and vacate the easement, allowing the building to be constructed with a zero-foot setback in a U-shaped configuration along the west, north, and east property boundaries.

- Pedestrian Easement (South Avenue): A 3-foot-wide pedestrian easement along South Avenue includes two existing bus stops that are no longer in use and for which no future use is planned. Vacation of this easement would allow the proposed building to be located with a zero-foot setback along the property line.
- Multipurpose Easement (South 8th Street): A 20-foot-wide multipurpose easement extends into the site from South 8th Street and encompasses approximately 2,240 square feet. This easement contains an overhead power line. The applicant proposes to vacate the easement to accommodate the proposed development and is in the process of obtaining required documentation for Xcel Energy.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is located at 500 S 7th Street and consists of approximately 2.63 acres. The site is bordered by three public streets and is within the Greater Downtown area. The applicant proposes redevelopment of the site with a four-story apartment building containing 149 dwelling units, associated parking, utilities, and site improvements.

Three public easements currently encumber the property and conflict with the proposed building footprint and site layout. The applicant proposes to vacate these easements following relocation of the associated infrastructure.

NOTIFICATION REQUIREMENTS

A neighborhood meeting is required for requests to vacate public easements pursuant to Section 21.02.030(c) of the Zoning and Development Code. A virtual neighborhood meeting regarding the proposed vacation of public easement at 500 S. 7th Street was held via Zoom on Thursday, October 23, 2025, at 5:30 PM.

Notification letters were mailed to property owners within 500 feet of the subject property on October 10, 2025, using the mailing list provided by the City of Grand Junction.

The meeting was opened at 5:15 PM by Tracy States, Project Coordinator with River City Consultants, Inc., to allow time for public participation. Daniella Acosta Stine, Principal Planner with the City of Grand Junction, was also in attendance. No members of the public attended the meeting, and no exhibits were presented. After allowing 15 minutes for public participation, the meeting was concluded at 5:45 PM.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(p). The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

A. Conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and Other Adopted Plans and Policies

The proposed easement vacations are in conformance with the Comprehensive Plan,

the Grand Junction Circulation Plan, and other adopted plans and policies of the City. With relocation of the fire hydrant and the Xcel utility poles the easements will no longer be necessary for public use at this location. There are no future plans for transit facilities within the pedestrian easement area. The vacation supports infill redevelopment consistent with Greater Downtown policies and zoning standards.

B. No parcel shall be landlocked because of the vacation;

The subject parcel has frontage on three public streets and will continue to have adequate access following the vacation. A private alley is proposed along the length of the site, providing two access points into the property. No parcel will be landlocked as a result of the easement vacation.

C. Access shall not be unreasonably restricted or economically prohibitive.

Access to the property will not be restricted, rendered economically prohibitive, or reduced in a manner that devalues the property. Utilities currently located within the easements will be relocated, and access will be maintained from S. 7th Street and S. 8th Street. No adjacent properties are adversely affected.

D. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and

The proposed easement vacations will not adversely impact the health, safety, or welfare of the general community. Fire protection, police services, utility services, and emergency access will continue to function as required. The relocation of the fire hydrant and overhead power line will ensure uninterrupted service.

E. The provision of adequate public facilities and services for any property as required in GJMC 21.05.020 shall not be inhibited by the proposed vacation.

The vacation will not inhibit the provision of adequate public facilities and services as required by GJMC Section 21.05.020. All utilities will remain available to the site and surrounding area, with infrastructure relocated into the public right-of-way as necessary.

RECOMMENDATION AND FINDINGS OF FACT

1. The application complies with the provisions of the Zoning and Development Code, including Section 21.02.050(p)(2)(iii)(B)
2. The proposed easement vacations are consistent with adopted City plans and policies.
3. No parcel will be landlocked or experience unreasonable or economically prohibitive access restrictions because of the vacation.
4. The vacation will not adversely affect public health, safety, or welfare, nor reduce the quality of public facilities or services.
5. Adequate public facilities and services will remain available concurrently with the development.
6. The vacation will not hinder public or City functions.

SUGGESTED MOTION:

I move that the Planning Commission recommend approval to the City Council of the vacation of three public easements located at 500 S. 7th Street, as requested by Situs GJ Industrial LLC, based on the findings of fact and subject to compliance with all applicable City regulations.

Attachments

- 1. Exhibit 1 - Development Application
- 2. Exhibit 2 - Easement Exhibit & Legal Description

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:

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: Site Acreage:

Site Tax No(s): Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

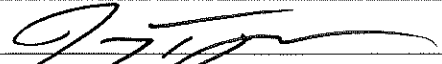
Contact Phone #:

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 Digitally signed by Tracy States
Date: 2025.10.28 12:06:59 -06'00'

Date

Signature of Legal Property Owner 

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Situs GJ Industrial LLC ("Entity") is the owner of the following property:

(b) 500 S. 7th Street, Grand Junction, CO

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Authorized Agent for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

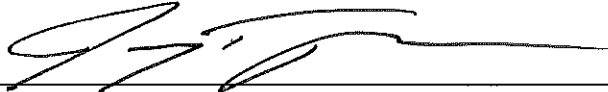
On behalf of Entity, I have reviewed the application for the (d) Vacation - Easement

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: James Taylor, authorized agent

State of Colorado)

County of Mesa) ss.

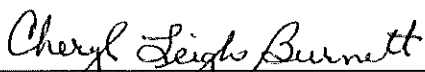
Cheryl Leigh Burnett
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254030530
MY COMMISSION EXPIRES 08/11/2029

Subscribed and sworn to before me on this 29th day of October, 20 25

by James Taylor

Witness my hand and seal.

My Notary Commission expires on 08/11/2029


Notary Public Signature



State Documentary Fee
Date: December 23, 2021
\$335.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **EN-SIM PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP**, whose street address is **630 S 7TH ST, GRAND JUNCTION, CO 81501**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$3,350,000.00) ***Three Million Three Hundred Fifty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SITUS GJ INDUSTRIAL LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **3333 SOUTH BANNOCK ST SUITE 300, Englewood, CO 80110**, City or Town of **Englewood**, County of **Arapahoe** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 1 OF SEVENTH & SOUTH AVE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **630 S 7TH ST, GRAND JUNCTION, CO 81501**

with all its appurtenances and warrant(s) the title to the same, subject to those matters set out in the Exhibit A, attached hereto.

Signed this day of **December 23, 2021**.

EN-SIM PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP

By: *[Signature]*
DOUGLAS S. SIMONS AS PARTNER

By: *[Signature]*
JAMEE E. SIMONS AS PARTNER



State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **December 23rd, 2021** by **DOUGLAS S. SIMONS AND JAMEE E. SIMONS, AS PARTNERS OF EN-SIM PARTNERSHIP, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP**

Witness my hand and official seal

My Commission expires: 2/5/22 *[Signature]*
Notary Public

When recorded return to: **SITUS GJ INDUSTRIAL LLC, A COLORADO LIMITED LIABILITY COMPANY**
3333 SOUTH BANNOCK ST SUITE 300, Englewood, CO 80110



Exhibit A

1. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 12, 1891 IN BOOK 11 AT PAGE 105 AT RECEPTION NO. 11808.
2. ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTOR BY VIRTUE OF ANY CONTRACTS OR DEEDS HERETOFORE MADE WITH AND TO SAID GRANTOR OR ITS GRANTORS BY THE GRAND RIVER DITCH COMPANY, THE MESA COUNTY DITCH COMPANY, THE PIONEER EXTENSION DITCH COMPANY, THE INDEPENDENT RANCHMEN'S DITCH ASSOCIATION, OR THE GRAND VALLEY CANAL COMPANY, TO CLAIM, OBTAIN OR USE WATER, FROM THE CANAL OR CANALS OF SAID COMPANIES, FOR THE PURPOSE OF IRRIGATING OR USING WATER ON THE SUBJECT PROPERTY; TOGETHER WITH ALL THE WATER RIGHTS, PRIVILEGES OR EASEMENTS CONVEYED BY SAID CONTRACTS OR DEEDS TO SAID GRANTOR OR ITS GRANTORS, AS CONVEYED BY CHARLES B. RICH AND MONROE L. ALLISON, TRUSTEES OF THE ESTATE OF GEORGE A. CRAWFORD, DECEASED, TO THE GRAND VALLEY IRRIGATION COMPANY, ITS SUCCESSORS OR ASSIGNS, IN INSTRUMENT RECORDED FEBRUARY 16, 1894 IN BOOK 48 AT PAGE 9 UNDER RECEPTION NO. 17849.
3. RIGHT-OF-WAY, AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE RIO GRANDE JUNCTION RAILWAY COMPANY, ITS SUCCESSORS AND ASSIGNS, IN DEED RECORDED AUGUST 5, 1899 IN BOOK 64 AT PAGE 83 UNDER RECEPTION NO. 29806.
4. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MILLDALE SUBDIVISION RECORDED JULY 13, 1903 UNDER RECEPTION NO. 45120.
5. THE RIGHT TO CONSTRUCT, MAINTAIN, AND REMOVE SEWERS, WATER MAINS, AND GAS MAINS, AND APPURTENANCES, AND TO AUTHORIZE THE CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SAME THEREIN AND THEREFROM, AND SUBJECT TO THE CONTINUED RIGHT OF OWNERS TO MAINTAIN AND OPERATE EXISTING WATER, SEWER AND GAS MAINS AND PIPES, AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN ORDINANCE NO. 692, RECORDED JULY 20, 1954 IN BOOK 611 AT PAGE 201 UNDER RECEPTION NO. 607468.
6. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF UTILITY EASEMENT, GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, RECORDED MAY 21, 1986, IN BOOK 1588 AT PAGE 416 UNDER RECEPTION NO. 1421496.
7. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF STORM SEWER EASEMENT, GRANTED TO THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY, RECORDED JUNE 20, 2003 IN BOOK 3393 AT PAGE 416 UNDER RECEPTION NO. 2128889.
8. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2914, ORDINANCE CONSIDERING A SUBSTANTIAL MODIFICATION OF AN APPROVED PLAN OF DEVELOPMENT BY EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY AND TAX INCREMENT FINANCING DISTRICT, RECORDED MARCH 29, 2011 IN BOOK 5140 AT PAGE 343 UNDER RECEPTION NO. 2567456.
9. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2475, AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, RECORDED JULY 28, 2011 IN BOOK 5181 AT PAGE 622 AT RECEPTION NO. 2579705.
10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2382, INCLUDING PROPERTY WITHIN THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY, RECORDED JULY 28, 2011 IN BOOK 5181 AT PAGE 636 AT RECEPTION NO. 2579707.
11. AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN INSTRUMENT RECORDED MARCH 22, 2013 IN BOOK 5448 AT PAGE 881 UNDER RECEPTION NO. 2648681.
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED JUNE 05, 2013 IN BOOK 5483 AT PAGE 905 UNDER RECEPTION NO. 2657295.
13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SEVENTH & SOUTH AVE SUBDIVISION RECORDED APRIL 19, 2016 UNDER RECEPTION NO. 2757389.
14. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF CITY OF GRAND JUNCTION ORDINANCE NO. 4682, AN ORDINANCE VACATING ALLEY RIGHTS-OF-WAY BETWEEN S. 7TH STREET AND S. 8TH STREET ON THE SOUTH SIDE OF SOUTH AVENUE LOCATED AT 630 S. 7TH STREET AND 735, 737, 741, AND 749 SOUTH AVENUE, RECORDED APRIL 19, 2016 UNDER RECEPTION NO. 2757390.

15. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RESOLUTION NO. 03-16, A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO LOJO PARTNERSHIP, LLP LOCATED AT 630 S. 7TH STREET, RECORDED APRIL 19, 2016 UNDER RECEPTION NO. 2757391.
16. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 4701, AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE 735 SOUTH AVENUE, 737 SOUTH AVENUE, 749 SOUTH AVENUE, AND 821 FIRST AVENUE, RECORDED JUNE 10, 2016 UNDER RECEPTION NO. 2763186.

STATEMENT OF AUTHORITY

- This Statement of Authority relates to an entity named Situs GJ Industrial 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 a:

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust (Section 38-30-108.5, C.R.S.)
<input type="checkbox"/> other:	
- The entity is formed under the laws of: Colorado.
- The mailing address for the entity is: 3333 S Bannock St Ste 900, Englewood, CO 80110.
- The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: James Taylor, authorized agent.
- The authority of the foregoing person(s) to bind the entity is not limited limited as follows:
- Other matters concerning the manner in which the entity deals with interests in real property: NONE.

Executed this 1st day of October, 2025.

Situs GJ Industrial LLC, a Colorado limited liability company

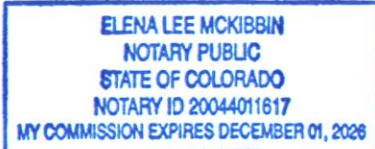
By: [Signature]
 Hugo Weinberger, Manager

STATE OF COLORADO)
) ss.
 County of Arapahoe)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Hugo Weinberger, as Manager for Situs GJ Industrial LLC, a Colorado limited liability company.

Witness my hand and official seal.
 My commission expires: 12-01-2026

[Signature]
 Notary Public



STATEMENT OF AUTHORITY

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- The type of entity is a:

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- Other matters concerning the manner in which the entity deals with interests in real property: NONE.

Executed this 1st day of October, 2025.

Situs GJ Industrial LLC, a Colorado limited liability company

By: Hugo Weinberger
Hugo Weinberger, Manager

STATE OF COLORADO)
County of Arapahoe) ss.
)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Hugo Weinberger, as Manager for Situs GJ Industrial LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 12-01-2026

Elena Lee McKibbin
Notary Public

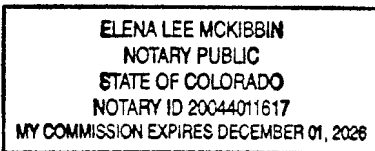


EXHIBIT A

All that part of a Multipurpose easement as recorded at Reception Number 2757389 exclusively within Lot 2 of Situs Subdivision as recorded at Reception Number 3092335

together with all that part Pedestrian easement as recorded at Reception Number 3092335 exclusively within said Lot 2

together with all that part of a Utility easement as recorded at Reception Number 3092335 exclusively within said Lot 2, situated in the South one-half of Section 14 and the North one-half of Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado,

Containing 2,762 Sq. feet more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506

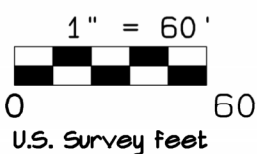
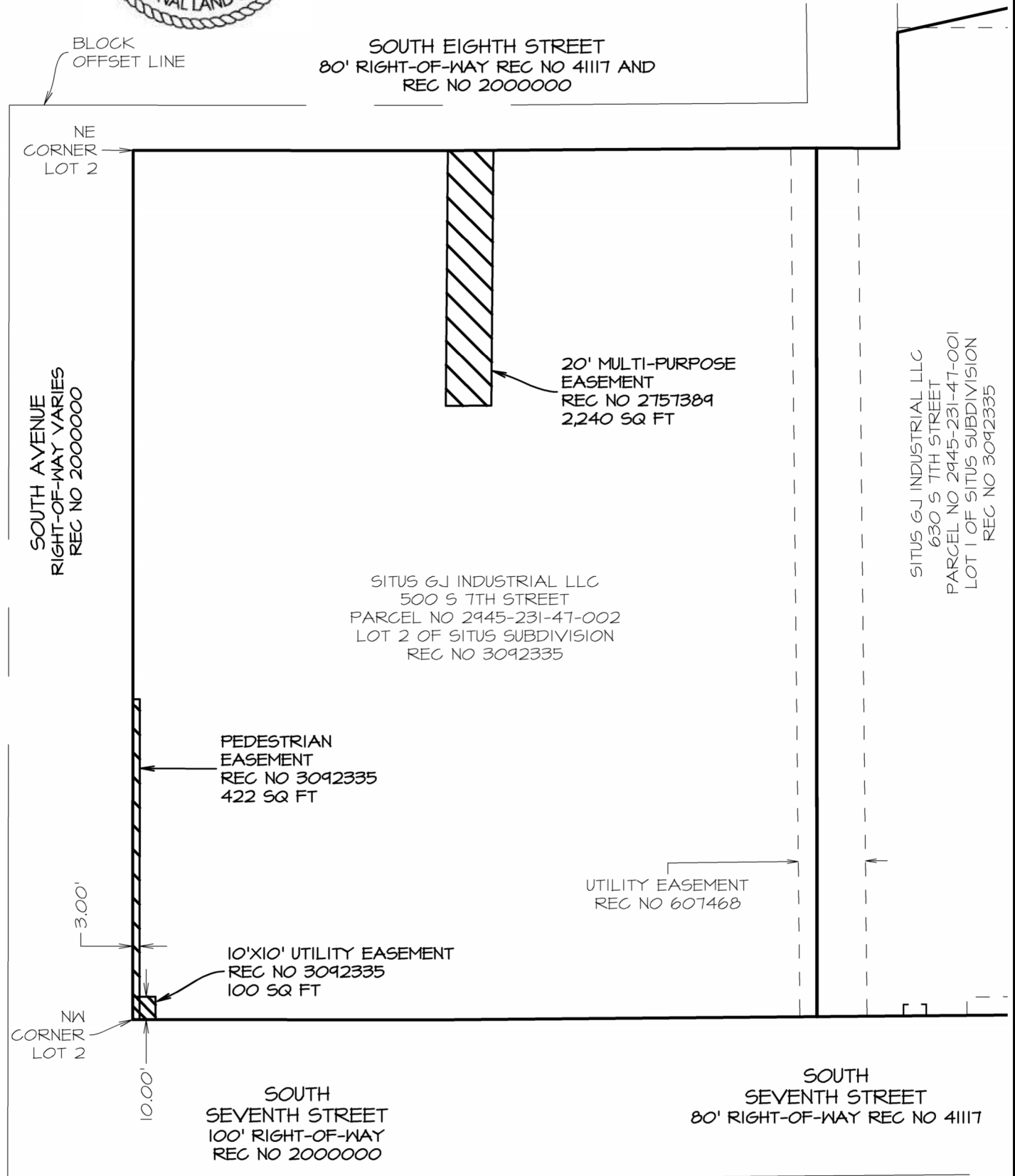
NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original

EXHIBIT B



ABBREVIATIONS

REC	RECEPTION
NO	NUMBER
SQ FT	SQUARE FEET
NE	NORTHEAST
NW	NORTHWEST



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: JHW	Checked: XXX	10/7/25	Job No. 2186-001
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Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: March 10, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta Stine, Principal

Information

SUBJECT:

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) and the City of Grand Junction for the Camelback Gardens Development Proposed on a total of 25.36 Acres located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa being all that land within Camelback Gardens Boundary Line Adjustment same as recorded at Reception Number 3148907, portions of the District Open Space shown on the following four (4) subdivision plats 1) The Ridges Filing No. Six same as recorded at Reception Number 1259706, 2) Cobblestone Ridges same as recorded at Reception Number 1778367, 3) Cobblestone Ridges Phase 2 same as recorded at Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat same as recorded at Reception Number 1789624 said District Open Space also known as Mesa County Parcel Number 2945-202-17-020 and Tract A Public Open Space dedicated on said Cobblestone Ridges Phase 2 Replat also known as Mesa County Parcel Number 2945-174-41-012 over a 17-year timeframe

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

Camelback Gardens, LLC and Upland Homes, Inc., and the City of Grand Junction (the Applicants) propose the Camelback Gardens Development (Development), a planned development of 25.36 acres with a residential project on approximately 10.29 acres located at 381 and 409 High Desert Road.

The Applicants are requesting approval of a PD ODP for the proposed Development. Approval of the ODP would rezone all properties from PD to PD with a new development framework. The Development is anticipated to be constructed in phases

over an approximately 17-year timeframe.

The subject property is currently vacant. On February 4, 2026, City Council adopted Resolution 13-26, authorizing the inclusion of 15.07 acres of City-owned Open Space within the Camelback Gardens PD and ODP boundaries for planning and organizational purposes. This action facilitates cluster development consistent with the Residential Low-density range. Under the clustering provisions as a part of the development, the conserved open space may be included in the density calculation. Based on this methodology, the proposed Development has a resulting density of 3.6 dwelling units per acre (du/ac), which is within the permitted range of 2.0 to 5.5 du/ac for the Residential Low land use designation in the 2020 Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND OR DETAILED INFORMATION:

The properties in question were originally annexed into the City as part of the Ridges Majority Annexation in 1992 and were included within the Ridges Metropolitan District, which had been established in Mesa County prior to annexation. As part of the annexation, the lands were zoned Planned Residential (PR) and RSF-4, and the City accepted development approvals previously granted by Mesa County within the Ridges Metropolitan District, including all applicable standards and conditions.

The subject properties were originally included within the Ridges PD, which was governed by an Amended Final Plan approved by the Planning Commission and City Council in the mid-1990s. While portions of the Ridges PD were developed and platted, substantial areas within the PD boundary, including the subject properties, remained undeveloped and or exercised development approvals.

Pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code, the Ridges PD has lapsed and is no longer in effect due to the passage of time, extended non-use of development approvals, and the absence of subsequent implementing actions necessary to vest development rights under the approved plan. Accordingly, the subject properties are no longer governed by an active Planned Development framework.

Approval of the proposed Camelback Gardens PD ODP is therefore necessary to reestablish a legally valid zoning and development framework for the site.

The Camelback Gardens PD application was originally submitted in 2023 and is therefore reviewed under the Zoning and Development Code in effect at the time of submittal (2010 Code). Although the City adopted a new Zoning and Development Code in 2024, the application remained active during the review process and is appropriately evaluated under the 2010 Code, with consideration of current infrastructure conditions and consistency with the 2020 Comprehensive Plan.

Location and Surrounding Land Use

The subject properties are located south of State Highway 340 (Broadway) within the

Redlands area of the City. The developable portion of the site consists of approximately 10.29 acres of vacant, undeveloped land characterized by native vegetation, rolling terrain, and natural drainage features. No structural or site improvements currently exist on the properties.

The surrounding development is predominantly residential in character. To the north and east, the subject properties abut developed single-family residential neighborhoods within The Ridges subdivision. To the south, the site is bordered by established single-family residential neighborhoods such as Redlands Mesa subdivision. To the west, the properties are adjacent to larger areas of undeveloped land and publicly accessible open space, as well as privately-owned golf courses, which provide a transition between developed neighborhoods and surrounding natural areas.

The site contains areas of rock outcroppings and slopes exceeding 30 percent, which limit the extent of feasible development. While a limited number of steep slope areas occur within the site itself, the majority of slopes exceeding 30 percent and associated rock outcroppings are located immediately adjacent to and abutting the site, influencing the overall development pattern and site layout. These areas do not constitute ridgelines and are therefore not subject to the City's Ridgeline Development Restrictions. However, development on the site would be subject to applicable Hillside Development standards. The proposed development responds to these constraints by concentrating development on less steep areas and preserving steeper terrain and sensitive areas as open space.

The subject properties and much of the surrounding area are zoned PD, reflecting legacy development approvals associated with The Ridges PD, portions of which have since lapsed. Surrounding residential subdivisions to the east and south have been developed under approved planned development frameworks, while adjacent open space areas remain undeveloped.

The subject properties are designated Residential Low in the 2020 Comprehensive Plan. This designation supports low-density residential development, generally ranging from approximately 2.0 to 5.5 dwelling units per acre, and encourages the preservation of open space and natural features through clustered development patterns.

Site Access and Transportation System

Vehicular access to the subject properties is provided by existing local streets. Primary access to the site is from the north via Rana Road and from the south via High Desert Road. Both Rana Road and High Desert Road function as local residential streets and connect the site to the surrounding neighborhood street network.

The subject properties are located within an established residential area of the Redlands, where the transportation system is designed to serve local traffic associated with residential development. The proposed access configuration utilizes existing public streets and does not require new arterial or collector roadway connections. Traffic generated by the proposed development is anticipated to be accommodated by the

existing local street network, subject to compliance with applicable City access and transportation standards at the time of subdivision review and development.

Availability of Utilities

All utilities are available and adjacent to the Development site. Water service to the subject properties is provided by the Ute Water District. Sanitary sewer service is provided by the City of Grand Junction. Irrigation water is provided by Redlands Water and Power. Electric and natural gas service to the site are provided by Xcel Energy.

The subject properties are located within Tier 1 (Urban Infill) of the City’s Growth Plan. Tier 1 areas are characterized by the presence of existing urban services and infrastructure within City limits, where development is intended to occur through infill and redevelopment of vacant or underutilized parcels. Development within Tier 1 is generally directed to areas where public facilities and services are already available, limiting the need for infrastructure extensions while allowing for residential growth. The subject properties’ location within the Redlands area represents a Tier 1 infill opportunity consistent with the City’s growth management policies.

Proposed Use and Zoning Overview

The Camelback Gardens PD establishes a residential zoning framework that permits a mix of single-family detached, single-family attached, and multifamily housing within the Redlands area of the City. The PD approach is intended to allow flexibility in site design and housing types while maintaining overall density and compatibility with surrounding residential development.

Rather than relying on a conventional straight-zone subdivision model based on individual lots and minimum lot dimensions, the proposed PD utilizes a footprint-based development pattern with shared open space. This model allows buildings to be clustered while preserving the surrounding natural landscape as common open space, which functions in place of individual private yards.

By concentrating development and minimizing disturbance to the site, the proposed PD supports a low-maintenance and water-wise residential environment, preserves native vegetation, and responds to site constraints such as topography and natural features. This approach is consistent with the intent of the PD zoning district and the Residential Low land use designation by allowing design flexibility while achieving orderly development and long-term land use compatibility.

Public Benefit Overview

The proposed Camelback Gardens PD provides public benefits consistent with the intent of the PD zoning district and the applicable criteria set forth in Section 21.02.150 of the 2010 Code.

(a) More Efficient Infrastructure

The subject properties are located within the City’s Tier 1 Urban Infill area, where urban

services and infrastructure are already available. The proposed PD directs residential development to vacant parcels within an established neighborhood, utilizing existing water, sewer, electric, and transportation systems and limiting the need for new infrastructure extensions. In addition, the associated land exchange results in more rational property boundaries, which improves the efficiency of site layout, utility connectivity, and long-term infrastructure planning.

(b) Reduced Traffic Demands

The subject properties are located within an established residential area that is directly connected to an extensive multi-modal trail network that functions as part of the City's active transportation system. The proposed PD improves direct, low-stress pedestrian and bicycle connections between the site and regional trail facilities, including trailheads that serve outdoor recreation destinations.

These connections support the goals of the Council's adopted 2023 Pedestrian and Bicycle Plan by increasing the number of direct and low-stress connections to key destinations, thereby reducing reliance on vehicle trips for recreational access and short local trips. By integrating trail access into the site layout and providing ride-in/ride-out connectivity, the development can be considered an implementation of the Plan's connectivity metrics related to access to parks, open space, and trailheads.

(c) Greater Quality and Quantity of Public and/or Private Open Space

The proposed PD includes a coordinated land exchange that results in a net improvement to the quality, usability, and maintenance of open space. Through this exchange, approximately 12,782 square feet of unimproved and irregularly shaped City-owned Ridges Open Space was conveyed to the applicant, with a portion later dedicated back to the City as High Desert Road right-of-way. In return, the City received newly created and improved open space and trail corridor easements within the Camelback Gardens development totaling approximately 15,079 square feet, including 9,482 square feet of developed public park land and two constructed trail corridor easements totaling 5,597 square feet. The public park area is dedicated to and owned by the City and is fully open to the public, with ongoing maintenance responsibilities assigned to the homeowners' association (HOA).

The ODP map also illustrates off-site trail improvements proposed by the applicant as part of the land exchange, with segments outlined in green indicating proposed new trail construction and segments outlined in blue indicating proposed trail maintenance. In addition to the public park dedication, the ODP includes a community garden that will be privately owned, maintained, and used by the HOA and its residents. Collectively, these improvements convert fragmented and unimproved areas into functional, maintained open space, establish clearer boundaries between public and private lands, and improve long-term stewardship without increasing City maintenance obligations. This coordinated exchange was integral to the PD framework and enabled the clustering approach consistent with the Residential Low density range, while delivering

measurable public benefits through improved open space configuration, new trail connections, and a publicly accessible pocket park.

(d) Other Recreational Amenities

The land exchange and associated PD enhance recreational amenities by formalizing and expanding trail connectivity within The Ridges Open Space. New trail connections and spurs would be constructed to increase access points into The Ridges trail system and provide more intuitive and continuous routes for pedestrians and cyclists, including connections to established destinations such as the Water Tower Loop. The project also proposes coordination with the City of Grand Junction Parks and Recreation Department to improve existing trails and replace informal or braided routes with more sustainable alignments, protecting native vegetation and soils while improving the overall user experience.

At the neighborhood scale, the development includes a public park that was dedicated to and is now owned by the City and fully open to the public, with maintenance responsibilities assumed by the HOA. In addition, the Outline Development Plan identifies a community garden that will be privately owned, maintained, and used by the HOA and its residents. Together, these amenities provide recreational and social opportunities at both the neighborhood and community scale while clearly delineating public and private responsibilities.

(e) Needed Housing Types and/or Mix

The PD permits a range of housing types, including single-family detached, single-family attached, and multifamily units within a single coordinated development. This mix supports smaller household sizes and provides housing options that are underrepresented in conventional large-lot subdivisions, contributing to a more diverse housing supply consistent with the Residential Low land use designation.

(f) Innovative Designs

The proposed PD utilizes an alternative development model that departs from conventional lot-based subdivision design. Buildings are arranged within defined footprints, with shared open space serving in place of individual private yards. This model allows flexibility from minimum lot size, setback, and buffering standards where appropriate, while supporting a low-maintenance, water-wise development pattern that preserves native vegetation and responds to site constraints.

(g) Protection and/or Preservation of Natural Resources, Habitat Areas, and Natural Features

Development is concentrated in lower portions of the site with low to moderate slopes, while steeper terrain, rock outcroppings, and adjacent open space areas remain undisturbed. Natural topography and existing vegetation are incorporated as screening

and buffering elements, reducing the need for constructed barriers and supporting preservation of scenic and natural resources.

(h) Public Art

Public art is not proposed as part of the PD and is not identified as a public benefit under this application.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed PD and ODP was held in person on March 28, 2022, in accordance with §21.02.080(e) of the Zoning and Development Code. At the neighborhood meeting, participants raised questions regarding stormwater management, potential impacts on surrounding properties, parking and vehicle limitations, project phasing and build-out timeline, trail alignment and connectivity, homeowners’ association governance, existing zoning, proposed density, and the overall scale of the development.

Notice was completed consistent with the provisions in §21.02.080 (g) of the 2010 Code. The subject property was posted with application signs on March 1, 2023. Mailed notice of the public hearings before the Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet of the project boundaries on January 2, 2026, and notice of the Planning Commission public hearing was published on January 3, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

Outline Development Plan Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the criteria set forth in that section.

a. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The proposed Camelback Gardens PD is consistent with the goals, policies, and principles of the 2020 Comprehensive Plan, the Grand Junction Circulation Plan, and other applicable adopted plans. The project supports Plan Principle 3.1.b (Intensification and Tiered Growth) by directing residential development to a Tier 1 Urban Infill location within existing City limits, where public facilities and services are already available and capable of maintaining adopted level-of-service targets. Development in this location promotes efficient use of existing infrastructure and aligns with the City’s growth management strategy.

The proposal advances Plan Principle 3.6.e (Context-Sensitive Development) by establishing a PD framework that allows flexibility in building placement, massing, and site design to respond to surrounding development patterns, topography, and natural

features. This approach supports development that contributes positively to neighborhood character while preserving open space and natural resources.

Consistent with Plan Principle 5 (Strong Neighborhoods and Housing Choices) and Plan Principle 5.1.c (Neighborhood Amenities), the proposed PD establishes a zoning framework that permits a range of housing types, including single-family detached dwellings, duplexes, townhomes, and multifamily buildings, within a coordinated development that incorporates shared open space and neighborhood-scale amenities. The PD model allows for smaller building footprints and reduced private yard areas, resulting in a low-maintenance housing option that may better serve households seeking to downsize while remaining in the community. According to the 2019 Grand Valley Housing Needs Assessment, the average household size is 2.12 persons, indicating that many households occupy housing larger than their current needs. By allowing smaller-footprint homes supported by shared amenities, the proposed PD expands housing choice, helps address over-housing, and supports increased residential density while maintaining neighborhood character, consistent with Comprehensive Plan direction.

The project further supports Plan Principles 5.1.c and 5.3.d (Neighborhood Amenities) and 5.4.a (Neighborhood Connections) by providing publicly accessible park space, community-scale amenities, and enhanced pedestrian and trail connectivity that link the development with surrounding neighborhoods and open space areas. These elements strengthen daily usability and support both active and passive recreation.

The proposal aligns with Plan Principle 7.1.a (New Parks) through the dedication and construction of new public park land, and with Plan Principle 7.1.c (Open Space, Greenways, and Trails Network) by improving trail connectivity within The Ridges Open Space. The associated land exchange and preservation of steeper terrain and natural features further support Plan Principle 7.2.e (Land Conservation) by achieving both recreational access and natural resource protection.

The proposed Development includes a new local street connection between High Desert Road and Rana Road, which are currently not connected for vehicular access. This connection is consistent with the Grand Junction Circulation Plan, which classifies both roadways as local streets, and supports Plan Principle 5.4.a (Neighborhood Connections) by improving connectivity between existing neighborhoods and providing additional routes for local travel. The introduction of this connection increases transportation system redundancy by providing multiple points of access and circulation within the neighborhood, reducing reliance on a single roadway and improving overall network reliability during routine conditions, construction activities, or temporary closures. In addition, enhanced emergency access allows police, fire, and medical services to reach the area more efficiently by offering alternative response routes, improving response times, and supporting safer evacuation options if needed, while maintaining compatibility with the surrounding street network.

Based on the above analysis, staff finds that this criterion is met.

b. The rezoning criteria provided in GJMC 21.02.140;

This criterion is discussed in greater detail in the “Rezoning Analysis” section of this staff report, and staff finds that it is met.

c. The planned development requirements of Chapter 21.05 GJMC;

This criterion is discussed in greater detail in the “Planned Development Requirements Analysis” section of this staff report and staff finds that it is met.

d. The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The subject properties are not located within any corridor guidelines or overlay districts. Accordingly, staff finds this criterion to be met.

e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The subject properties are located within an established urban area where public services and facilities are already available and capable of serving additional development. Domestic water, sanitary sewer, and irrigation infrastructure are present within the surrounding street network and in close proximity to the site. These systems can be extended into the development to serve the proposed project in accordance with City standards and applicable service provider requirements, without the need for off-site extensions to major public infrastructure systems.

The local street network surrounding the site is developed and maintained in good condition, with access provided via High Desert Road and Rana Road, which connect to Ridges Boulevard and State Highway 340 (Broadway). While portions of the surrounding street network include non-standard sections typical of the area, the proposed development includes construction of a new local street connection between High Desert Road and Rana Road built to current City standards. This connection improves circulation, enhances emergency access, and increases transportation system redundancy, supporting the ability of public services to respond efficiently.

Emergency services are provided by the City of Grand Junction. The site is located within Fire Area “F,” with service provided by Fire Station No. 5, located approximately 3.5 miles from the site. Police services are provided by the Grand Junction Police Department. The location of the site within City limits, combined with existing and proposed roadway connectivity, supports reasonable emergency response times. Final development will be required to comply with applicable Fire Department and Police Department access, water supply, and safety standards.

Therefore, staff finds this criterion to be met.

f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The proposed PD provides adequate circulation and access to serve all development pods and areas identified in the ODP. Primary access to the site is provided from High Desert Road and Rana Road, both of which function as local streets within the surrounding neighborhood network. The internal circulation system is designed to extend from these existing roadways and provide vehicular, pedestrian, and emergency access to each development pod.

A key component of the circulation system is the proposed new local street connection between High Desert Road and Rana Road. This connection establishes a continuous internal roadway network that improves access to individual pods, reduces reliance on a single point of ingress and egress, and increases overall system redundancy. The internal street layout is intended to be constructed to applicable City standards and will accommodate service vehicles, emergency access, and on-street parking where appropriate. Any proposed shared driveways and private accessways within the development will be owned and maintained by the homeowners' association.

In addition to vehicular circulation, the development incorporates pedestrian and trail connections that link internal streets, open spaces, and adjacent neighborhoods with the surrounding trail system. These connections support safe and convenient movement throughout the site and provide access to both on-site amenities and nearby recreational destinations.

Therefore, staff finds this criterion to be met.

g. Appropriate screening and buffering of adjacent property and uses shall be provided;

The proposed PD incorporates a combination of natural features, site design, and built elements to provide appropriate screening and buffering between development pods and adjacent properties. Except for Pod C, the majority of the development pods are naturally buffered from surrounding residential neighborhoods and open space areas by existing slopes, rock outcroppings, and changes in grade, which provide effective visual separation and reduce the need for extensive structural buffering.

Development is generally concentrated within the lower portions of the valley on low to moderate slopes, allowing the surrounding topography to function as a natural buffer along the perimeter of the site. Building footprints and internal circulation are aligned to respond to these natural features, further minimizing visual and physical impacts on adjacent properties.

Where the Development directly abuts previously developed residential parcels, perimeter buffering will be provided through a combination of fencing and landscaping, subject to the Subdivision Perimeter Enclosure requirements of Section 21.07.090. The

specific design and location of these buffering elements will be reviewed and finalized at the time of subdivision and Final Development Plan review. Collectively, the use of existing topography, thoughtful site layout, and code-compliant perimeter enclosure measures ensures that the proposed development provides appropriate screening and buffering while maintaining compatibility with surrounding residential uses and adjacent open space.

Therefore, staff finds this criterion to be met.

h. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed PD establishes an appropriate range of residential density for the overall property and for the development pods identified in the ODP. The ODP proposes a maximum of 90 dwelling units across approximately 25 acres, inclusive of both developable land and associated open space areas. Pursuant to GJMC 21.02.150(b), common open space may be incorporated into density calculations when such open space is permanently preserved and functionally integrated into the development. The Camelback Gardens PD is structured as a cluster development consistent with GJMC 21.03.060, which expressly encourages preservation of open space while allowing development within the density range supported by the Comprehensive Plan. Section 21.03.060(d)–(g) further requires that open space be permanently conveyed, linked to existing public lands, and improved with trails and connections as appropriate.

In this case, City Council adopted Resolution No. 13-26 on February 4, 2026, formally approving inclusion of approximately 15.07 acres of adjacent City-owned open space within the Camelback Gardens PD boundary for planning and organizational purposes, consistent with the clustering provisions of the 2010 Code. The open space remains City-owned and preserved in perpetuity, satisfies the intent of Section 21.03.060, and is functionally integrated through required trail connections and improvements reflected in the PD ordinance. Accordingly, inclusion of this open space in the overall density framework is consistent with both 21.02.150(b) and 21.03.060. In this case, the proposed open space areas are contiguous with and serve the residential pods and are therefore appropriately included in the overall density calculation.

When calculated across the full PD area, including qualifying open space, the resulting overall density is approximately 3.6 dwelling units per acre (du/ac). This density falls within the Residential Low land use category identified in the 2020 Comprehensive Plan, which contemplates densities ranging from 2.0 to 5.5 du/ac. As such, the overall density of the PD is consistent with Comprehensive Plan guidance for this area.

Therefore, staff finds this criterion met.

i. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the underlying default zone district and retains its fundamental scale, height, and density characteristics. The ODP requests targeted deviations from certain RL-5 bulk standards to support a clustered, footprint-based development model that preserves open space and natural features while remaining consistent with the Residential Low land use designation.

Standards Preserved from RL-5

The ODP preserves several core RL-5 standards to maintain compatibility with surrounding development and the Comprehensive Plan:

- A maximum building height of 40 feet is retained across all pods.
- Overall site density remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space.
- Side setbacks adjacent to another residential parcel remain consistent with RL-5 at 5 feet.
- The development remains residential in character, with no expansion of permitted uses beyond those consistent with RL-5 and the PD framework.

Targeted Deviations from RL-5 Bulk Standards

The ODP proposes the following deviations from RL-5 standards to enable clustering and efficient site design:

Minimum Lot Size: The minimum lot size is reduced from 4,000 square feet (RL-5) across all development pods to allow for a building-footprint platting model. Minimum lot sizes are proposed at 2,400 square feet in Pods A and B and 1,200 square feet in Pods C through G, as shown on the ODP. This deviation is fundamental to the clustering approach, allowing residential units to be concentrated on lower-grade portions of the site while preserving larger contiguous areas of open space and natural terrain under common ownership.

- **Front Setbacks:** The minimum front setback for principal structures is reduced from 20 feet (RL-5) to 15 feet across all pods. Where a garage faces the street, the front setback for the garage portion is increased back to 20 feet, while the principal structure may remain at 15 feet. For side-loaded garages, a 15-foot front setback applies. This approach supports pedestrian-oriented design and avoids the visual dominance of street-facing garages.
- **Side Setbacks:** Where a pod abuts another residential parcel, the 5-foot side setback required by RL-5 is maintained. Where a pod abuts open space, the side setback is reduced to 0 feet, allowing buildings to orient toward preserved natural areas and further concentrate development away from sensitive features.
- **Rear Setbacks:** The RL-5 rear setback of 15 feet is reduced to 10 feet where a lot abuts another residential parcel and to 0 feet where it abuts open space. This deviation supports compact building placement while maintaining appropriate separation between residential uses.

- Maximum Lot Coverage: The maximum lot coverage is increased from 60 percent (RL-5) to 100 percent to accommodate the footprint-based platting approach, under which all land outside the building envelope is owned and maintained by the homeowners' association.
- Lot Width: Minimum lot width is reduced from 40 feet (RL-5) to 30 feet in Pods C, D, E, F, and G only, while Pods A and B retain the 40-foot width. This selective reduction aligns with the clustered development approach and reflects variations in pod layout and adjacency to open space.

The reduction in minimum lot size is a deliberate and necessary component of the PD's building-footprint platting model, under which only the building envelope is platted and all land outside the footprint is owned and maintained by the homeowners' association. This approach allows residential units to be clustered on the most developable portions of the site, rather than spread uniformly across the property as would occur under standard RL-5 lot requirements.

By reducing minimum lot sizes from 4,000 square feet to the pod-specific areas shown on the ODP, the development can concentrate building footprints while permanently preserving surrounding slopes, rock outcroppings, and native vegetation as common open space. This clustering achieves natural feature preservation without increasing overall site density beyond the Residential Low range and while retaining RL-5 height limits and parcel-to-parcel setbacks that ensure compatibility with surrounding neighborhoods.

Therefore, staff finds this criterion to be met.

j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

The applicant has provided a detailed and structured Development Phasing Schedule for the Camelback Gardens PD that establishes clear timelines for buildout while allowing flexibility to respond to site conditions and market demand. The project is proposed to be developed in three phases, with individual development pods assigned to each phase based on factors such as site topography, housing type, and anticipated price point. Within each phase, pods may be developed in any order.

The phasing schedule includes specific deadline requirements for each phase, requiring that at least one pod within a phase obtain a first planning clearance or record a first plat by the identified expiration date. These benchmarks extend from Phase 1 beginning in 2028 through Phase 3 concluding in 2043, providing a predictable development horizon while ensuring that approvals do not remain vested indefinitely without activity. The schedule further requires that once development of a pod has commenced, it is completed in accordance with the approved phasing plan, reinforcing orderly and incremental development.

Importantly, the phasing schedule is tied to lapse and reversion provisions, such that failure to meet the established deadlines for a given phase would result in the PD and ODP approvals lapsing for that phase, with zoning reverting to the default RL-5 standards. This mechanism ensures accountability, aligns with the City's planned development regulations, and provides the City with a clear remedy should Development not proceed as approved. Any request to modify or extend the phasing schedule would be subject to review under the code provisions in effect at the time of the request.

The PD ordinance establishes clear timing, phasing, and security requirements for the park and trail improvements. Prior to commencement of Phase 2, the applicant is required to submit a conceptual design plan for City review and acceptance. In addition, a Maintenance and Operations Agreement must be executed prior to issuance of the first planning clearance or recordation of the first plat within Phase 2. Construction of the park and trail improvements is required to occur in coordination with the development of the associated pods and must be completed concurrent with the City's Initial Acceptance of those public improvements. Per the PD ordinance the improvements shall be incorporated into the applicable Development Improvements Agreements and shall be securitized in the same manner as other required public infrastructure, ensuring they are implemented as part of the development process.

Therefore, staff has found this criterion to be met.

Rezoning Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.02.140;

a. Subsequent events have invalidated the original premises and findings; and/or

The subject properties were previously zoned as part of The Ridges PD, which has since lapsed for the undeveloped portions of the site pursuant to Section 21.02.150(f)(1) of the 2010 Zoning and Development Code due to failure to develop in accordance with the approved development schedule. As a result, the original premises and findings supporting The Ridges PD are no longer operative for the subject properties, necessitating a new zoning framework to govern future development.

Since the original zoning approvals, the surrounding area has undergone substantial residential development, largely under planned development frameworks that respond to topographic constraints, infrastructure availability, and site-specific conditions. The subject properties are now surrounded by established residential neighborhoods and conserved open space, creating a context materially different from that contemplated at the time of the original PD approval.

In addition, the City adopted the 2020 Comprehensive Plan, which designates the site as Residential Low within a Tier 1 Urban Infill area. This designation reflects updated

policy direction emphasizing infill development, housing choice, preservation of natural features, and efficient use of existing infrastructure. The original Ridges PD assumptions regarding land use patterns and density predate this policy framework and are no longer aligned with current Comprehensive Plan guidance.

Therefore, staff finds this criterion to be met.

b. The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character and condition of the area surrounding the subject properties at 381 and 409 High Desert Road have changed since the original zoning approvals in ways that support the proposed amendment and are consistent with the 2020 Comprehensive Plan. The site is now located within a largely built-out residential context in the Redlands area, characterized by established neighborhoods, conserved open space, and an interconnected street and trail network. This context differs materially from the conditions that existed at the time of the original Ridges PD approval, when much of the surrounding area remained undeveloped.

Over time, residential development in the vicinity has occurred primarily under planned development frameworks, reflecting the area’s topographic constraints and the need for flexibility in site design. As a result, the prevailing development pattern in the area is one of clustered residential neighborhoods integrated with open space and trail systems, rather than conventional straight-zone subdivisions. This evolution in development character supports the use of a PD zoning approach to address site-specific conditions while remaining consistent with the Residential Low land use designation.

In addition, the surrounding area has benefitted from incremental improvements to public infrastructure and recreational amenities, including expanded trail connectivity and enhanced access to existing transportation facilities. These changes have reinforced the area’s role as a residential neighborhood oriented around access to open space and recreation, consistent with Comprehensive Plan policies encouraging infill development that leverages existing infrastructure and amenities.

The 2020 Comprehensive Plan designates the subject properties as Residential Low within Tier 1 (Urban Infill), reflecting current policy direction that did not exist at the time of the original zoning decision. The proposed rezoning to a new PD aligns the regulatory framework with the present-day character of the area and the Plan’s emphasis on context-sensitive residential development, housing choice, and preservation of natural features.

Therefore, staff finds this criterion to be met.

c. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject properties are located within the City of Grand Junction and are served by existing public and community facilities appropriate for residential development. Domestic water, sanitary sewer, irrigation, electric, and gas services are currently available in close proximity to the site and can be extended into the development without the need for major off-site infrastructure expansion. The proposed rezoning does not introduce a land use or intensity that would exceed the capacity of existing utility systems serving the surrounding residential area.

Public safety services are also adequate to serve the proposed development. The site is within the service area of the City's police department and is served by Fire Station No. 5, which provides fire and emergency medical response to the Redlands area. The proposed street connection between Rana Road and High Desert Road improves local circulation and emergency access, providing additional route options and system redundancy for emergency response and utility maintenance.

The proposal includes the creation of new public park space and formalized trail corridors that enhance recreational access while minimizing long-term City maintenance obligations. Open space areas, internal streets, shared driveways, and certain recreational amenities will be owned and maintained by the HOA, ensuring that maintenance responsibilities are addressed without increasing demand on City resources.

d. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The applicant asserts that the proposed development represents a unique housing concept and would add diversity to the City's housing stock. While staff acknowledges that the project introduces a specific development model and design approach, this criterion focuses on the availability of appropriately designated land citywide, not the uniqueness of a particular proposal or developer vision.

The housing types and densities contemplated by the proposal— including single-family attached, townhomes, and multifamily development—are already permitted within existing residential zoning districts elsewhere in the city, including districts that allow medium-density residential development. There is no evidence in the record demonstrating that an insufficient supply of land exists within those zoning districts to accommodate the proposed land uses.

Further, the applicant has not provided data or analysis showing a shortage of suitably zoned land for residential development at similar densities, nor has the City made a finding that such a shortage exists. The desire to develop a specific site under a PD framework does not, by itself, establish that other adequately zoned properties are unavailable.

Accordingly, staff finds that this criterion has not been demonstrated to be met.

e. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed rezoning provides community and area-wide benefits that align with multiple goals and policies of the 2020 Comprehensive Plan, particularly those related to responsible growth, housing choice, neighborhood connectivity, and access to amenities. The subject properties are located within a Tier 1 (Urban Infill) area, where the Plan prioritizes development that makes efficient use of existing infrastructure and services while accommodating changing housing needs. By enabling infill development on vacant land within an established residential area, the amendment supports managed growth patterns and reduces pressure to develop outlying or rural areas.

The amendment facilitates a range of housing types and a development model that responds to documented community needs for smaller, lower-maintenance housing options and shared amenities. The Comprehensive Plan recognizes that much of the City's vacant residential land is designated for conventional single-family housing and encourages diversification of the housing stock to better serve households of varying sizes, ages, and lifestyles. The PD framework allows for clustering, shared open space, and reduced individual lot maintenance, providing alternatives that are less expensive to serve and better aligned with evolving demographic trends.

The community also derives benefit from improved neighborhood connections and access to recreational amenities. The proposed street connection between High Desert Road and Rana Road improves local circulation, emergency access, and network redundancy, enhancing overall neighborhood functionality. In addition, the project formalizes and improves trail connections that integrate the site into the broader Redlands trail network, advancing Comprehensive Plan goals related to walkability, active transportation, and access to parks and open space.

Finally, the amendment promotes context-sensitive development by allowing building placement and site design to respond to existing neighborhoods, topography, and natural features. This approach reinforces the character of the surrounding area while providing shared gathering spaces such as parks, trails, and community amenities that contribute to strong neighborhood identity and social interaction. Therefore, staff finds this criterion to be met.

Planned Development Requirement Analysis

Pursuant to Section 21.02.150(b)(2) of the 2010 Zoning and Development Code, an Outline Development Plan (ODP) application shall demonstrate conformance with the rezoning criteria set forth in GJMC 21.05;

a. 21.05.020 Default standards. The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine

whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and if approved shall be explicitly stated in the zoning/rezoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

Section 21.05.020 of the GJMC requires that each PD identify an underlying default zone district from which use, bulk, and development standards are derived, and that any deviations from those standards be explicitly stated and approved through the PD zoning ordinance. For the Camelback Gardens PD, the applicant has identified RL-5 as the default zone district.

Staff finds that the overall character of the proposed PD is consistent with the RL-5 default zone. The project retains the fundamental residential scale, intensity, and form anticipated by RL-5, including a maximum building height of 40 feet, residential-only uses, and an overall density that remains within the Residential Low range when calculated across the full PD area, inclusive of qualifying open space. Side setbacks adjacent to other residential parcels are preserved at 5 feet, maintaining compatibility with surrounding development patterns.

Importantly, clustering is permitted by right within the RL-5 zone district, reflecting the City's intent to allow flexibility in lot design to preserve open space and natural features while maintaining overall density limits. The proposed PD builds upon this existing clustering allowance by establishing a more detailed and site-specific regulatory framework appropriate for the property's topography, environmental constraints, and long-term management model.

The ODP proposes a limited number of project-specific deviations from RL-5 bulk standards, which are clearly identified and quantified in the ODP materials. These deviations relate primarily to minimum lot size, lot width in select pods, front, side, and rear setbacks in specific conditions, and maximum lot coverage. Staff finds that these deviations are targeted, intentional, and directly tied to the PD's clustered, building-footprint platting model, rather than representing a shift away from the underlying default zone.

In particular, the reduction in minimum lot size and increase in lot coverage enable a footprint-based development approach in which only the building envelope is platted, and all remaining land is held in common ownership by a homeowners' association. This approach allows residential units to be concentrated on the most developable portions of the site while preserving slopes, rock outcroppings, and native vegetation as common open space—an outcome consistent with the purpose of clustering provisions already allowed in RL-5.

While some bulk standards reflect elements found in higher-density residential districts,

staff finds that these deviations do not alter the overall residential low character of the development. The PD retains RL-5 height limits, maintains separation between residential parcels, and does not increase overall site density beyond what is permitted under the Comprehensive Plan. All deviations are explicitly identified and proposed to be approved through the PD zoning ordinance, as required by Section 21.05.020.

Therefore, staff finds this criterion to be met.

b. 21.05.030 Establishment of uses. (a) Uses Allowed. At the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning. (b) Adoption and Modification of Authorized Uses. The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

The Camelback Gardens PD identifies RL-5 as the default zoning district and limits allowed uses to residential and accessory uses that are consistent in type, intensity, and density with the Residential Low land use designation. At the time of rezoning, the PD establishes a defined list of authorized uses, all of which are subject to applicable permit and approval processes.

Allowed uses within the PD are limited to single-family detached, single-family attached, duplex, and multifamily residential, along with community gardens and open space amenities. These uses are either permitted by right within the RL-5 zone district. No commercial, office, or institutional uses are proposed, and the PD does not introduce use types that would otherwise require a higher-intensity zoning designation.

The distribution of housing types within the PD is intentionally structured to respond to the existing character of surrounding neighborhoods and to provide a contextual transition in scale and intensity across the site. The southern portion of the development (381 High Desert Road) is adjacent to the Redlands Mesa subdivision, where residential lot sizes generally range from approximately 0.3 to 0.8 acres. In recognition of this context, the PD limits housing types in this area primarily to single-family detached and single-family attached units, maintaining compatibility with the established development pattern to the south.

The northern portion of the site (409 High Desert Road) abuts the Cobblestone Ridges, Sand Cliff Court, and Rockwood on the Ridges subdivisions, where lot sizes typically range from approximately 0.09 to 0.2 acres. Given this existing neighborhood pattern, the PD allows a broader range of residential housing types in this area, including duplexes, townhomes, and multifamily units, while still maintaining an overall low-density residential character. This graduated approach allows the development to step intensity appropriately across the site rather than applying a uniform housing model.

c. Generally. Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied. Planned development shall comply with GJMC 21.02.150.

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the default zone district and generally complies with the applicable development standards of that district, as required by GJMC 21.05.020 and 21.02.150. Where deviations from RL-5 standards are proposed, they are limited in scope, explicitly identified in the ODP, and requested to support a clustered, footprint-based development model that preserves open space and natural features while maintaining Residential Low density.

All proposed deviations are subject to review and approval by the City Council and are expressly established through the PD zoning ordinance. Therefore, staff finds the criterion to be met.

d. Residential Density. Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone.

Dwelling unit density within the Camelback Gardens PD complies with the minimum and maximum density standards of the Residential Low land use designation and the RL-5 default zone. When calculated across the entire PD area, inclusive of qualifying open space, the proposed maximum of 90 dwelling units results in an overall density of approximately 3.6 dwelling units per acre, which falls within the permitted 2.0 to 5.5 du/ac range. Staff finds this criterion met.

e. Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD.

The subject properties collectively encompass approximately 10.29 acres, exceeding the minimum recommended size of five acres for a PD. The site size is sufficient to support a coordinated development pattern, internal circulation, open space preservation, and phased implementation. Staff finds this criterion met.

f. Development Standards. Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

The Camelback Gardens PD identifies RL-5 as the default zone district and generally meets the development standards of that district. Where the ODP proposes standards that differ from RL-5, those deviations are clearly identified, limited in scope, and requested in accordance with the PD provisions of the Code. All proposed exceptions are subject to City Council approval and would be expressly established through the PD zoning ordinance. Staff finds this criterion met.

g. Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that: (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes; (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space; (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The Camelback Gardens PD proposes reduced setbacks from the RL-5 default standards in limited and specific circumstances. Staff finds that the requested reductions meet the criteria for approval as outlined in this section.

First, buildings within the PD can be safely designed and are compatible with reduced setbacks. All development remains subject to the International Fire Code and other applicable life, health, and safety codes at the time of subdivision and building permit review, ensuring adequate fire separation, access, and emergency response.

Second, where setbacks are reduced, the design is offset by increased buffering and access to common open space. Reduced setbacks frequently occur where structures abut preserved open space rather than another residential parcel, providing functional separation and mitigating potential impacts. In addition, shared open space, trails, and recreational amenities serve as buffers and enhance the overall site design.

Finally, reduced setbacks support the protection of steep slopes, rock outcroppings, and other environmentally sensitive features by allowing development to be clustered on more suitable portions of the site. This approach minimizes grading and disturbance of natural features while maintaining the overall low residential density. Therefore, staff finds this criterion met.

h. Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The Camelback Gardens PD is required to provide a minimum of twenty percent open space pursuant to the RL-5 default zone standards. The total PD area consists of approximately 25.30 acres, which includes 10.29 acres of developable land and approximately 15.01 acres of preserved open space.

Based on the total site area, the minimum open space required would be approximately 5.06 acres. The proposal provides approximately 15.01 acres of open space, exceeding the minimum requirement by approximately 9.95 acres.

In other words, the PD dedicates approximately 59 percent of the total site area as open space, which substantially exceeds the required twenty percent minimum. This does not include the additional 15,079 square feet (approximately 0.35 acres) of newly

dedicated public park and trail corridor land.

The open space is permanently preserved through a combination of common ownership, easements, and public dedication, and is integrated into the site design to support natural feature preservation, buffering, and recreational access. Staff finds this criterion met.

i. Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Where the development abuts previously developed residential properties, fencing and landscape buffering will be installed in compliance with GJMC 21.04.040(i). No deviations from fencing or screening standards are requested in these locations.

Where the development abuts open space, fencing is not required by the Code and none is proposed. In these areas, separation and buffering are provided through preserved open space, topography, and landscaping. Staff finds that the proposed fencing approach complies with applicable Code requirements and that this criterion is met.

j. Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

The Camelback Gardens PD proposes landscaping that complies with GJMC 21.06.040. The applicant is not requesting any deviations from the City's landscaping standards, and all required landscaping will be provided in accordance with the Code.

For residential subdivisions, landscaping is required within commonly held ownership tracts and along perimeter streets, as applicable. Internal streets are not subject to perimeter street landscaping requirements. High Desert Road is not considered a perimeter street for purposes of this development; therefore, perimeter street landscaping is not required along that frontage. Landscaping within common areas and open space tracts will be installed and maintained by the homeowners' association.

The proposed public park will be landscaped in compliance with the City's landscaping standards, including permitted plant materials, and the final design will be coordinated with the City of Grand Junction Parks and Recreation Department. Based on these factors, staff finds that the proposed development meets the landscaping requirements of GJMC 21.06.040 and that this criterion is satisfied.

k. Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The Camelback Gardens PD will provide off-street parking in compliance with GJMC 21.06.050. The applicant is not requesting any deviations from the City's parking standards. Because the ODP establishes zoning and development parameters rather than final lot configurations or building types, specific parking quantities and layouts cannot be finalized at this stage. Parking compliance will therefore be reviewed at the

time of subdivision review, when final housing types, unit counts, and site layouts are established.

Staff finds that this criterion is met.

I. Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The Camelback Gardens PD will comply with applicable street, alley, and easement standards as set forth in Title 29 of the GJMC (Transportation Engineering Design Standards) and GJMC 21.06.060. The applicant is not requesting any deviations from these standards. Because the ODP establishes zoning and general development parameters rather than final engineering design, detailed street sections, alignments, and easement configurations will be reviewed for compliance at the time of subdivision and engineering review.

Staff finds that this criterion is met.

m. Deviation from Development Default Standards. The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include: (1) Transportation amenities including, but not limited to, trails other than required by the multi-modal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters; (2) Open space, agricultural land reservation or land dedication of 20 percent or greater; (3) Community facilities for provision of public services beyond those required for development within the PD; (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

The Camelback Gardens PD proposes limited deviations from the RL-5 default development standards. Pursuant to this criterion, such deviations may be recommended by the Planning Commission and approved by the City Council when the PD provides community amenities in excess of what would otherwise be required by the Code. Staff finds that the proposed development satisfies this requirement through the provision of qualifying amenities under items (1), (2), and (5).

Transportation Amenities

The project provides transportation-related amenities that exceed minimum code requirements through the construction, improvement, and formalization of trail connections beyond those required by the City’s adopted multi-modal plan. These

include new trail segments, improved trail alignments, and maintenance or reconstruction of existing trails to enhance safety, durability, and connectivity within The Ridges open space system. These trail-related improvements represent amenities above and beyond standard development requirements.

Open Space Dedication

The Planned Development provides open space well in excess of the minimum required by the default zone. The project preserves approximately 15.01 acres of open space, representing approximately 59 percent of the overall site area, which substantially exceeds the required twenty percent minimum. This level of open space dedication is directly enabled by the clustered development approach and constitutes a significant community benefit supporting the requested deviations.

Other Community Amenities

Additional amenities provided by the project exceed minimum code requirements and further justify the proposed deviations. These include the dedication of a publicly accessible park, the establishment of permanent trail corridor easements in areas previously used informally by the public, and the long-term maintenance of open space, trails, and recreational amenities through a homeowners' association. These features enhance public access, improve long-term stewardship, and reduce ongoing City maintenance responsibilities.

Therefore, staff finds this criterion met.

STAFF FINDINGS OF FACT AND RECOMMENDATION

After reviewing PLD-2023-121, a request to consider a Planned Development (PD) and Outline Development Plan (OCP) for the proposed Camelback Gardens development that will rezone the property from PD to PD and establish an overall PD ODP for the entire property, staff makes the following findings of fact.

- The Camelback Gardens PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the rezone of the property and the PD ODP.
- The Camelback Gardens PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.
- Long-term community benefit will be derived from development of the project.
- The Applicants have taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and have taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.
- The default zone districts shall be defined as follows: Low Density Residential – RL-5 (Residential Low 5 du/ac)
- The project meets criteria to allow approval of deviations to the proposed default zone.

Therefore, Staff recommends approval of the PD ODP for the Camelback Gardens development with an expiration date of December 31, 2043, with the ODP being subject to and conditioned on the Applicants, or its successor(s) in interest if any.

SUGGESTED MOTION:

Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report.

Attachments

- 1. Exhibit 1. Development Application
- 2. Exhibit 2. Neighborhood Meeting Documentation
- 3. Exhibit 3. Outline Development Plan Map
- 4. Exhibit 4. Project Narrative
- 5. Exhibit 5. Public Comment Packet
- 6. Exhibit 6. ORD - Camelback Gardens PD - Corrected Ordinance
- 7. Exhibit 7. Camelback Gardens ODP, PLD Public Hearing Request Chris McAnany
- 8. Exhibit 8. Upcoming Notice of Rescheduled Hearings – Camelback Gardens
- 9. Exhibit 9. New Public Comments Compilation March 6, 2026

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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

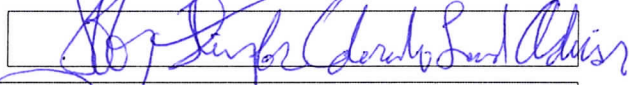
Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

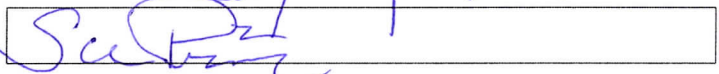
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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



Date

Signature of Legal Property Owner



Date

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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Upland Homes, Inc. ("Entity") is the owner of the following property:

(b) Lot 1 of Camelback Gardens Subdivision

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Owner/President for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Outline Development Plan

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Scott Preisendorf

State of Colorado)

County of weld) ss.



Subscribed and sworn to before me on this 16 day of February, 2023

by Scott Preisendorf

Witness my hand and seal.

My Notary Commission expires on 9/17/23


Notary Public Signature



State Documentary Fee
Date: December 22, 2022
\$82.50

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))


Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$825,000.00) ***Eight Hundred Twenty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **UPLAND HOMES, INC., A COLORADO CORPORATION**, whose street address is **35168 HILLHOUSE LANE, Windsor, CO 80550**, City or Town of **Windsor**, County of **Weld** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **December 22, 2022**.



ROBERT M. STUBBS

State of **Colorado**)
)ss.
County of **Mesa**)

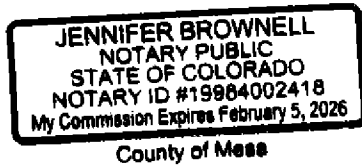
The foregoing instrument was acknowledged before me on this day of **December 22nd, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: _____

2/5/26 

Notary Public



When recorded return to: **UPLAND HOMES, INC., A COLORADO CORPORATION**
35168 HILLHOUSE LANE, Windsor, CO 80550



WARRANTY DEED

ROBERT M. STUBBS, an individual whose legal address is 205 Little Park Road, Grand Junction, CO 81507, as **Grantor**,

hereby grants, sells and conveys for Ten Dollars and no cents (\$10.00) and other Consideration to:

Camelback Gardens Homeowners Association Inc, a Colorado nonprofit corporation, whose legal address is 300 Main St Ste 302, Grand Junction, CO. 81501 as **Grantee**,

the real property which lies within the city of Grand Junction, county of Mesa, state of Colorado legally described as:

Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, Tract H, Tract I, Tract J, Tract K, Tract L, Tract M, Tract N, Tract O, Tract P, Tract Q, Tract R, Tract S, Tract T, Tract U, Tract V, Tract W, Tract X, Tract W, Tract Z, Tract AA, Tract BB, Tract CC, Tract DD, Tract EE, Tract FF, Tract GG, Tract HH, Tract II, Tract JJ, Tract KK, Tract LL, Tract MM, Tract NN, and Tract OO Camelback Gardens along with all Drainage Easements shown on the Plat

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2023.

Dated this _____ Day of _____, 2023.

Robert M. Stubbs – Owner

State of COLORADO)
) ss.
County of MESA)

Subscribed and sworn before me this _____ day of _____ 2023, by Robert M. Stubbs.

Witness my hand and official seal.

My commission expires

Notary Public

When recorded return to:
Colorado Land Advisor, Ltd.
300 Main Street Suite 302
G.J., CO. 81501
ColoradoLandAdvisor.com

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103157

Parcel 294520253001

Acres 0.000

Assessed To

UPLAND HOMES INC
 35168 HILLHOUSE LN
 WINDSOR, CO 80550

Legal Description	Situs Address
LOT 1 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 2.95AC	381 HIGH DESERT RD

Year	Tax	Adjustments	Interest	Fees	Payments	Balance
Tax Charge						
2022	\$3,965.64	\$0.00	\$0.00	\$0.00	\$0.00	\$3,965.64
Total Tax Charge						\$3,965.64
Grand Total Due as of 02/08/2023						\$3,965.64

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$28.33	RESIDENTIAL	\$195,000	\$56,550
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$7.75	VACANT LOTS		
CITY OF GRAND JUNCTION	8.0000000	\$452.40	Total	\$195,000	\$56,550
GRAND RIVER MOSQUITO CTRL	1.3210000	\$74.70			
LIBRARY DISTRICT	3.0140000	\$170.44			
COUNTY - DEVELOP DISABLED	0.2570000	\$14.53			
COUNTY GENERAL FUND	9.9960000	\$565.28			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$7.75			
SOCIAL SERVICES	1.6860000	\$95.34			
SCHOOL DIST# 51 GENERAL	26.4220000*	\$1,494.17			
SCHOOL DIST# 51 BOND	11.0280000	\$623.64			
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	\$148.78			
SCHOOL DIST# 51 2004 OVERID	1.9030000	\$107.62			
SCHOOL DIST# 51 2017 OVERRI	3.0930000	\$174.91			
Taxes Billed 2022	70.1260000	\$3,965.64			

* Credit Levy

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R103156

Parcel 294517453002

Acres 0.000

Assessed To

STUBBS ROBERT M
 205 LITTLE PARK RD
 GRAND JUNCTION, CO 81507-1725

Legal Description	Situs Address
LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC	409 HIGH DESERT RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$6,609.36	\$0.00	\$0.00	\$0.00	\$6,609.36
Total Tax Charge					\$6,609.36
Grand Total Due as of 02/08/2023					\$6,609.36

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$47.22	RESIDENTIAL	\$325,000	\$94,250
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$12.91	VACANT LOTS		
CITY OF GRAND JUNCTION	8.0000000	\$754.00	Total	\$325,000	\$94,250
GRAND RIVER MOSQUITO CTRL	1.3210000	\$124.50			
LIBRARY DISTRICT	3.0140000	\$284.07			
COUNTY - DEVELOP DISABLED	0.2570000	\$24.22			
COUNTY GENERAL FUND	9.9960000	\$942.12			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$12.91			
SOCIAL SERVICES	1.6860000	\$158.91			
SCHOOL DIST# 51 GENERAL	26.4220000*	\$2,490.27			
SCHOOL DIST# 51 BOND	11.0280000	\$1,039.39			
SCHOOL DIST# 51 OVERRIDE 96	2.6310000	\$247.97			
SCHOOL DIST# 51 2004 OVERID	1.9030000	\$179.36			
SCHOOL DIST# 51 2017 OVERRI	3.0930000	\$291.51			
Taxes Billed 2022	70.1260000	\$6,609.36			

* Credit Levy

City of Grand Junction
Fire Department New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: 1/23/2023

Project Name: Camelback Gardens

Project Street Address: 2349 Rana Road

Assessor's Tax Parcel Number: 2945-202-44-001

Project Owner Name: Robert M. Stubbs

City or County project file #:

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area ¹ for each one or two family dwelling will be 2000 square feet.
 - b. All dwelling units will will not include an approved automatic sprinkler system.Comments:
These will be single family attached townhomes
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements:
N/A
 - b. List each building that will be provided with an approved fire sprinkler system:
N/A
3. List the minimum fire flow required for this project (based on Appendix B and C):
There will be up to 90 single family townhomes with between 1650 sf and 2000 sf 1000 GPM

Comments:

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m. at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2012, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

[End of Section A. Section B continues on the reverse side of this page]

¹ Fire flow calculation area, 2012 IFC, B104.1 p 445.

**City of Grand Junction
Fire Flow Form**

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

SEE ATTACHED MAP

3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system:

1716 G.P.M. @ 20 P.S.I. ON RANA RD. 3029 G.P.M. @ 20 P.S.I. ON LONETREE (REDLANDS MESA)

4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: SEE ATTACHED RESULTS

[Or: **1.)** attach a map or diagram with the same information, or **2.)** attach a map/diagram with flow modeling information.]

5. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE Date: 1/24/2023

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water and City water.

² Address: City – 333 West Ave, Bldg A, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/24/23 3:30 pm

NFPA Classification:	
Blue	AA
3029.18	

Work Order: 1,351
Operator: DUSTY K/DON T/JOSEPH L

Test Hydrant: 4861
Address: 2306 LONETREE
Cross Street:
Location:
District:
Sub-Division:

Latitude:
Longitude:
Elevation:
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

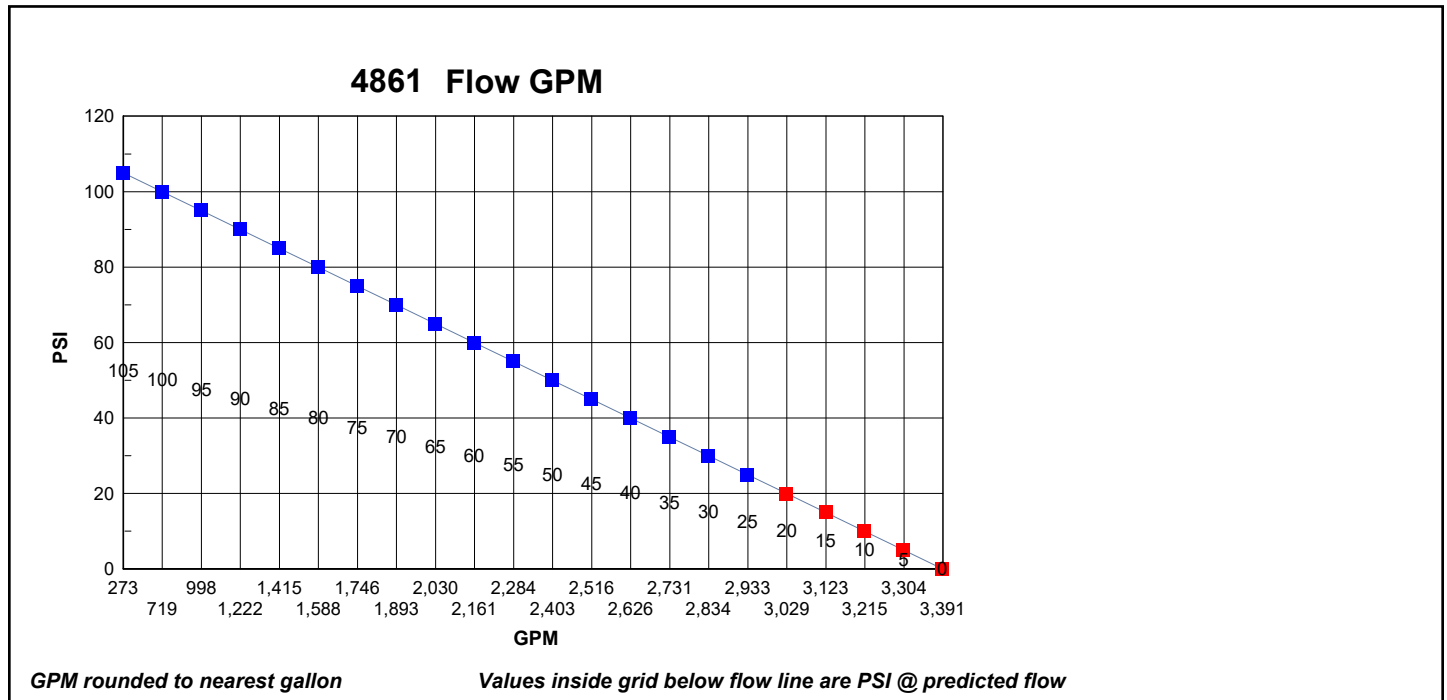
Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/2020
Main Size:

Vandal Proof:
Bury Depth:

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	4862	2.5" Hose Monster	2.50	923.84	4619.22
2:	4862	2.5" Hose Monster	2.50	968.94	4844.68
3:					
4:					
5:					

Pitot / Nozzle PSI: 30.00/33	Total Gallons Used: 9463.90
Static PSI: 106.00	Max GPM during test: 1,892.78
Residual PSI: 70.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 33.96	Predicted GPM @ 20 PSI: 3029.18

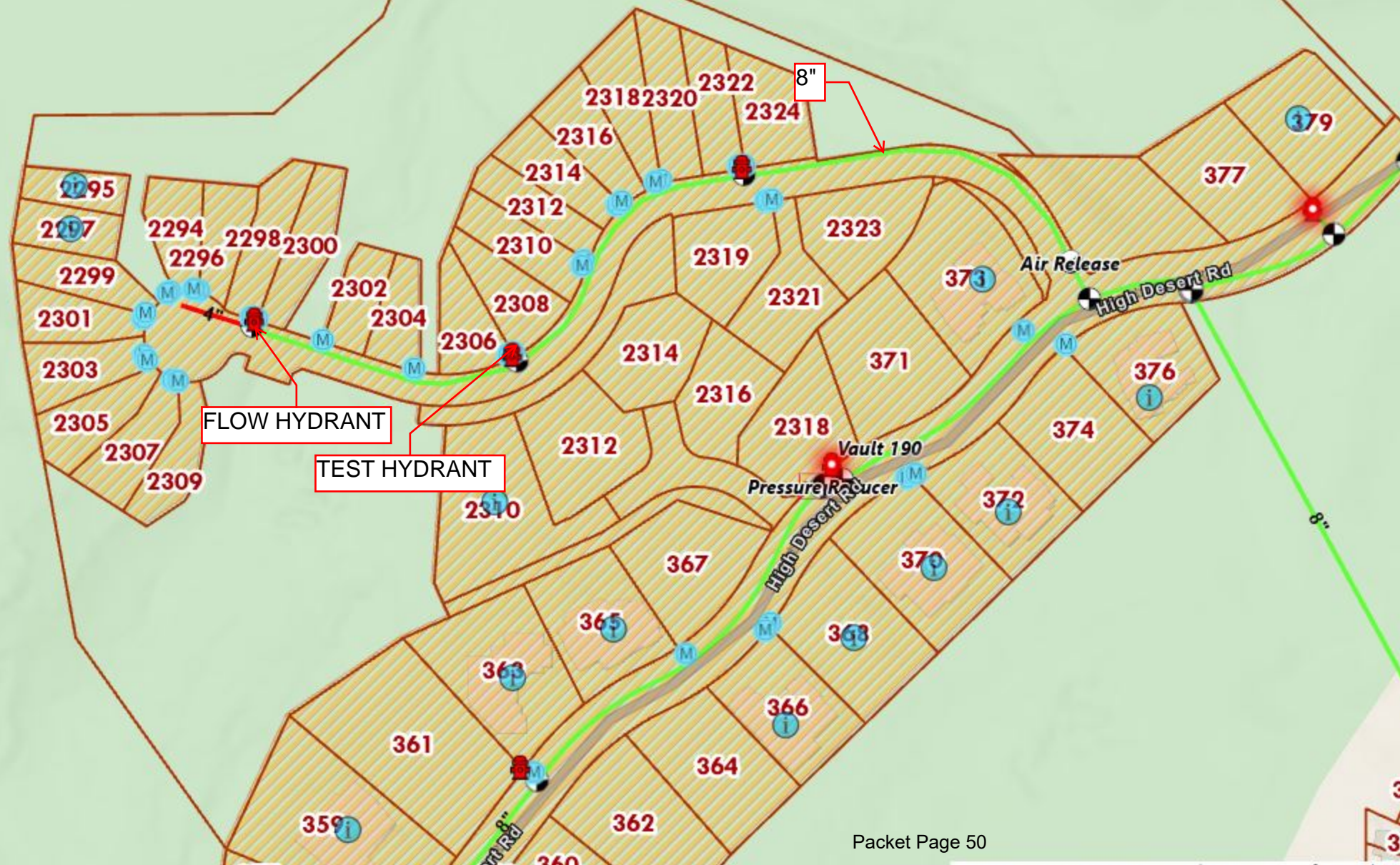




CAMELBACK GARDENS

409

381



FLOW HYDRANT

TEST HYDRANT

8"

Vault 190
Pressure Reducer

Air Release
High Desert Rd

Air Release
Hill View Dr

Hill View Dr

200ft

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 1/24/23 4:00 pm

NFWA Classification:	
Blue	AA
1716.54	

Work Order: 1,349
Operator: DUSTY K/DON T/JOSEPH L.

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 1945
Address: 2356 RANA RD
Cross Street:
Location:
District:
Sub-Division: THE RIDGES SUB

Latitude: 706328.666
Longitude: 4326634.638
Elevation: 4736.53
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

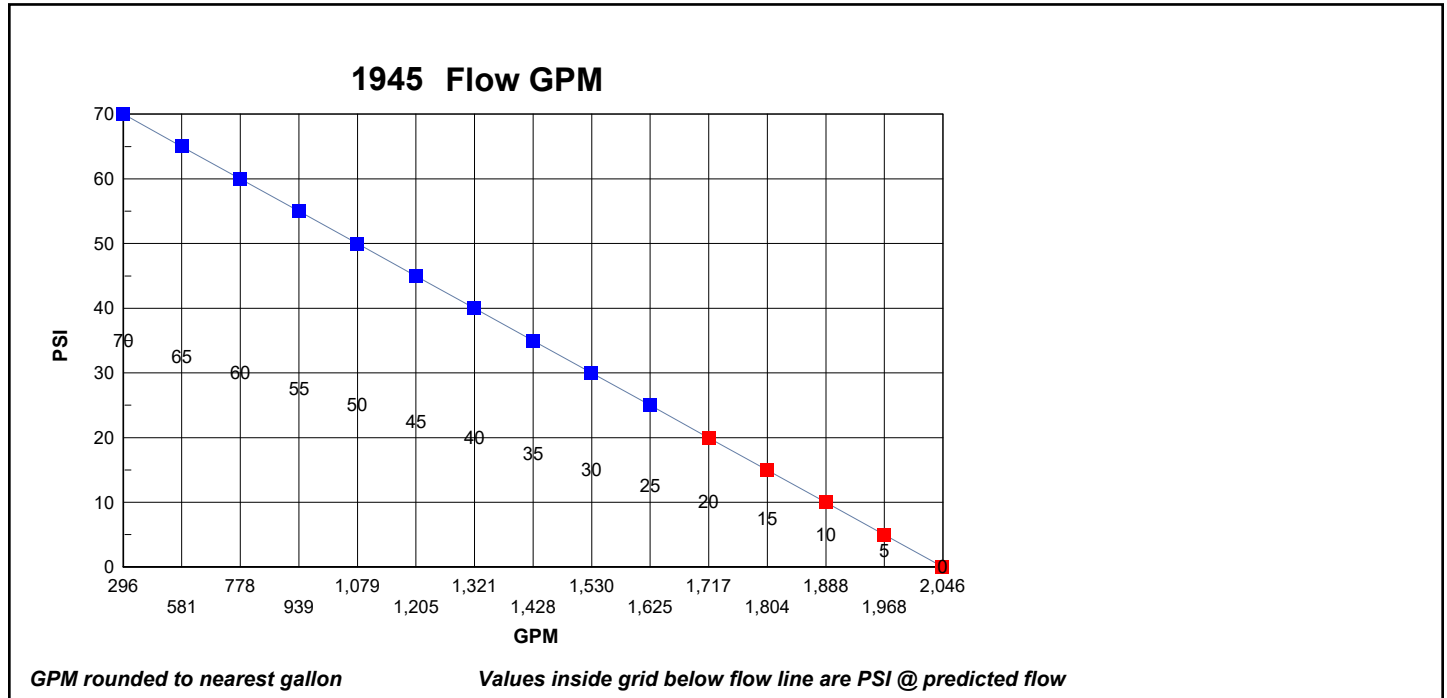
Manuf: Clow
Model: 2500

Installed: 01/01/1987
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	1946	2.5" Hose Monster	2.50	908.32	4541.58
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 29.00	Total Gallons Used: 4541.58
Static PSI: 72.00	Max GPM during test: 908.32
Residual PSI: 56.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 22.22	Predicted GPM @ 20 PSI: 1716.54





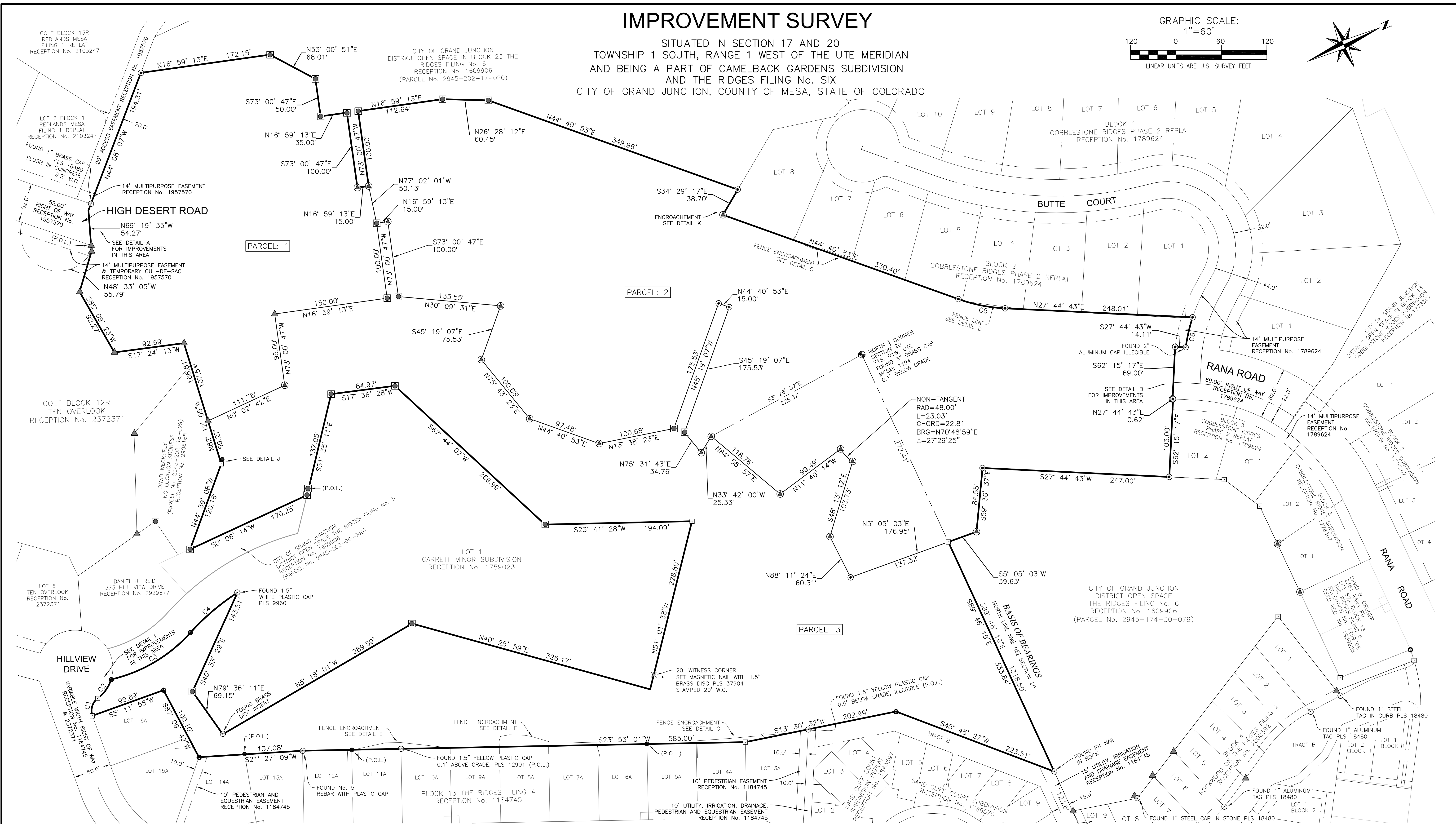
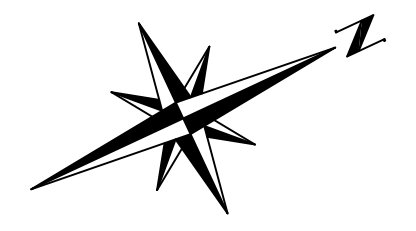
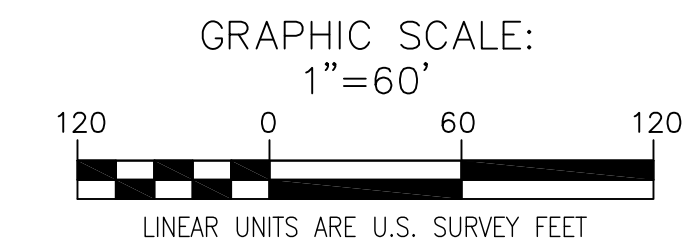
TEST HYDRANT

FLOW HYDRANT

CAMELBACK GARDENS

IMPROVEMENT SURVEY

SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

LEGAL DESCRIPTIONS:

- Parcel 1:**
Lot 1, CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
- Parcel 2:**
Lot 2, CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
- Parcel 3:**
District Open Space,
THE RIDGES FILING No. SIX
County of Mesa, State of Colorado

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 18480
- FOUND 2 INCH ALUMINUM CAP PLS 18478
- FOUND 2 INCH ALUMINUM CAP PLS 37049
- FOUND 1-1/2 INCH ALUMINUM CAP PLS 12770
- FOUND No. 5 REBAR WITH NO CAP
- FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING FENCE LINE

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ADVANCED TITLE COMPANY ORDER No. ATC-22-10425.
- BEARINGS ARE BASED ON THE NORTH LINE OF NW¼ NE¼ SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S89°46'16"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2916174 AND 1609906, OF THE MESA COUNTY RECORDS.

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE _____
DEPOSIT No. _____

IMPROVEMENT SURVEY
ROBERT M. STUBBS & CITY OF GRAND JUNCTION
SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

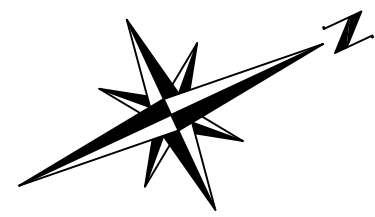
POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

SHEET 1 OF 2

IMPROVEMENT SURVEY

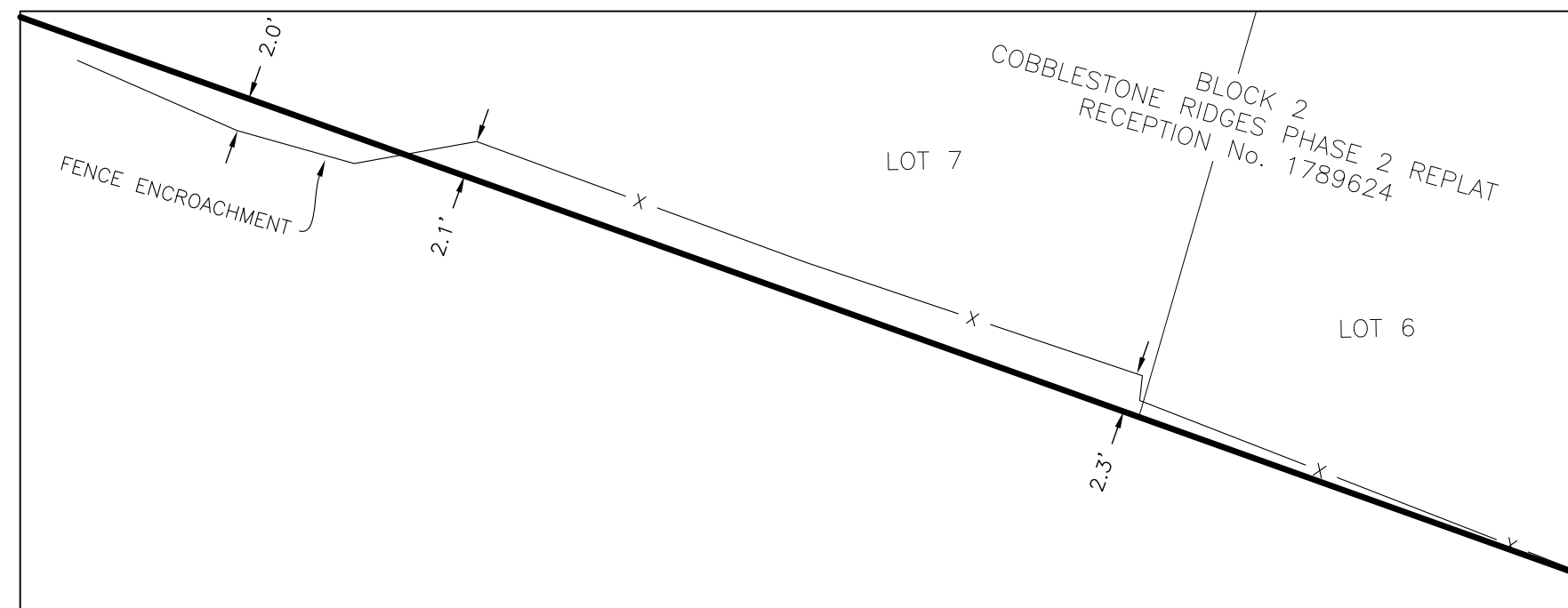
SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	20.00'	25.62'	073° 23' 54"	23.90'	N48° 17' 39"W
C2	50.00'	31.34'	035° 54' 49"	30.83'	N29° 33' 07"W
** C3	200.00'	123.48'	035° 22' 25"	121.53'	N05° 31' 03"W
** C4	310.00'	81.82'	015° 07' 22"	81.58'	N15° 25' 27"W
C5	213.00'	62.96'	016° 56' 08"	62.73'	N36° 12' 10"E
C6	222.00'	40.70'	010° 30' 12"	40.64'	S52° 06' 33"E

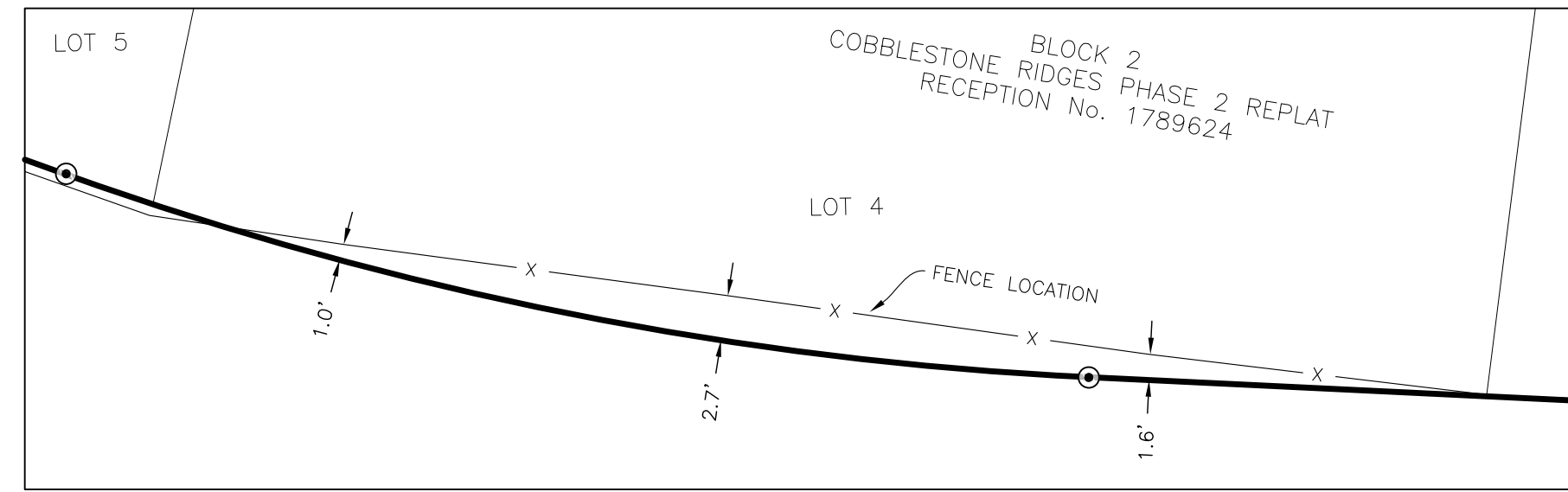


GRAPHIC SCALE VARIES AS SHOWN

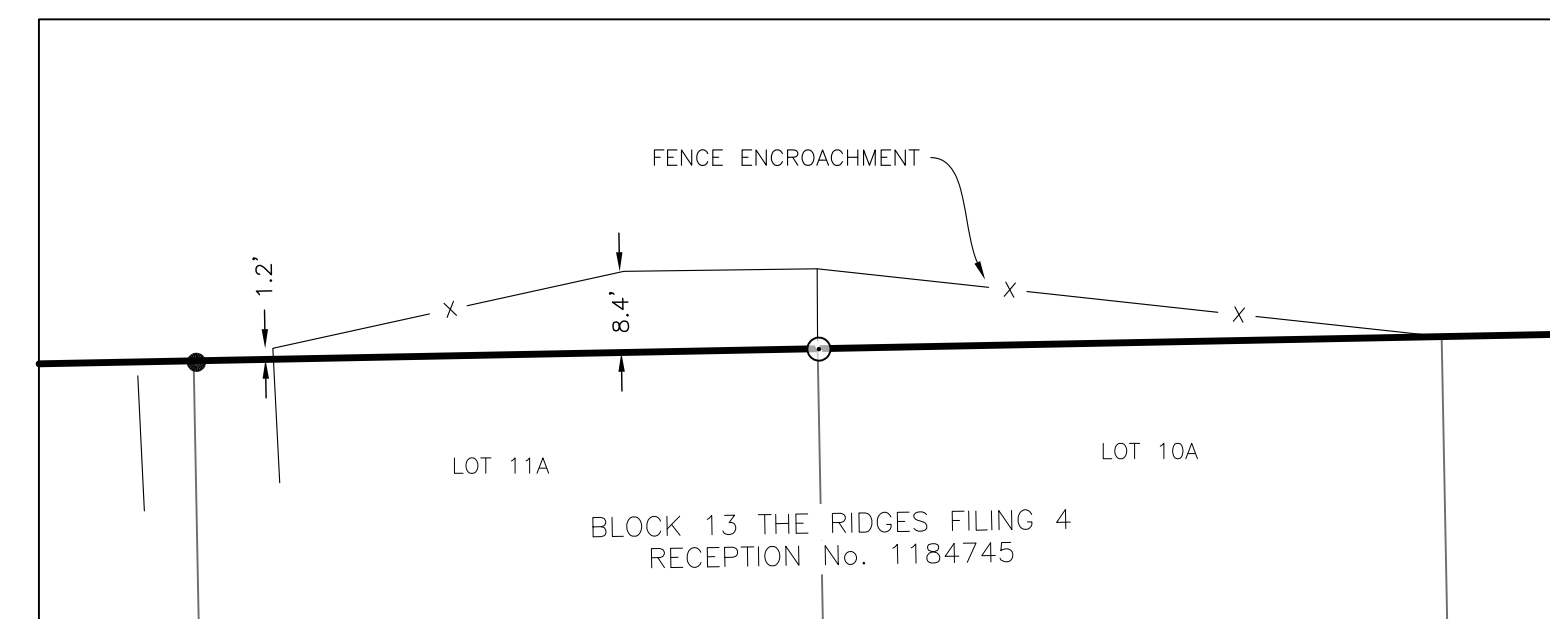
** NON TANGENT CURVE



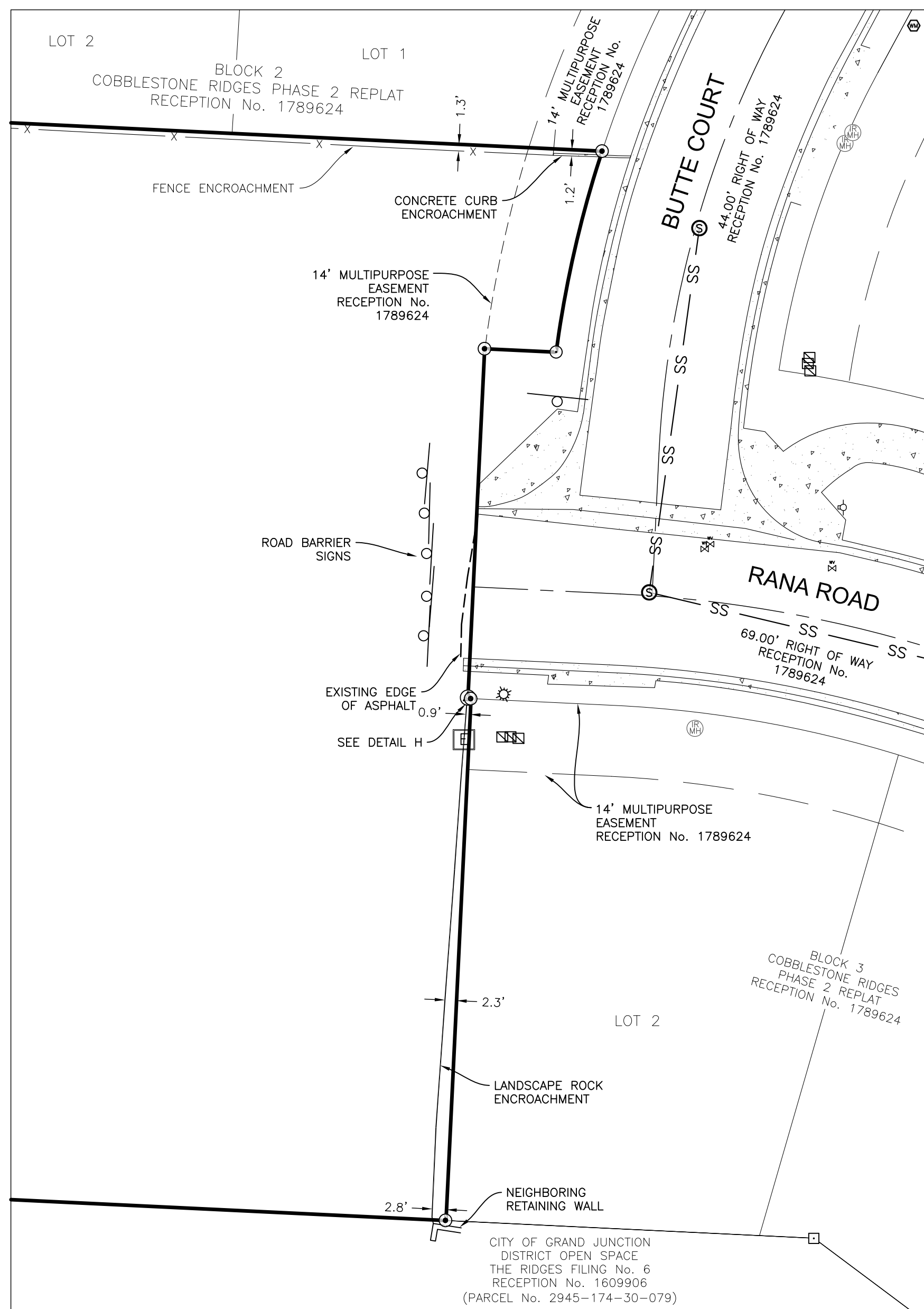
DETAIL C GRAPHIC SCALE 1"=10'



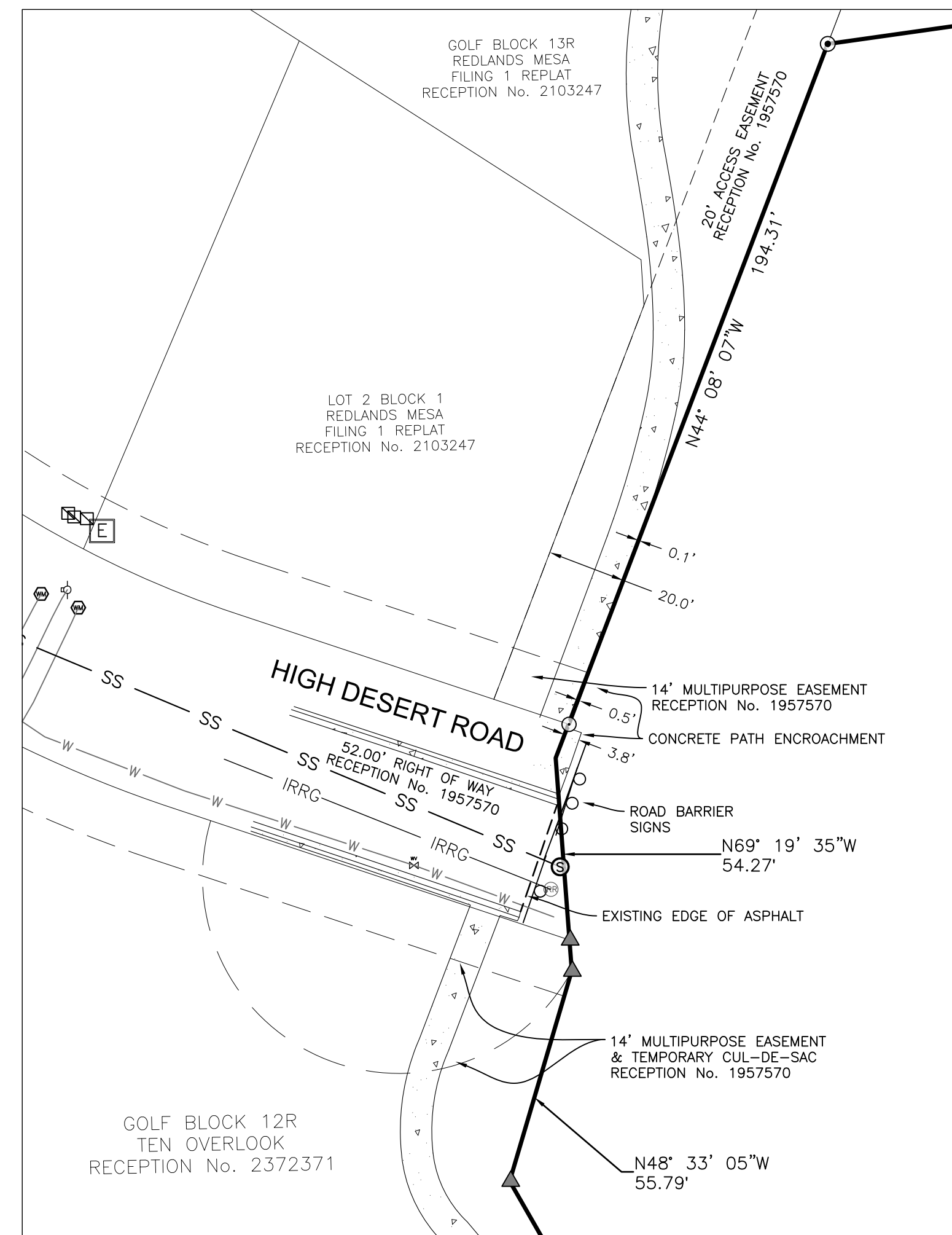
DETAIL D GRAPHIC SCALE 1"=10'



DETAIL E GRAPHIC SCALE 1"=20'



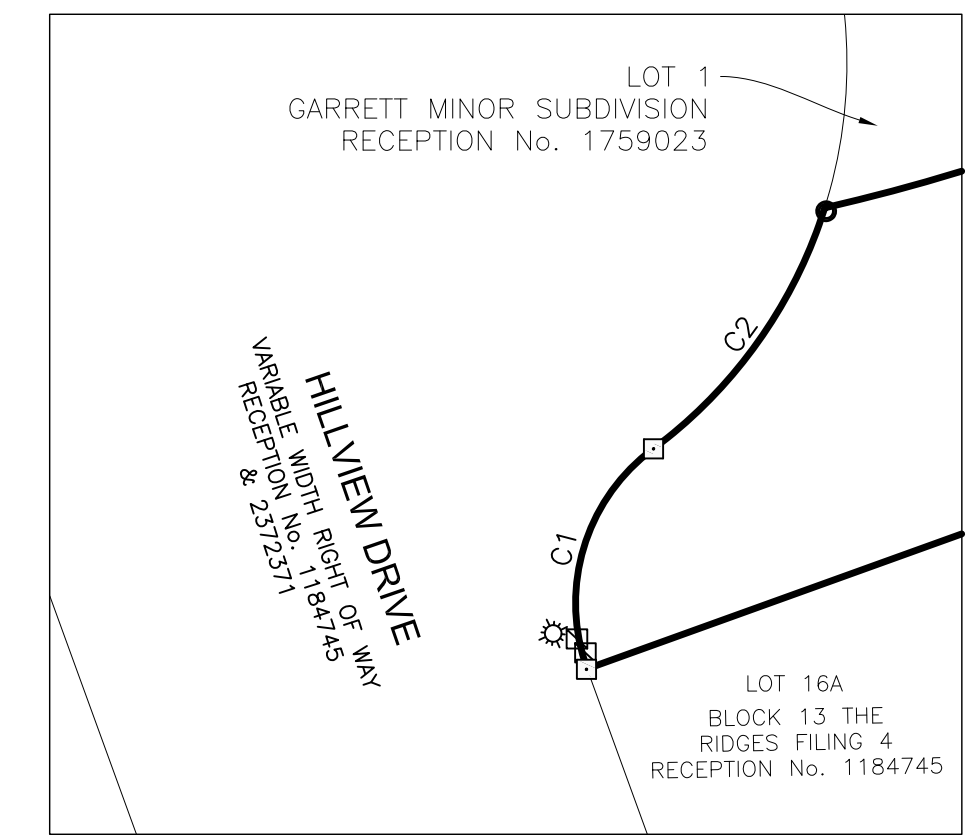
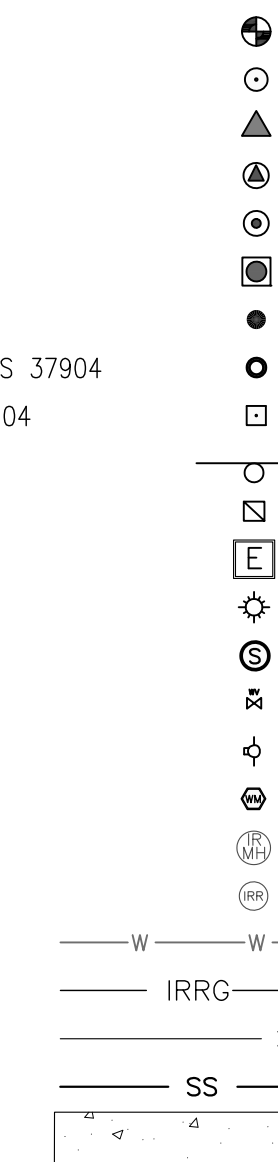
DETAIL B GRAPHIC SCALE 1"=20'



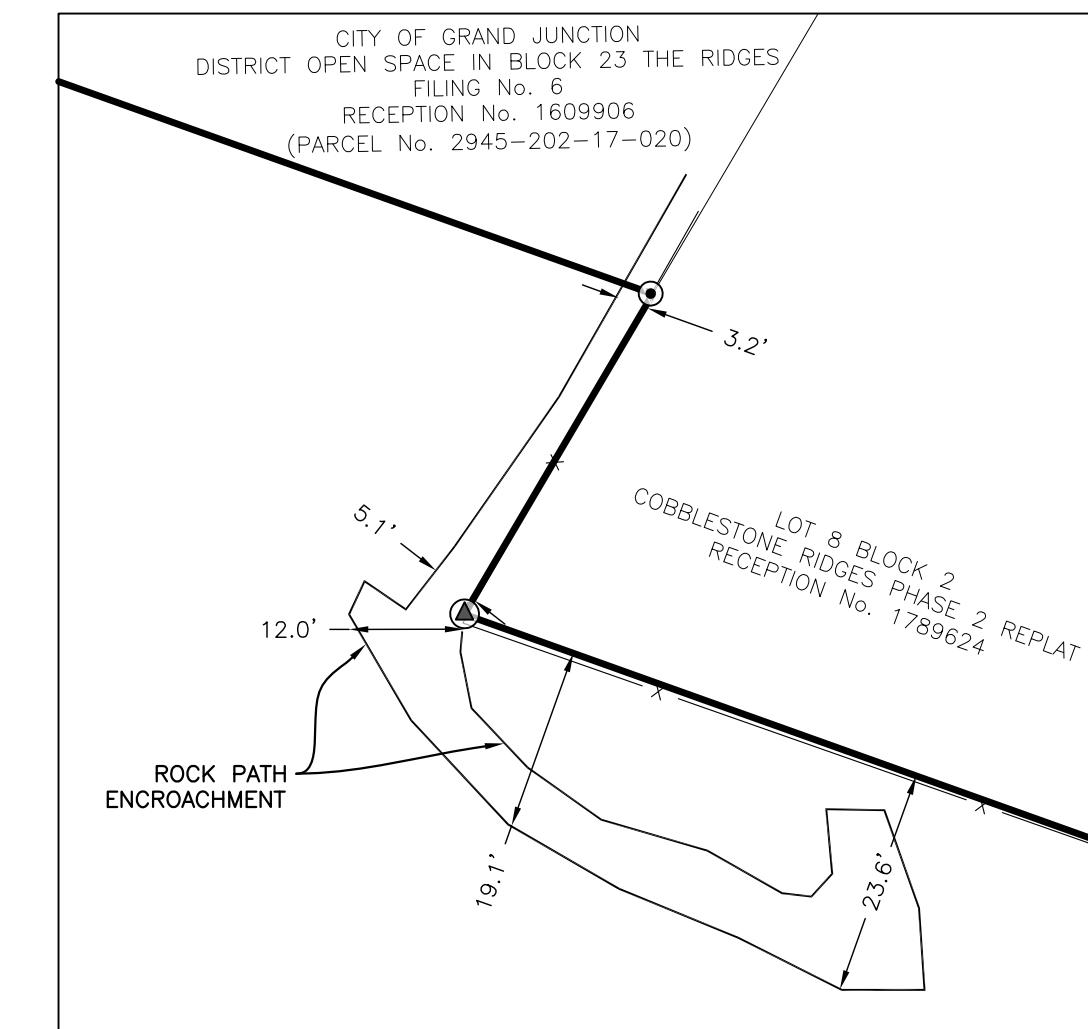
DETAIL A GRAPHIC SCALE 1"=30'

LEGEND:

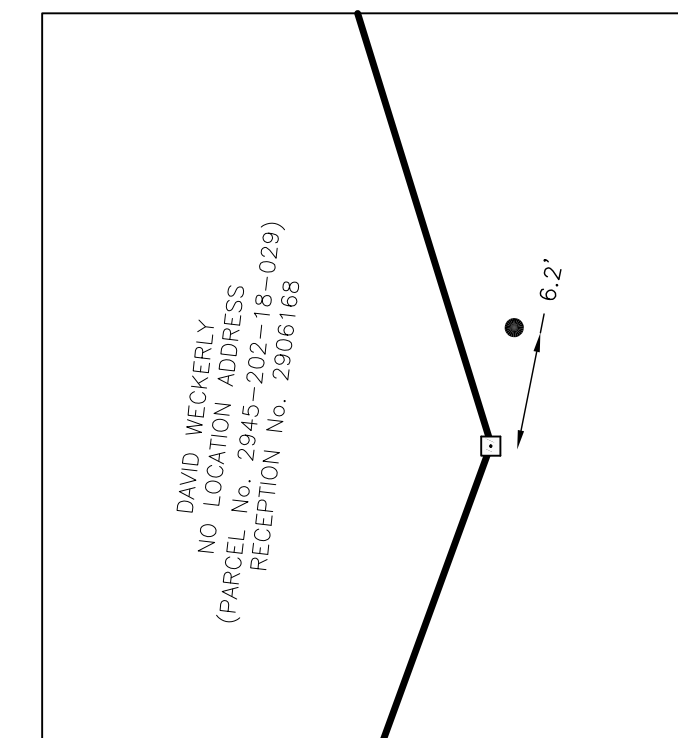
- FOUND SURVEY MARKER AS DESCRIBED
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- FOUND 2 INCH ALUMINUM CAP PLS 18480
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- FOUND No. 5 REBAR WITH NO CAP
- FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION MANHOLE
- EXISTING IRRIGATION FEATURE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE



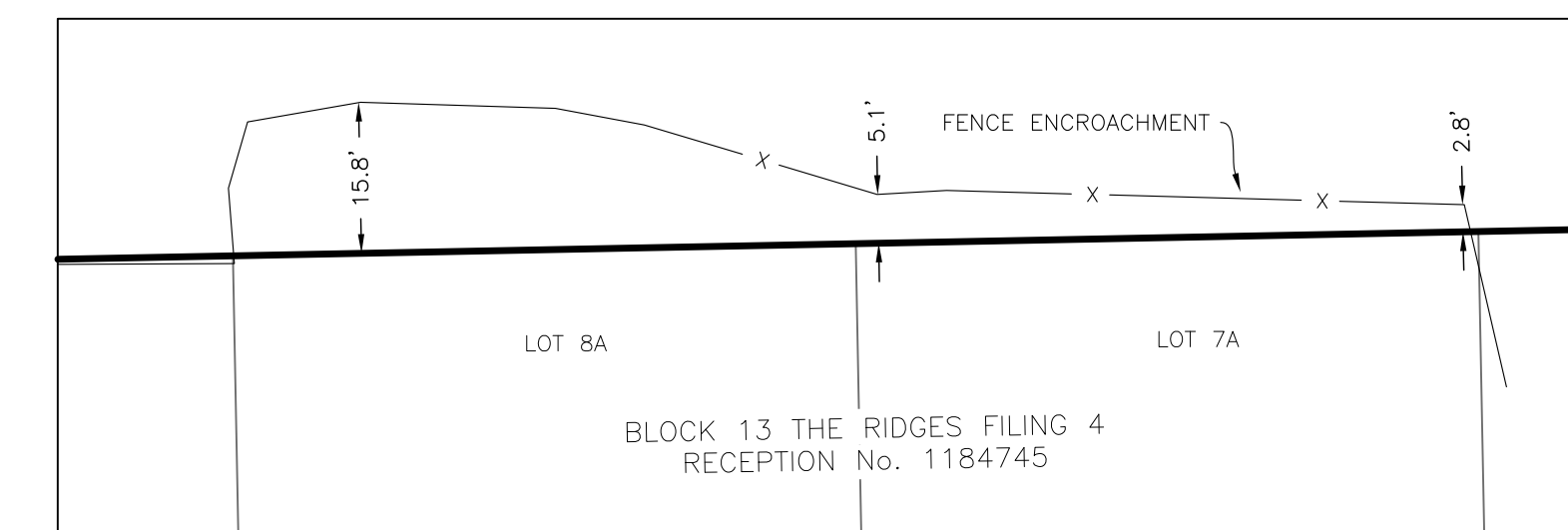
DETAIL I GRAPHIC SCALE 1"=20'



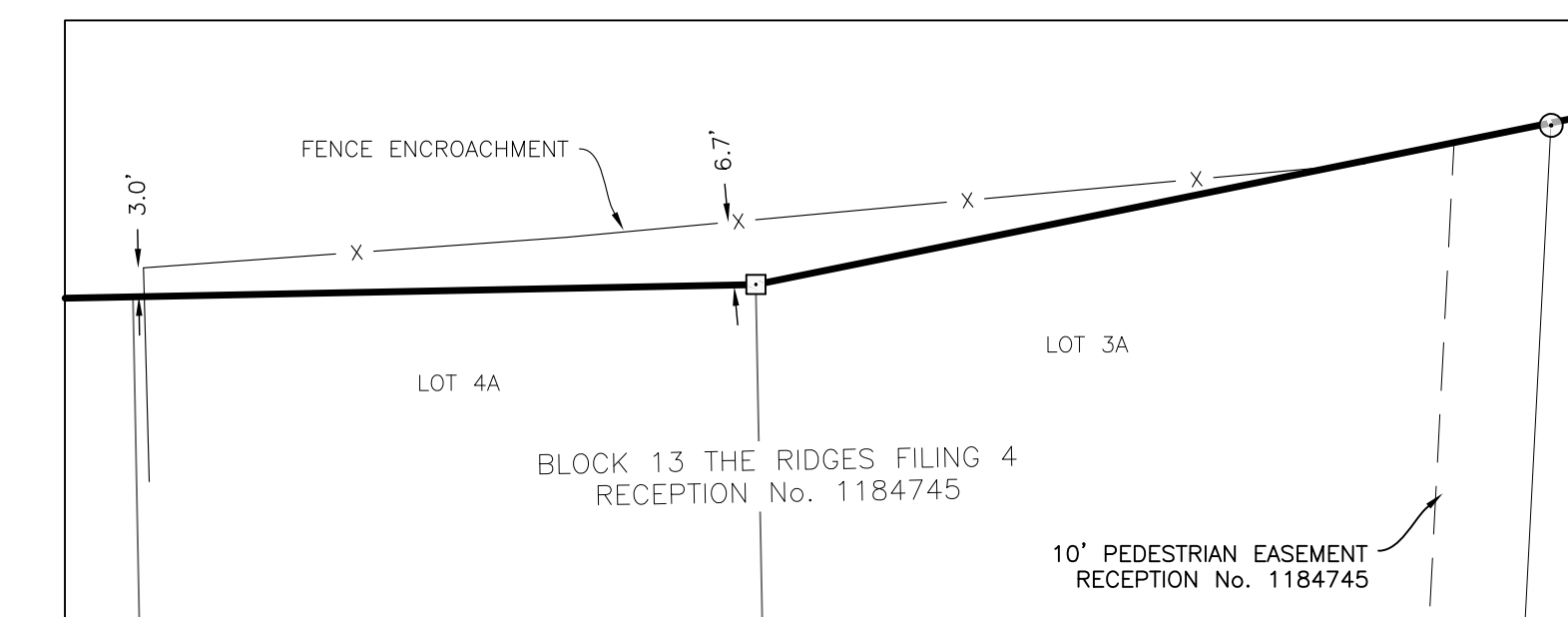
DETAIL K GRAPHIC SCALE 1"=20'



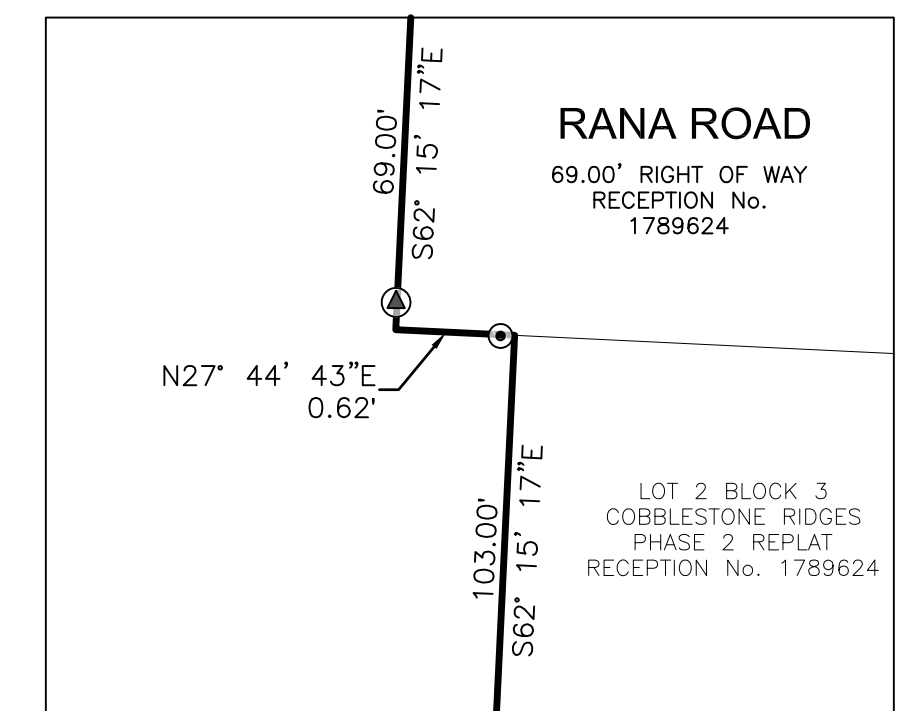
DETAIL J GRAPHIC SCALE 1"=10'



DETAIL F GRAPHIC SCALE 1"=20'



DETAIL G GRAPHIC SCALE 1"=20'



DETAIL H GRAPHIC SCALE 1"=1'

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- SQ SQUARE
- FT FEET
- AVE. AVENUE
- ST. STREET
- CT. COURT
- LN. LANE
- DR. DRIVE
- U.S. UNITED STATES
- L.C.E. LIMITED COMMON ELEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.L. POINT ON LINE

CURVE LABEL ABBREVIATIONS:

- RAD RADIUS
- L ARC LENGTH
- CHORD LONG CHORD DISTANCE
- BRG LONG CHORD BEARING
- Δ CURVE CENTRAL ANGLE

IMPROVEMENT SURVEY

ROBERT M. STUBBS & CITY OF GRAND JUNCTION
SITUATED IN SECTIONS 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-045 FIELD WORK: KM DRAWN BY: PC CHECKED BY: PC
DATE: 10/28/22 DRAWING NAME: 381 & 409 HIGH DESERT ROAD

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

LEGAL DESCRIPTION FOR CAMELBACK GARDENS

Lots 1 and 2

CAMELBACK GARDENS SUBDIVISION as recorded at Reception No. 2978317

County of Mesa, State of Colorado

AND INCLUDING

A tract of land situate in Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract of land being a part of The Ridges Filing No. 6 as shown at Reception No. 1259706 of the Mesa County Records, being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 20, from whence the East Sixteenth Corner on the North line of Section 20 bears $S89^{\circ}46'16''E$ a distance of 1318.50 feet for a Basis of Bearings, all bearings herein related thereto; thence $S89^{\circ}46'16''E$ along the North line of the Northwest Quarter of the Northeast Quarter of Section 20 a distance of 272.41 feet to a point on the Easterly line of Camelback Gardens Subdivision as recorded at Reception No. 2978317 and the Point of Beginning; thence continuing along said North line $S89^{\circ}46'16''E$ a distance of 333.84 feet to the Westerly line of Sand Cliff Court Subdivision as recorded at Reception No. 1786570; thence $S45^{\circ}45'27''W$ along said Westerly line a distance of 223.51 feet; thence continuing along said Westerly line, as well as the Westerly line of Block 13 of The Ridges Filing No. 4 as recorded at Reception No. 1184745, $S13^{\circ}30'32''W$ a distance of 202.99 feet; thence $S23^{\circ}53'01''W$ along the Westerly line of said Block 13 of The Ridges Filing No. 4 the following four (4) courses and distances;

1. $S23^{\circ}53'01''W$ a distance of 585.00 feet;
2. $S21^{\circ}27'09''W$ a distance of 137.08 feet;
3. $S87^{\circ}09'42''W$ a distance of 100.10 feet;
4. $S5^{\circ}11'58''W$ a distance of 99.89 feet to the Northerly line of the Right of Way for Hillview Drive as shown on the Plat of said The Ridges Filing No. 4, and the start of a curve to the right;

thence along said Right of Way and curve to the right an arc length of 25.62 feet with a radius of 20.00 feet and a central angle of $73^{\circ}23'54''$ whose chord bears $N48^{\circ}17'39''W$ a distance of 23.90 feet to the start of a curve to the left; thence continuing along said Right of Way and curve to the left an arc length of 31.34 feet with a radius of 50.00 feet and a central angle of $35^{\circ}54'49''$ whose chord bears $N29^{\circ}33'07''W$ a distance of 30.83 feet to the Southeast Corner of Lot 1 of Garrett Minor Subdivision as recorded at Reception No. 1759023; thence along said Garrett Minor Subdivision the following eleven (11) courses and distances

1. 123.48 feet along a non-tangent curve to the left with a radius of 200.00 feet and a central angle of $35^{\circ}22'25''$ whose chord bears $N5^{\circ}31'03''W$ a distance of 121.53 feet to the start of a non-tangent curve to the right;
2. 81.82 feet along said non-tangent curve to the right with a radius of 310.00 feet and a central angle of $15^{\circ}07'22''$ whose chord bears $N15^{\circ}25'27''W$ a distance of 81.58 feet;
3. $S40^{\circ}33'29''E$ a

distance of 143.51 feet; 4. N79°36'11"E a distance of 69.15 feet; 5. N5°18'01"W a distance of 289.59 feet; 6. N40°25'59"E a distance of 326.17 feet; 7. N51°01'38"W a distance of 228.80 feet; 8. S23°41'28"W a distance of 194.09 feet; 9. S67°44'07"W a distance of 269.99 feet; 10. S17°36'28"W a distance of 84.97 feet; 11. S51°35'11"E a distance of 137.05 feet to the District open space of the Ridges Filing No. 5 as described at Reception No. 1609906;

thence S0°06'14"W along said open space a distance of 170.25 feet to the Northerly line of the Parcel described at Reception No. 2906168; thence N44°59'08"W along said Northerly line a distance of 120.16 feet; thence continuing along said Northerly line N82°12'05"W a distance of 59.27 feet to the Easterly line of the aforementioned Camelback Gardens Subdivision; thence along said Easterly line the following twenty two (22) courses and distances;

1. N0°02'42"E a distance of 111.78 feet; 2. N73°00'47"W a distance of 95.00 feet; 3. N16°59'13"E a distance of 150.00 feet; 4. N73°00'47"W a distance of 100.00 feet; 5. N16°59'13"E a distance of 15.00 feet; 6. S73°00'47"E a distance of 100.00 feet; 7. N30°09'31"E a distance of 135.55 feet; 8. S45°19'07"E a distance of 75.53 feet; 9. N75°43'23"E a distance of 100.68 feet; 10. N44°40'53"E a distance of 97.48 feet; 11. N13°38'23"E a distance of 100.68 feet; 12. N45°19'07"W a distance of 175.53 feet; 13. N44°40'53"E a distance of 15.00 feet; 14. S45°19'07"E a distance of 175.53 feet; 15. N75°31'43"E a distance of 34.76 feet; 16. N33°42'00"W a distance of 25.33 feet; 17. N64°55'57"E a distance of 118.78 feet; 18. N11°40'14"W a distance of 99.49 feet to the start of a non-tangent curve to the left; 19. 23.03 feet along said non-tangent curve to the right with a radius of 48.00 feet and a central angle of 27°29'25" whose chord bears N70°48'59"E a distance of 22.81 feet; 20. S48°13'12"E a distance of 103.73 feet; 21. N88°11'24"E a distance of 60.31 feet; 22. N5°05'03"E a distance of 137.32 feet to the Point of Beginning.

County of Mesa, State of Colorado

Said Parcel contains 17.17 Acres

Neighborhood Meeting Notes for **Camelback Gardens**

A Neighborhood Meeting was held on March 28th 2022 at 5:30 PM at 2351 Rana Road. Approximately 33 people were in attendance at the meeting. 18 people signed in on the sign-in sheet provided.

Mr. Fleming of Colorado Land Advisor talked small talk with people as they looked at the images for the project which were presented on a table. People started gathering and a few people asked how big the homes were going to be? Mr. Fleming advised that the homes would be 2 stories, some 3 stories.

One person asked what the meeting was for? Mr. Fleming replied it was to advise the neighborhood what the project would look like and to answer any questions that they may have about it.

Mr. Fleming started the meeting by introducing himself from Colorado Land Advisor and Dani Acosta from the City of Grand Junction. Dani advised her role in the process and let the crowd know how they could give feedback/voice concerns online. Asked people to sign in on the sign-in sheets.

Several people pointed to the map and wanted clarity on where we were currently standing and where the development was going to be in relation to the golf course and the open space and other homes that are already standing. They also questioned if they were townhouses. Mr. Fleming clarified that they are single-family attached homes and that they have the same footprint as the homes behind them. The question was also asked several times if the homes would have garages and Mr. Fleming advised that yes, the homes would have garages and driveways.

“What consideration was made for the rain runoff?” one man asked. Mr. Fleming explained that in the plan there are micro basins that are part of the solution and the other part is getting water to the big stormwater catch basin for the residential development and pointed this out on the map as well as pointing in the direction of where they would be. The same man asked what he thought would happen to the value of their homes when this new neighborhood went up? Mr. Fleming advised he is an urban planner, not an engineer, and what he studies is how communities are developed and built and what it means to those that move into new developments, and what happens to those who live around them. Anytime you have new developments the value of the homes around it will go up. He then asked if the HOA would limit how many cars people would have? Mr. Stubbs answered that the HOA would restrict vehicles and Mr. Fleming added that each unit would have 4 parking spaces dedicated.

Other questions that were asked and answered by Mr. Fleming....

How long is the build timeline? Mr. Fleming stated approximately 6 years.

Is this subdivision going to have its own HOA? Yes, it will have its own separate HOA.

How far will the homes be from the fence in our backyard? There is a fire code that states how close the homes can be to yours and we're probably looking at 10 feet from the property line. That is a standard setback for the Mesa County building code.

Do you have plans on whether you will be starting building at this end or the other end? It is not 100% guaranteed, once we know more of the utility demands that may give us more direction but most likely this end.

All the trails we have currently go around us and it looks like on this map you are going to put a trail through the middle of the development on their bicycles? Yes, we would make a more defined trail around the neighborhood and we're going to give them a good place to cross through when people are coming off the larger trails.

Where are you at in the process? Dani from the City of Grand Junction explained that this neighborhood meeting is required before the formal application can be made and then there will be a public hearing process. Additionally, she directed people to GJ Speaks to give their input.

What is the existing zoning? Dani answered PUD. What is the target density? Low density and the city will review all of that.

How many houses are there going to be? There are currently about 75 units on the map that we are proposing but our application will say up to 90 units. Can you speak to why you choose this density compared to what we have in our existing neighborhood scale? In our community, we have people who according to Grand Junction Economic Partnership, you can look up their data on their website and I encourage you to do that, in Grand Junction single-person households are about 29% of the houses only have one person living in them, about 37% have two people living in them. The population with 3 or 4 kids is only made up of about 7% or so in the valley.

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

SIGN-IN SHEET FOR
Camelback Gardens
NEIGHBORHOOD MEETING 3/28/22
Grand Junction, CO

NAME ADDRESS PHONE or EMAIL

Jeffery Fleming 300 Main Street Suite 302 GJ CO 81501 970-812-3288

FRANK + TERI NIVONNY 388 Butte Ct. GJ CO 81507 970-201-5199

Frank + Rosemarie Rinaldi 3713 Hill View Dr. Grand Junction

BILL + SANDY LARSEN 2352 RANA RD. GJ CO 970-250-1858

Shirley Kalmbach 401 1/2 Rockwood 579 4342

George Krug 401 Butte Ct. Grand Junction 216-9006

Carolee Crawford 402 Butte Ct 417-773-3884

Dr. Dana Nkaner 409 Butte Ct. 970-640-9241

SIGN-IN SHEET FOR
Camelback Gardens
 NEIGHBORHOOD MEETING 3/28/22
 Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
GARY BILLIET	397 BUTTE CT GJ 81507	970-509-0121
MARY JO BAILEY	394 BUTTE CT 81507	719-252-3512
Cathlin Craver	395 Butte 81507	716-207-8761
Deba Nkara	409 Butte ct. 81507	970-6409247
Dama Nkara	409 Butte ct 81507	
Zak Nkara	409 Butte ct 81507	
KURT NELSON	422 SADDLE CT	970-242-1998
GEORGE FINK	232 RAMP RD	937-815-6282
MARCI LAH	1931 Pleasant Run St	

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Robert M. Stubbs, am the owner of the following real property:

(b) LOT 2 CAMELBACK GARDENS SUBDIVISION PER PLAT
RN 2978317 RECD 04/27/2021 MESA CO RECDS SEC'S 17 & 20 1S 1W - 7.40AC

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Outline Development Plan pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: 

Printed name of owner: Robert M. Stubbs

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 6th day of September, 20 21

by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on March 11, 2026




Notary Public Signature



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GJR65053354-2**

Date: **12/19/2022**

Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Juli McNeill
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 248-3881 (Work)
(800) 320-4211 (Work Fax)
jmcneill@ltgc.com
Contact License: CO337875
Company License: CO44565

Closers Assistant

Rebecka Temmer
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 248-3884 (Work)
(800) 322-4072 (Work Fax)
btemmer@ltgc.com
Contact License: CO472208
Company License: CO44565

For Title Assistance

Land Title Mesa County Title Team
2454 PATTERSON RD #100
GRAND JUNCTION, CO 81505
(970) 245-0550 (Work)
(970) 245-0089 (Work Fax)
gjresponse@ltgc.com

Buyer/Borrower

UPLAND HOMES INC
Attention: SCOTT J PREISENDORF
Delivered via: Delivered by Realtor

Agent for Buyer

MAVERICK REALTY
Attention: BRANDY CHAFFIN
1114 N 1ST STREET
SUITE 103-118
GRAND JUNCTION, CO 81501
(970) 216-7606 (Work)
realtorbrandyc@gmail.com
joe@j5etc.com
Delivered via: Electronic Mail

Seller/Owner

ROBERT M STUBBS
Delivered via: Delivered by Realtor

Agent for Seller

RE/MAX 4000 INC
Attention: JAN MILLER
120 W PARK DRIVE #200
GRAND JUNCTION, CO 81505
(970) 241-4000 (Work)
(970) 241-4015 (Work Fax)
jankimbroughmiller@gmail.com
kim@thekimbroughtteam.com
Delivered via: Electronic Mail



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **GJR65053354-2** Date: **12/19/2022**
Property Address: **VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO
81507**
Parties: **UPLAND HOMES, INC., A COLORADO CORPORATION
ROBERT M. STUBBS**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	\$1,097.00
Tax Certificate	\$27.00
	Total \$1,124.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

- [Mesa county recorded 03/06/2020 under reception no. 2916174](#)
- [Mesa county recorded 07/02/2015 under reception no. 2729182 at book 5744 page 304](#)
- [Mesa county recorded 11/19/1996 under reception no. 1778382 at book 2280 page 601](#)
- [Mesa county recorded 11/19/1996 under reception no. 1778381 at book 2280 page 600](#)

Plat Map(s):

- [Mesa county recorded 04/27/2021 under reception no. 2978317](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: GJR65053354-2

Property Address:

VACANT LAND - 381 HIGH DESERT ROAD, GRAND JUNCTION, CO 81507

1. Commitment Date:

12/06/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate
Proposed Insured:
UPLAND HOMES, INC., A COLORADO CORPORATION

\$825,000.00

3. The estate or interest in the Land at the Commitment Date is:

A FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

ROBERT M. STUBBS

5. The Land is described as follows:

LOT 1 OF CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJR65053354-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. SPECIAL WARRANTY DEED FROM ROBERT M. STUBBS TO UPLAND HOMES, INC., A COLORADO CORPORATION CONVEYING SUBJECT PROPERTY.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: [GJR65053354-2](#)

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED SEPTEMBER 29, 1910 IN BOOK 163 AT PAGE [32](#) UNDER RECEPTION NO. [94240](#) (AFFECTS E $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND JANUARY 11, 1909 IN BOOK 70 AT PAGE [487](#) UNDER RECEPTION NO. [80494](#) (AFFECTS S $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND DECEMBER 10, 1919 IN BOOK 230 AT PAGE [113](#) UNDER RECEPTION NO. [156352](#) (AFFECTS SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND N $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: GJR65053354-2

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE RIDGES, FILING NO. SIX RECORDED JUNE 11, 1981 UNDER RECEPTION NO. [1259706](#).
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED JUNE 11, 1981 IN BOOK 1318 AT PAGE [22](#) UNDER RECEPTION NO. [1259707](#), AND AMENDMENT RECORDED JULY 25, 1990 IN BOOK 1796 AT PAGE [564](#) UNDER RECEPTION NO. [1547336](#).
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF LETTER, RECORDED FEBRUARY 17, 1982 IN BOOK 1357 AT PAGE [352](#) UNDER RECEPTION NO. [1283051](#).
13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF ORDINANCE NO. 2569, ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, RECORDED MAY 26, 1992 IN BOOK 1901 AT PAGE [753](#) UNDER RECEPTION NO. [1603319](#).
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. [1778367](#).
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 RECORDED NOVEMBER 19, 1996 UNDER RECEPTION NO. [1778368](#).
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE [500](#) UNDER RECEPTION NO. [1778369](#).
17. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF THE DEVELOPMENT IMPROVEMENTS AGREEMENT, RECORDED NOVEMBER 19, 1996 IN BOOK 2280 AT PAGE [543](#) UNDER RECEPTION NO. [1778371](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COBBLESTONE RIDGES PHASE 2 REPLAT RECORDED FEBRUARY 28, 1997 UNDER RECEPTION NO. [1789624](#).
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CAMELBACK GARDENS SUBDIVISION RECORDED APRIL 27, 2021 UNDER RECEPTION NO. [2978317](#).



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;

- ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

CBRants

Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *C Monroe* President

Attest *David Wold* Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



660 Rood Avenue, Ste. A, Grand Junction, CO
81501
Phone: (970)255-7677 Fax: (970)808-2332

Visit us at www.advancetitleco.com

Date: October 5, 2022
Order No.: ATC-22-10425
Seller: Robert M. Stubbs and The City of Grand Junction
Buyer: Purchaser To Be Determined
Property: 381 High Desert Road, Grand Junction, CO 81507
409 High Desert Road, Grand Junction, CO 81507
Vacant Land, Grand Junction, CO 81507

Please direct all Title inquiries to:

Sabrina Yanez
Sabrina@advancetitleco.com
970-255-7677

SELLER(S):

Robert M. Stubbs and The City of Grand Junction
Delivery Method: Customer

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

Colorado Land Advisor
Jeffery Fleming
landadvisor@coloradolandadvisor.com
Delivery Method: Email

We Look Forward to Providing You Title and Closing Services



Wire Fraud Prevention Notice



Wire Fraud is on the rise. Before wiring funds to any party of your transaction, including Advanced Title Company, please call to verify any wiring instructions you may have received. Beware of any changes to the wiring instructions, no matter who you may believe has sent them or who may be requesting funds and verify any changes by using contact information received prior to the change request. Protect yourself from fraud. Always call to verify, change your passwords regularly, be suspicious of links or attachments in email correspondence, use encrypted communication methods where available and be alert for any changes in email contacts.

COMMITMENT FOR TITLE INSURANCE



NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company, a(n) Colorado corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 60 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Advanced Title Company

Sabrina Yanez

Sabrina Yanez

stewart title guaranty company



Frederick H. Eppinger President and CEO

David Hisey Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE A

- 1. Commitment Date: October 3, 2022 at 12:00 AM
2. Policy to be issued:

Amount
TBD

- a. ALTA Owner's Policy (06/17/06)
Proposed Insured: Purchaser To Be Determined

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
Robert M. Stubbs, as to Parcels 1 and 2; and The City of Grand Junction, as to Parcel 3

5. The Land is described as follows:
Purported Address: 381 High Desert Road, Grand Junction, CO 81507, 409 High Desert Road, Grand Junction, CO 81507 and Vacant Land, Grand Junction, CO 81507

Parcel 1:

Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
Click here for Assessor Parcel Information.

For Identification Purposes Only: Parcel No(s): 2945-202-53-001

Parcel 2:

Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
Click here for Assessor Parcel Information.

For Identification Purposes Only: Parcel No(s): 2945-174-53-002

Statement of Charges: These charges are due and payable before a Policy can be issued.

Residential TBD Commitment: \$300.00
Extra Parcel(s) Fee: \$200.00

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SCHEDULE A
(Continued)

Parcel 3:

District Open Space,
THE RIDGES FILING NO. SIX
County of Mesa, State of Colorado
[Click here for Assessor Parcel Information.](#)

For Identification Purposes Only: Parcel No(s): 2945-202-06-041

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Evidence satisfactory to the Company and its underwriter of payment of all outstanding taxes, charges and assessments as certified by the County Assessor. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent pursuant to Colorado Revised Statutes § 10-11-122 (1)(b) for any sale and for any loan pursuant to lender instructions. For Information Purposes Only: County Parcel Number(s): Parcel(s): 2945-202-53-001, 2945-174-53-002, 2945-202-06-041.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, together with additional documents as required by the Company as follows:
 - a. Deed from Robert M. Stubbs to Robert M. Stubbs sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. NOTE: This Requirement is necessary to accurately convey the new legal description of both parcels 1 and 2.
 - b. Deed from Robert M. Stubbs to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcels 1 and 2. [Click here for Vesting Deed](#) as to Parcels 1 and 2.
 - c. Deed from The City of Grand Junction to Purchaser To Be Determined sufficient to convey the fee simple estate or interest in the Land described or referred to herein, as to Parcel 3. [Click here for Vesting Deed](#), as to Parcel 3.
 - d. NOTE: This commitment is subject to such additional Requirements and Exceptions necessary once the identity of the Purchaser becomes known.
6. Execution of Company's Affidavit as to Debts, Liens, and other matters and its return to Advanced Title

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B - I
(Continued)

Company. NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), notify the Company within 10 days of receipt of this title commitment.

7. Resolution by the governing board of the seller of Parcel 3 approving the sale of subject property and identifying the party(ies) with authority to sign on behalf of said corporation.
- 8. Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Company immediately for further review prior to closing.**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART II Exceptions

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

NOTE: Exceptions 1 and 4 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 4 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 2 and 3 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 5 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

1. Rights or claims of parties in possession, not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public record or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservation or exceptions in Patents or in Acts authorizing the issuance thereof, minerals of whatsoever kind, subsurface or surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

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SCHEDULE B - II
(Continued)

9. Lease(s) if any, in existence and not of record. NOTE: This Exception shall be deleted upon execution of the Indemnity as to Debts, Liens, and Possession affirming there are no existing lease(s) on subject property and will not appear on the final title policy(ies) to be issued.

Exceptions as to Parcel 1:

10. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded April 1, 1912 at [Reception No. 04388](#).
11. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
12. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).
13. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at [Reception No. 1702836](#).
14. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at [Reception No. 1778367](#).
15. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at [Reception No. 1778368](#).
16. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at [Reception No. 1778369](#).
17. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at [Reception No. 1789624](#).
18. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at [Reception No. 2978317](#).

Exceptions as to Parcel 2:

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SCHEDULE B - II
(Continued)

19. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded January 11, 1909 at [Reception No. 80494](#).
20. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 11, 1909 at [Reception No. 80494](#).
21. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded September 29, 1910 at [Reception No. 94240](#).
22. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded September 29, 1910 at [Reception No. 94240](#).
23. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
24. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).
25. Plat notes and easements as shown on the plat of The Ridges Filing 6B recorded December 2, 1994 at [Reception No. 1702836](#).
26. Plat notes and easements as shown on the plat of Cobblestone Ridges recorded November 19, 1996 at [Reception No. 1778367](#).
27. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 recorded November 19, 1996 at [Reception No. 1778368](#).
28. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Cobblestone Ridges, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a)

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SCHEDULE B - II
(Continued)

is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded November 19, 1996 at [Reception No. 1778369](#).

29. Plat notes and easements as shown on the plat of Cobblestone Ridges Phase 2 Replat recorded February 28, 1997 at [Reception No. 1789624](#).
30. Plat notes and easements as shown on the plat of Camelback Gardens Subdivision recorded April 27, 2021 at [Reception No. 2978317](#).
- Exceptions as to Parcel 3:
31. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 24, 1913 at [Reception No. 111473](#).
32. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded July 7, 1913 at [Reception No. 114720](#).
33. Terms, Provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Ridges Filing Number Six, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded June 11, 1981 at [Reception No. 1259707](#), and amended by instrument recorded July 25, 1990 at [Reception No. 1547336](#).
34. Plat notes and easement as shown on the plat of The Ridges Filing 6 recorded June 11, 1981 at [Reception No. 1259706](#).

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DISCLOSURES

Order No.: ATC-22-10425

Note: Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district;
- B) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent;
- C) Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor

Note: Colorado Division of Insurance Regulations 8-2-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that **Advanced Title Company** conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- A) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: This disclosure applies only if Schedule B, Section II of the title commitment herein includes an exception for severed minerals.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

Note: Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein, unless the above conditions are fully satisfied.

STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE **Advanced Title Company** DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of **Advanced Title Company** and its affiliates (“ATC”), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as **Advanced Title Company**, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do/does ATC Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does ATC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does ATC collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 618 Rood Avenue, Grand Junction, CO; 81501; 970-255-7677.

SPECIAL WARRANTY DEED

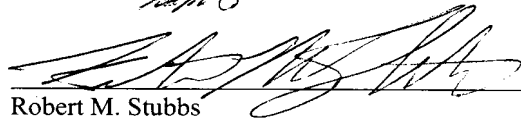
Robert M. Stubbs ("Grantor"), for the consideration of ****no consideration****, hereby sells and conveys to **Camelback Gardens, LLC**, a Colorado limited liability company ("Grantee"), whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, County of Mesa and State of Colorado, all of Grantor's right, title, and interest in and to the following real property in the County of Mesa and State of Colorado, to wit:

LOT 2 CAMELBACK GARDENS SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO

also known by street address as: **409 HIGH DESERT ROAD, Grand Junction, Colorado 81507**
and assessor's schedule or parcel number: **2945-174-53-002**

with all its appurtenances, and warrants the title against all persons claiming under the Grantor.

Signed this 18th day of June, ~~2024~~ 2025 *ML*



Robert M. Stubbs

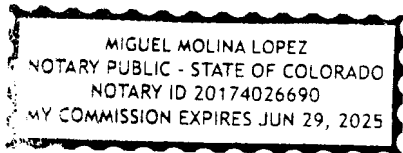
STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 18 day of June, ~~2024~~ ^{4th} 2025, by Robert M. Stubbs.

Witness my hand and official seal.
My commission expires: June 29, 2025


Notary Public



Neighborhood Meeting Notes for **Camelback Gardens**

A Neighborhood Meeting was held on March 28th 2022 at 5:30 PM at 2351 Rana Road. Approximately 33 people were in attendance at the meeting. 18 people signed in on the sign-in sheet provided.

Mr. Fleming of Colorado Land Advisor talked small talk with people as they looked at the images for the project which were presented on a table. People started gathering and a few people asked how big the homes were going to be? Mr. Fleming advised that the homes would be 2 stories, some 3 stories.

One person asked what the meeting was for? Mr. Fleming replied it was to advise the neighborhood what the project would look like and to answer any questions that they may have about it.

Mr. Fleming started the meeting by introducing himself from Colorado Land Advisor and Dani Acosta from the City of Grand Junction. Dani advised her role in the process and let the crowd know how they could give feedback/voice concerns online. Asked people to sign in on the sign-in sheets.

Several people pointed to the map and wanted clarity on where we were currently standing and where the development was going to be in relation to the golf course and the open space and other homes that are already standing. They also questioned if they were townhouses. Mr. Fleming clarified that they are single-family attached homes and that they have the same footprint as the homes behind them. The question was also asked several times if the homes would have garages and Mr. Fleming advised that yes, the homes would have garages and driveways.

“What consideration was made for the rain runoff?” one man asked. Mr. Fleming explained that in the plan there are micro basins that are part of the solution and the other part is getting water to the big stormwater catch basin for the residential development and pointed this out on the map as well as pointing in the direction of where they would be. The same man asked what he thought would happen to the value of their homes when this new neighborhood went up? Mr. Fleming advised he is an urban planner, not an engineer, and what he studies is how communities are developed and built and what it means to those that move into new developments, and what happens to those who live around them. Anytime you have new developments the value of the homes around it will go up. He then asked if the HOA would limit how many cars people would have? Mr. Stubbs answered that the HOA would restrict vehicles and Mr. Fleming added that each unit would have 4 parking spaces dedicated.

Other questions that were asked and answered by Mr. Fleming....

How long is the build timeline? Mr. Fleming stated approximately 6 years.

Is this subdivision going to have its own HOA? Yes, it will have its own separate HOA.

How far will the homes be from the fence in our backyard? There is a fire code that states how close the homes can be to yours and we're probably looking at 10 feet from the property line. That is a standard setback for the Mesa County building code.

Do you have plans on whether you will be starting building at this end or the other end? It is not 100% guaranteed, once we know more of the utility demands that may give us more direction but most likely this end.

All the trails we have currently go around us and it looks like on this map you are going to put a trail through the middle of the development on their bicycles? Yes, we would make a more defined trail around the neighborhood and we're going to give them a good place to cross through when people are coming off the larger trails.

Where are you at in the process? Dani from the City of Grand Junction explained that this neighborhood meeting is required before the formal application can be made and then there will be a public hearing process. Additionally, she directed people to GJ Speaks to give their input.

What is the existing zoning? Dani answered PUD. What is the target density? Low density and the city will review all of that.

How many houses are there going to be? There are currently about 75 units on the map that we are proposing but our application will say up to 90 units. Can you speak to why you choose this density compared to what we have in our existing neighborhood scale? In our community, we have people who according to Grand Junction Economic Partnership, you can look up their data on their website and I encourage you to do that, in Grand Junction single-person households are about 29% of the houses only have one person living in them, about 37% have two people living in them. The population with 3 or 4 kids is only made up of about 7% or so in the valley.

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

SIGN-IN SHEET FOR
Camelback Gardens
NEIGHBORHOOD MEETING 3/28/22
Grand Junction, CO

NAME ADDRESS PHONE or EMAIL

Jeffery Fleming 300 Main Street Suite 302 GJ CO 81501 970-812-3288

FRANK + TERI NIVONNY 388 Butte Ct. GJ CO 81507 970-201-5199

Frank + Rosemarie Rinaldi 3713 Hill View Dr. Grand Junction

BILL + SANDY LARSEN 2352 RANA RD. GJ CO 970-250-1858

Shirley Kalmbach 401 1/2 Parkwood 570 4342

George Krug 401 Butte Ct. Grand Junction 216-9006

Carolee Crawford 402 Butte Ct 417-773-3884

Dr. Dana Nkaner 409 Butte Ct. 970-640-9241

SIGN-IN SHEET FOR
Camelback Gardens
NEIGHBORHOOD MEETING 3/28/22
Grand Junction, CO

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
GARY BILLET	397 BUTTE CT GJ 81507	970-509-0121
MARY JO BAILEY	394 BUTTE CT 81507	719-252-3512
Cathlin Craver	395 Butte 81507	716-207-8761
Deba Nkara	409 Butte ct. 81507	970-6409247
Dana Nkara	409 Butte ct 81507	
Zak Nkara	409 Butte ct 81507	
KURT NELSON	422 SADDLE CT	970-242-1998
GEORGE FINK	232 RAMP RD	937-815-6282
MARCI LAH	1931 Pleasant Run St	

Exhibit A

Proposed Dimensional Standards - RL5

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

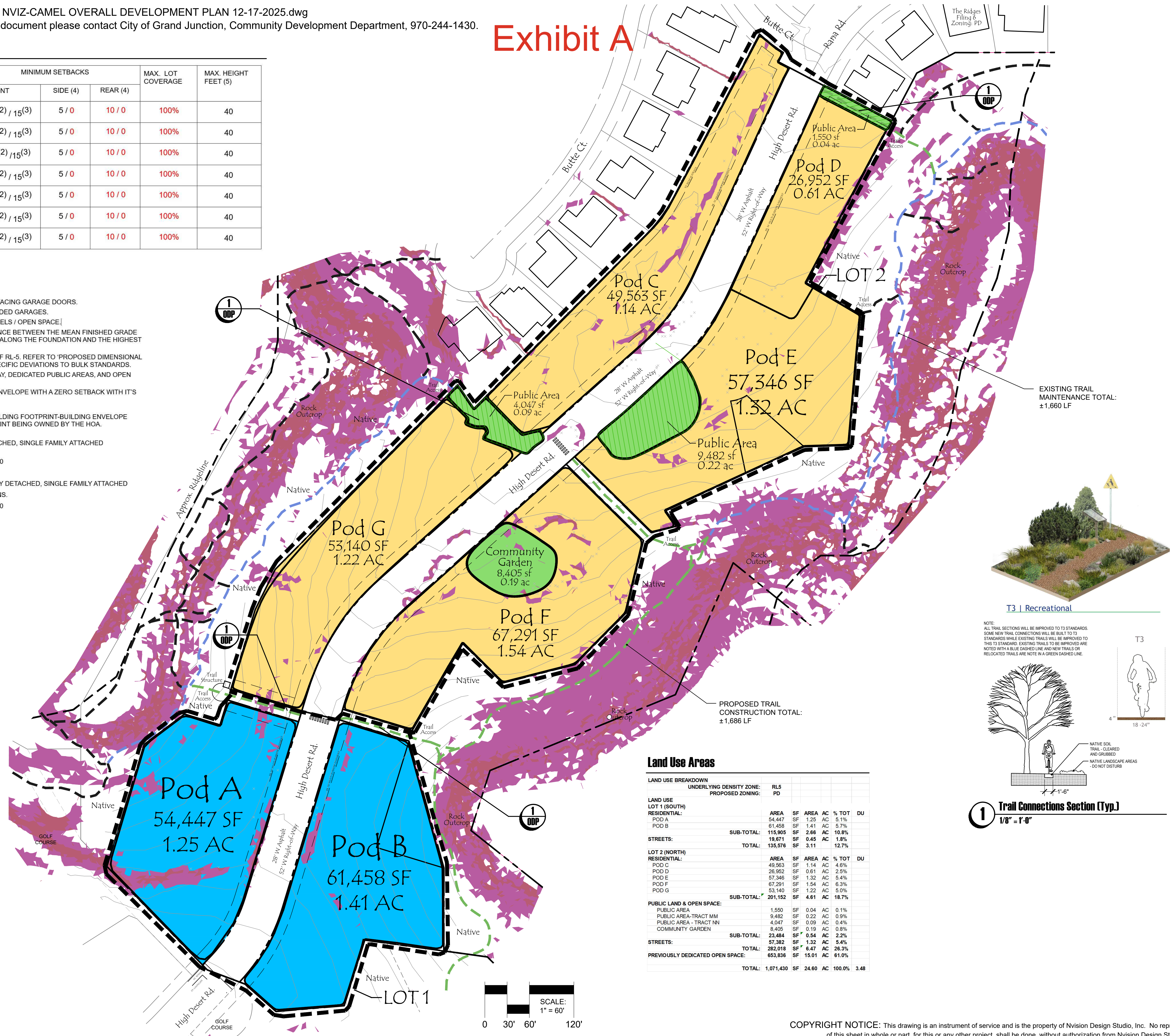
NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH ITS PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

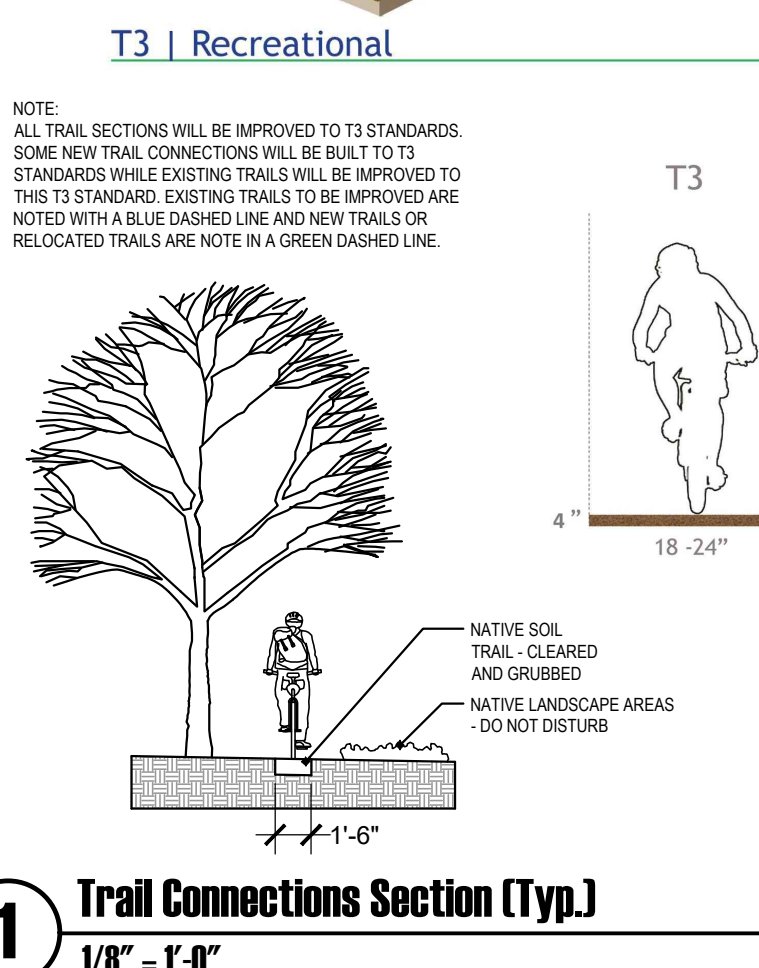
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



Land Use Areas

LAND USE BREAKDOWN	UNDERLYING DENSITY ZONE:	PROPOSED ZONING:	RL5	PD	AREA	SF	AREA	AC	% TOT	DU
LOT 1 (SOUTH)										
RESIDENTIAL:					54,447	SF	1.25	AC	5.1%	
POD A					61,458	SF	1.41	AC	5.7%	
POD B					115,905	SF	2.66	AC	10.8%	
STREETS:					19,671	SF	0.45	AC	1.8%	
TOTAL:					135,576	SF	3.11	AC	12.7%	
LOT 2 (NORTH)										
RESIDENTIAL:					49,563	SF	1.14	AC	4.6%	
POD C					26,952	SF	0.61	AC	2.5%	
POD D					57,346	SF	1.32	AC	5.4%	
POD E					67,291	SF	1.54	AC	6.3%	
POD F					53,140	SF	1.22	AC	5.0%	
POD G					201,152	SF	4.61	AC	18.7%	
PUBLIC LAND & OPEN SPACE:										
PUBLIC AREA					1,550	SF	0.04	AC	0.1%	
PUBLIC AREA-TRACT MM					4,047	SF	0.09	AC	0.4%	
PUBLIC AREA - TRACT NN					8,405	SF	0.19	AC	0.8%	
COMMUNITY GARDEN					8,405	SF	0.19	AC	0.8%	
STREETS:					23,484	SF	0.54	AC	2.2%	
TOTAL:					57,382	SF	1.32	AC	5.4%	
PREVIOUSLY DEDICATED OPEN SPACE:					282,018	SF	6.47	AC	26.3%	
TOTAL:					653,836	SF	15.01	AC	61.0%	
TOTAL:					1,071,430	SF	24.60	AC	100.0%	3.48



Project Name:
Camelback Gardens
 Grand Junction, Colorado

Landscape Architect:
VISION DESIGN STUDIO, INC.
 677 25 Road Grand Junction, CO 81505
 Phone: 970.210.2155 Email: rb@viz.biz
 Web: www.viz.biz
 Landscape Architecture | Visual Simulation | Graphic Design

Registration:
Robert A. Breeden
 LA 462
 03/21/2008
 Original Date of Licensure
 STATE OF COLORADO
 LICENSED LANDSCAPE ARCHITECT

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

- ODP NOTES:
1. THERE ARE NO EXISTING WETLANDS ON SITE.
 2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAN.

Submission:

Sheet Title:
Outline Development Plan

Project:
 Camelback Gardens

Date:
 December 17, 2025

Scale:
1" = 60'

North Arrow:

General Project Report

Camelback Gardens

Outline Development Plan

Developers: Michael Stubbs & Upland Homes, Inc.



Planning + Land Advisor + Civil Engineering + Stormwater Management
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Camelback Gardens ODP

This report is the property of
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Planning + Design + Land Advisor + Stormwater Management
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As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible. 'Creating One Colorado by Designing Colorado's Best PLACES'

Revision 7 31MAY25

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Introduction

The properties which are subject to this ODP request are located at 381 and 409 High Desert Road in the Redlands area of Grand Junction.

The purpose of this Project Report is to outline the proposed project along with the features and proposed bulk standards which are designed to meet the evolving household culture within Grand Junction. The ODP meets the intent of the Comprehensive Plan with the compatibility of land uses. Improvements within Camelback Gardens will happen within individually platted pods, with the overall plan having a varying consistency which matches the original Ridges PUD. Zoning for the entire property or for each development “pod” will be established through this ODP. With this ODP, the pattern of development is established with densities assigned to the project. Currently the project is envisioned with up to 90 building envelopes.

This project being proposed would be for residential single family, single family attached, and multifamily housing in one of the most desirable neighborhoods of Grand Junction. The ODP takes into consideration outstanding views, easy access to hiking, biking, and the growing Downtown of Grand Junction. Camelback Gardens will be managed by an HOA.

One of the best parts about living in Grand Junction is the ease and quickness of getting to your destination without the headache of traffic. Many of the people that are moving into Grand Junction are here for the adventures.

These adventure seekers are also appreciative of the land that surrounds them. At Camelback Gardens it is easy to see why. These seekers are often made up of smaller household sizes of 1 & 2 persons.

With Denver’s housing markets reaching the average price of over half a million dollars and the population continuing to rise, it is pushing the urban outdoor enthusiast out and West to Grand Junction, ‘Colorado’s Western Capital’. Future homebuyers have different expectations than what is available through existing home inventory.

Camelback Gardens is envisioned to be developed as smaller, modern, energy efficient homes, as well as a few select golf course adjacent home sites.

Public Benefit

Numerous T1, T2, and T3 trails circumnavigate Camelback Gardens. These natural surface trails connect through The Ridges Open Space to paved, fully developed T4 and T5 trail networks. These in-turn connect to the T6 Riverfront Trail system which provide opportunities for all trail user types. Walkers, hikers, trail runners, mountain bikers, and dog owners will be able to go out directly to their private trailhead to connect to this massive trail system.

The Ridges Open Space creates a unique setting which the future Camelback Gardens Final Plan will strive to integrate with.

Trail connections which are now on private property will be constructed to connect Rana Road and High Desert Road to the trail system. These will be entirely new trails.

Existing trails that are immediately adjacent to Camelback Gardens will be improved in cooperation with City of Grand Junction Parks and Colorado Plateau Mountain Bike Trail Association, Inc. (COPMOBA) volunteers,

Each of these improvements provide public benefit upon approval of the proposed ODP.

Public Benefit



(e) Needed housing types and/or mix;

Camelback Gardens PD will fulfill several goals of the 2020 Comprehensive Plan. Smaller footprint housing will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will also provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley with single family, single family attached, and multi-family uses. It will be compatible with The Ridges PD wherein there are single family, single family attached, townhomes, duplexes, condominiums, and apartments. Camelback Gardens PD provides three possible uses within a single development. Unlike typical single family developments, all outdoor space will be owned and maintained by a homeowners association (HOA). The HOA will provide a high level of maintenance to the future homeowners. The HOA will maintain the landscaping and handle snow removal services. The development model leads us to the need for an PD rather than a standard subdivision. A straight zone would require the development to meet minimum lots size whereas the ODP will provide flexibility to deviate from the minimum lots size. This enables the development to create a model where only the building footprint is platted and all outside maintenance is performed by the HOA. It will be desired by the 'Recreationally Equipped', those people who live to play. Home and yard maintenance gets in the way of their fun so they will seek a development where someone else worries about mowing the grass and shoveling the snow, as in a planned development. The smaller footprint also lowers taxes making the homes slightly more affordable.

Public Benefit

The public benefits component of the Camelback Gardens Zoning Code establishes a new neighborhood of housing which is sometimes referred to as 'middle housing'. This housing is more dense than single family homes built on the traditional 1/3 acre lot which is commonly seen around the valley. By creating an ODP the developer and subsequent home builders will be able to build smaller than average homes which makes them more affordable. With the ODP home building sites being smaller, the real estates taxes are reduced, further reducing mortgage payments. By making the homes and homesites smaller a few more homes will fit onto the site. This means more homes are built within the city and pressure to build outside the city on rural lands is reduced. In doing so, we keep the city in the city and the project contributes to protecting open and natural spaces around the valley.

(f) Innovative designs;

The architecture, floor plans, and roof lines will be all new designs. No house plans from other developments will be used. Each building site will be unique. and the plans will adapt to each specific view corridor and grading challenge. Modern desert architectural influences will be seen in the villas final designs. This housing type deviates from the traditional subdivision 'cookie cutter' single family homes on lots. Camelback Gardens will be platting footprints for buildings and using the natural surrounding environment to serve as "front yard/back yard". This is different in that each individual homeowner does not have their own lawns, outdoor space is shared through the homeowners association. The development model being proposed here is a more sustainable (water-wise and preserving the native flora) along with a low maintenance housing model.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

The development of Camelback Gardens will not affect any of the steep grades on the site. Steeper grades and Open Space will not be developed. Development of the project will be in lower portions of the valley on low to moderate grades. The development is well suited for development at a higher density in these areas.

Public Benefit

By developing more housing that is closer to the core of the city, pressure on outlying areas is reduced, urban sprawl is reduced. The project is able to provide screening and buffering by using the rock outcrops and natural topography of the valley. Thus, preserving the same rocks, ridges, and boulders which limits development of the site. Due to this, in areas where development is appropriate a reduction in setbacks is being requested to offset the goal of preservation of natural ridge-lines. Minimum lots size deviations also enable a greater preservation of natural topography and vegetation along the perimeter.

Protection and preservation of natural open space resources and natural features. Note the resulting density of 3.48 DU/AC meets residential low expectations as stated at 21.05.040(b) Residential Density. Future homeowners will partner with the developer's contribution in the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/open spaces/community service areas; preserving native vegetation and wildlife habitats.

In this case the developer previously dedicated the adjacent Open Space lands in order for them to be set aside for visual enjoyment as well as recreational opportunities. Through this development application the developer is proposing to enhance the Open Space trail system by performing maintenance and reconstruction of portions of The Ridges trail system. These efforts are intended to protect naturally scenic areas by creating a more predictable trail location through building a more curvilinear design. By clarifying the intended trails, less braided trails will be created by users. This helps users to 'stay the trail' and reduce the destruction of native desert plants and cryptobiotic soils.



Public Benefit continued

Characteristics of Middle Housing

Small-Footprint Buildings

These housing types typically have small - to medium-sized footprints. This allows a range of housing types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill in 2024. The building footprints will be compact starting at 1200 square feet.

Lower Perceived Density

Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.

Camelback Gardens development may be considered infill as it is on vacant land within The Ridges and these specific parcels were platted in the 1980's, yet they remain vacant. Furthermore, within the 2020 Comprehensive Plan Growth Tiers are identified which designate both 409 High Desert Rd and 381 High Desert Rd as Tier I Infill.

This request for PD is to allow the project to deviate from the required screening and buffering standards required by a straight zone. The intent for the development is to use the natural topography and flora to serve as buffering and screening. This will also create a greater sense of community in line with the Missing Middle Housing characteristic. This also promotes a lower impact development model that preserves the natural vegetation and topography.

Smaller, Well-Designed Units

Most Missing Middle housing types have smaller units. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context. Smaller-sized townhomes, single family, duplex, and triplex buildings can help developers keep their costs down while attracting a different market of buyers and renters who are not being provided for in existing developments.

Creates Community

Missing Middle Housing creates community through the integration of shared community spaces within the neighborhood and amenities or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households that want to be part of a community. These smaller households have nearby opportunities for dining and socializing.

The Planned Development will promote a lower impact development model that preserves the natural vegetation. The deviation from privacy fencing standards supports these development goals while building neighborly interactions.

Transportation, Emergency, Egress Services

Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondly you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well-maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the city's goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the homeowners association.

The property is located in: Fire Area "F" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 located at 2155 Broadway, which is around 3.5 miles away from the project site.

The Grand Junction Fire Department currently employs over 90 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to it's service including a new 911 Call Center a few years ago.

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

Access to each dwelling unit will be gained over an HOA owned tract.

Utility Services and Infrastructure

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8” inch water main owned and operated by Ute Water Conservancy District. Existing lines are stubbed into the property from Rana Road and High Desert Road. New fire hydrants will be located throughout the development. It is estimated that 15,000 – 22,000 gallons per day will be consumed once the development is fully occupied.

SANITARY SEWER – Camelback Gardens is located within the 201/Persigo Boundary. Therefore, new sewage connections will be made to that system via individual 4” lines. There are currently 8” lines at both ends of the property in High Desert as well as Rana Road which can be connected to.

IRRIGATION WATER – The City of Grand Junction manages The Ridges irrigation water system after the water is taken from the Redlands Water and Power ditch. The City has upgraded the system recently. The system is known to be very reliable. It is anticipated that the existing line in Rana Road will be tapped for service to the development. It may be recommended that a loop be created in order to better serve the development. A loop would likely cross through open space to connect back to existing infrastructure.

NATURAL GAS – XCEL Energy has a line in Rana Road and High Desert Road which will be connected to and extended into Camelback Gardens.

DRY UTILITIES

ELECTRIC - XCEL Energy has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

TELEPHONE – Century Link has a line in High Desert as well as Rana Road which can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CABLE – Spectrum has a line in High Desert as well as Rana Road that can be connected to. These lines have the capacity to serve the development. Lines will be underground on-site.

CELLULAR - Phone reception for each of the carriers is available with signals ranging from excellent (AT&T) to good (Verizon, Sprint and T-mobile).

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA narrative is available from Colorado Land Advisor)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	14.0	100.0%
Totals for Area of Interest		14.0	100.0%



Site Geology and Hazards

At the time of the investigation the site consists of open land. The site is gently undulating it runs generally along a valley between two buttes. An unimproved road runs across the site west from the end of Rana Rd to the end of High Desert Rd. Vegetation on the site consist of low grasses, prickly pear cactus, and brush. A few pinions and junipers located on, and adjacent, to the site. Numerous piles of fill dirt are located near the central bottom. This fill generally consists of rock fragments, sand, silt, and clay.

The surrounding vicinity of the site includes residential properties as well as Ridges Open Space lands. Open Space/community service lands contain several predominant rock outcroppings. These outcroppings are largely sandstone and some clay stone. These exposed rock outcroppings are stable and present minimal hazards to the site development. As infrastructure is developed a careful investigation will be performed to remove or relocate any loose rocks from the adjacent area.

Development Schedule

DEVELOPMENT PHASING SCHEDULE:

Camelback Gardens Planned Development shall consist of three Phases which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to allow the flexibility to respond to market conditions.

Development and phasing are subject to deadlines. To satisfy deadline requirements, a Pod must obtain the First Planning Clearance or record the First Plat by the Requirement Expiration Date.

The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follow:

<u>Phase</u>	<u>Pod</u>	<u>Requirement Expiration Date</u>
Phase 1	A,B	First Pod by December 2028 Second Pod by December 2031
Phase 2	C,D,E	First Pod by December 2034 Second Pod by December 2037 Third Pod by December 2040
Phase 3	F,G	First Pod by December 2040 Second Pod by December 2043

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development

Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.

2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase's development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

Response to PD Criteria

21.02.150 Planned development (PD).

(a) *Purpose.* The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) *More efficient Infrastructure;* **By designing housing that will have 3-4 off street parking spaces this could allow for narrower street sections. This results would be lower long term costs to the City in maintenance of infrastructure items. With the proposed ODP there is very little new infrastructure to be maintained by the City. The extension of a single public street (High Desert Road) is being proposed which will serve the entire 10.6 acre site. The extensive use of shared driveways has diminished the need for the typical public street usage on the site. The use of private shared drives, private sewer lines, and private water lines will greatly reduce public infrastructure to be maintained by the city and public utilities. By designing housing that will have no less than 4 off street parking spaces per unit this could allow for narrower street sections. This results in lower long term costs to the City in maintenance of infrastructure items.**

Surrounding areas were previously dedicated as Ridges Open Space. Thus the new community gardens and shared driveway areas will be dedicated and owned by the HOA with this development. Trails surround and criss-cross the property via tracts and should be considered part of the transportation network.

(2) *Reduced traffic demands;* **Camelback Gardens will have a trail system in and around it which will encourage more walking throughout the project, these may be used for recreation as well as going to places like the mailbox. Camelback Gardens will have a developed trail system in and around it which will encourage more walking throughout the project, these will be used for recreation as well as going to places like the mailbox. Trails surround and criss-cross the property and should be considered part of the transportation network.**

Response to PD Criteria

21.02.150 Planned development (PD).

Commuter traffic is likely to be impacted in a small way. Some traffic demands will likely be reduced by the fact that all of the residents of Camelback Gardens will have direct access to hiking and biking trails. They will be able to 'Bike-In/Bike-Out'™ of the development rather than loading up their vehicle with bike and gear and drive to some trailhead to begin their recreational riding ritual. Having immediate access to recreation is another factor in how we make good land use decisions. Camelback Gardens contributes to goals that include a connected active transportation system by increasing the number of direct and low-stress connection to key destinations within the city including trailheads for outdoor recreation. With the building and improving trails such as the Watertower Loop, this development should be considered as a preferred type which builds towards this goal.

(3) The improved trail system will provide a greater quality of public and/or private open space; Adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of living in the development. Although the development will be developed at urban densities, all of the surrounding open space was previously dedicated to the city and/or county. This significant feature will create a setting for the parcels to be developed. As a part of the development, the developer will provide monies and labor to improve and make more sustainable the adjacent off-site trail system which circumnavigates the development. These improvements will benefit the entire public. The improved trail system will provide a greater quality of public and/or private Open Space; adjacent trails with views of the Grand Mesa, Colorado National Monument, Bookcliff Mountains, and Mount Garfield will add to the quality of life in Grand Junction. All of the surrounding Open Space was previously dedicated to the city and/or county.

On-site improvements include new park space, new Open Space/community service lands, new garden space, and new connecting trails out into The Ridges Open Space. The improvements on private lands will be owned and maintained by the HOA for the benefit of each of the Camelback Gardens homeowners.

Response to PD Criteria

21.02.150 Planned development (PD).

Future homeowners will partner with the developer's contribution into the Camelback Gardens Homeowners Association (HOA) Fund. The HOA fund will provide a funding source for projects that will benefit the public including building and maintaining sustainable trails; updating and stabilizing parks/Open Spaces; preserving native vegetation; developing an Agrihood COOP for growing and harvesting fruits and vegetables, thus promoting a greener lifestyle rooted in the natural landscapes of The Ridges.

(4) Recreational amenities; and/or Trails will connect throughout the development. These trails can be used for walking, dog walking, hiking, biking, and jogging. A Trail Shade Structure with boulders for seating will be created near the water tower trail connection. Gardening, walking, hiking, biking, bouldering, are all directly reachable from the project. A future garden will provide a setting for community gardening and be a focal point of residents.

(5) Needed housing types and/or mix; the ODP sets up opportunities for housing choices within a single development. There is a mix housing types that will add diversity to the neighborhood consistent with the goals of the Comprehensive Plan. Principle 5 of the Comprehensive Plan talks about Strong Neighborhoods and Housing Choices while Multi-family housing will also be permitted. Unlike typical single family developments the development, through it's HOA, will provide a high level of maintenance to the future homeowners. The HOA will also maintain the landscaping and handle snow removal services. These services will be desired by aging homeowners and young professionals who do not wish to perform common homeowner duties.

Response to PD Criteria

21.02.150(b) Planned development - Outline Development Plan (ODP).

(1) *Applicability.* An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

(2) *Approval Criteria.* An ODP application shall demonstrate conformance with all of the following:

- (i) *The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; **Camelback Gardens ODP will strive to meet several principals of the 2020 Comprehensive Plan.***

Plan Principle 5: Strong Neighborhoods and Housing Choices

By designing and building homes and neighborhoods which align with today’s preferred lifestyles. Sustainable living coupled with recreational opportunities are at the core of the development. These values align with more and more persons who chose to live in Grand Junction. These elements part of the bond between neighbors. Neighbors won’t be neighbors because they happened to buy in the same development. Neighbors will be drawn to the development by the lifestyle choices afforded them by the amenities within and around Camelback Gardens. This will build a strong neighborhood.

Plan Principle 6: Efficient and Connected Transportation

The connecting of the Redlands Mesa street known as High Desert Road to The Ridges street known as Rana Road will increase efficiencies and reliability for every utility servicing the area. A connected street increases safety. It reduces response times for police and fire. It opens options for getting to where a driver wants to go.

Response to PD Criteria

Comprehensive Plan Principles (continued)

Plan Principle 7: Great Places and Recreation

The local of the proposed Camelback Gardens is highly unique. With panoramic views nestled between two rock outcropped ridges the setting is a 'Great Place'. This great place is circumnavigated by trails within the Ridges open space. These trails provide opportunities for dog walking, hiking, bicycle riding, rock climbing, bouldering, bird watching, and more. The proposed development would enhance these opportunities by creating a more sustainable trail network.

Grand Junction Circulation Plan: High Desert Road is classified as a Local Street. Under this proposal High Desert Road would connect to Rana Road. This connection would increase safety and response times as well as allowing for multiple routes of egress for residents in the area.

The Redlands Neighborhood Plan is severely out of date. The last update is over 20 years old. There is no specific mention of this area of The Ridges within the Redlands Plan. Development as a residential area does fulfill the vision of the Ridges Covenants. Developing at the proposed density would be similar and compatible with other sub-areas of The Ridges where in single family homes, townhomes, condominiums and a few commercial properties have been developed.

It will provide housing for smaller families (67.6% of households consist of 1 and 2 persons). It will provide the preferred housing type to younger Millennials. It will add to the diversity of housing choices within the Grand Valley. It will be compatible with previously approved area plans within the The Ridges PD and the Redlands Area.

Response to PD Criteria

Outline Development Plan (ODP) continued

(ii) *The rezoning criteria provided in GJMC 21.02.140; This ODP application is to specifically identify bulk standards and address issues specific to these parcels.*

(iii) *The planned development requirements of Chapter 21.05 GJMC; “Zoning for the entire property or for each development “pod” is established at ODP”. Camelback Gardens ODP will create: (a) More effective infrastructure; (b) Reduced traffic demands;(c) A greater quality and quantity of public and private open space; (d) Other recreational amenities; (e) Needed housing types and mixes; (f) Innovative architectural designs in order to meet density guidelines; Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone as well as reduced setback criteria has been met.*

(iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25; Camelback Gardens is within the boundaries of The Ridges PD and Redlands Area Plan and will build upon a community which contains diverse housing type and architecture. The Ridges is a mixed density development with limited commercial space. The Redlands Plan is severely out of date at 20 years old.*

(v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development; All necessary infrastructure items are currently available on both ends of the project. Dry utilities, wet utilities, and streets exist at the ends of High Desert Road and Rana Road. These will be extended into the project in order to provide public services and facilities to the development. Access is gained off of Rana Road, which connects to Ridges Blvd off of Ridges Circle. Ridges Blvd then connects to Highway 340/Broadway. Secondly you may take Highway 340 up Ridges Blvd to High Desert Rd. Ridges Blvd, Ridges Circle, and Rana Road are well maintained and in good condition. They have a non-standard street section due to no curb, gutter, or sidewalks in most areas. We are connecting High Desert Rd to Rana Rd thus completing one of the cities goals for street connectivity. That is beneficial for emergency and utility services. High Desert Rd will be built to standard street width so that it will allow for on street parking. All shared driveways will be owned and maintained by the HOA.*

The property is located in: Fire Area “F” as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 which is around 3.5 miles away.

Response to PD Criteria

Outline Development Plan (ODP) continued

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all, the Grand Junction Police Department has approximately 200 full time law enforcement employees.

(vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;* **High Desert Road will be connected through to Rana Road in Camelback Gardens. Units will be connected to High Desert Road via shared driveways. Attention to design will ensure all engineering standards (TEDS) and Fire Department requirements are met.**

(vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;* **Camelback Gardens will be a residential development abutting residential and open space areas. Where it abuts previously developed parcels a 6 foot fence will be installed on the common property lines. The use of the topography and landscaping will aid in buffering. development of the project will be in the lower portions of the valley on low to moderate grades. Alignment of building footprints also build into the design to create buffering.**

(viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;* **The previously dedicated open space is being used in the calculations. Each pod uses the immediately adjacent open space in its calculations. The ODP is for up to 90 units on the property. The resulting 3.48 density falls within the low density development category as is seen in much of The Ridges neighborhood. Each Phase will POD has a relatively higher density due to previously dedicated open space, a land exchange, dedication of park space, and, right-of-way being deducted out of the final calculations.**

(ix) *An appropriate set of base zone district standards for the entire property or for each development pod/area to be developed.* **The purpose of submitting this ODP will be to establish the bulk standards for the uniqueness of Camelback Gardens PD. The underlying RL5 comes close to matching the proposed overall densities. Variations from RL5 are justified on the next page of this GPR and the table on ODP Map.**

(x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;* **The Phasing Plan is outlined on page 15 of this report.**

Response to PD Criteria

21.02.150(b) Outline Development Plan (ODP) continued

Proposed Dimensional Standards - RL5

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

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
- (5) BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE.
- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- (7) DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
- (8) EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

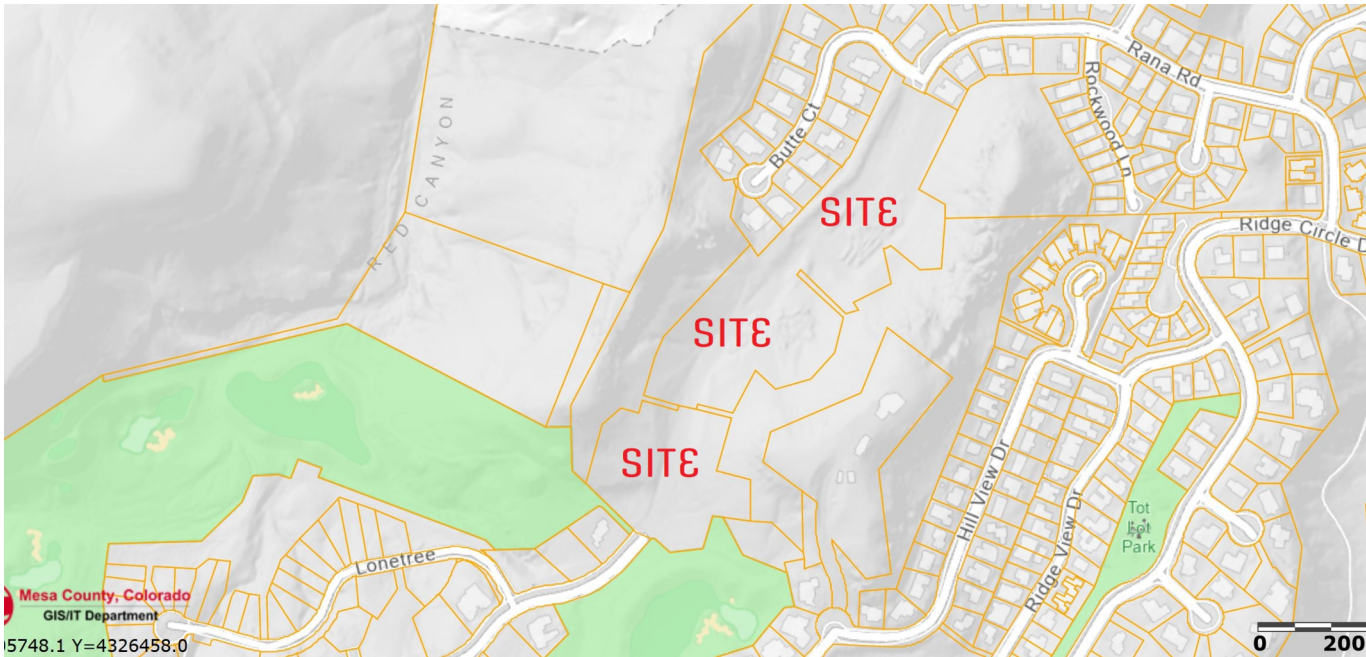
As shown above, all dimensional standards that align with RL5 zone district are in black. Any deviations that the PD is requesting through this ODP process are in red. The intent is to model some bulk standards after RM8 as is common within the Ridges Metro District (RMD). Within the RMD there are a vast array of densities ranging from R2 all the way up to R24. Housing styles cover the spectrum from single family, single family attached, townhomes, and condominiums. Camelback Gardens largely incorporates RL5 in the PD. Changes from this base zone enables the development to more closely align with current market conditions. Residents in the Valley have Endless choices for traditional development. For those seeking to enjoy the recreational lifestyle Camelback Gardens provides and for the maintenance of all exterior landscapes and driveways. This frees up homebuyers to enjoy the new and existing trails surrounding the development. By Creating a clustering of homes we are able to establish tracts of land for trail connections, a park as well as a community garden, This also allows for a higher degree of preservation of natural features and vegetation.

Site Location

The subject site consists of two parcels of land within The Ridges. They are both irregularly shaped. Both parcels are vacant. Ground cover is native landscaping: grasses, a few small trees, and shrubs. The site has a great deal of topography with rock outcroppings and bike trails running through.

The site consists of two parcels of land which total 10.29 acres +/- . Located in Mesa County, Colorado. The latitude and longitude of the approximate center of parcel 2945-202-53-001 is Latitude: 39.061257 and Longitude: -108.618192.

This proposal will include an ODP with varying setbacks to The Ridges open spaces as well as to the abutting developed home lots in The Ridges and in Redlands Mesa.



Response to PD criteria

v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development,

As stated on page 12 of this report adequate utilities are stubbed into each end of the project, they exist on-site today. A development improvements agreement will be used to guarantee installation during the early phase of each pod.

vi. Adequate circulation and access shall be provided to serve all development pods areas to be developed,

As stated on page 11 of this report an adequate transportation network exists on each end of the project today. Two fully developed streets exist in High Desert Road and Rana Road. Camelback Gardens will connect High Desert Road to Rana Road during the final phases of development, this will increase circulation and safety within the neighborhoods. This is a goal of the Comprehensive Plan.

vii. Appropriate screening and buffering of adjacent property uses and structure shall be provided,

Camelback Gardens will meet the city standards for setbacks to previously developed residential properties. This development is also residential. Landscape buffering and fencing will be installed next to any previously developed residential properties where required by the Code..

viii. An appropriate range of density for the entire property or for each development pod area to be developed,

Land Use Areas and Phasing

LOT 1 (SOUTH)							
RESIDENTIAL:	AREA	SF	AREA	AC	% TOT	DU	PHASE
POD A	54,447	SF	1.25	AC	5.1%		1
POD B	61,458	SF	1.41	AC	5.7%		2
SUB-TOTAL:	115,905	SF	2.66	AC	10.8%		
STREETS:	19,671	SF	0.45	AC	1.8%		
TOTAL:	135,576	SF	3.11		12.7%		
LOT 2 (NORTH)							
RESIDENTIAL:	AREA	SF	AREA	AC	% TOT	DU	PHASE
POD C	49,563	SF	1.14	AC	4.6%		3
POD D	26,952	SF	0.61	AC	2.5%		4
POD E	57,346	SF	1.32	AC	5.4%		5
POD F	67,291	SF	1.54	AC	6.3%		6
POD G	53,140	SF	1.22	AC	5.0%		7
SUB-TOTAL:	201,152	SF	4.61	AC	18.7%		
PUBLIC LAND & OPEN SPACE:							
PUBLIC AREA	1,550	SF	0.04	AC	0.1%		1
PUBLIC AREA-TRACT MM	9,482	SF	0.22	AC	0.9%		4
PUBLIC AREA - TRACT NN	4,047	SF	0.09	AC	0.4%		3
COMMUNITY GARDEN	8,405	SF	0.19	AC	0.8%		6
SUB-TOTAL:	23,484	SF	0.54	AC	2.2%		
STREETS:	57,382	SF	1.32	AC	5.4%		
TOTAL:	282,018	SF	6.47	AC	26.3%		
PREVIOUSLY DEDICATED OPEN SPACE:	653,836	SF	15.01	AC	61.0%		
TOTAL:	1,071,430	SF	24.60	AC	100.0%	3.48	DU/AC

Response to PD criteria

21.02.150 (2)

ix. An appropriate set of base district standards for the entire property or for each development pod area to be developed, and

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
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CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

PHASING:

THE FIRST FINAL PLAN FOR A CAMELBACK GARDENS POD SHALL BE APPLIED FOR WITHIN 2 YEARS OF THE DATE OF THE APPROVED ORDINANCE.

x. An appropriate phasing or development schedule for the entire property or for each development pod area to be developed.

The first Final Plan would be applied for within 2 years of the date of the approved ordinance and each subsequent phase would be scheduled to start within 3 years of the recording of the prior Phase: Phase 1 by 2027; Phase 2 by 2030; Phase 3 by 2033; Phase 4 by 2036; Phase 5 by 2039; Phase 6 by 2042; Phase 7 by 2045.

Response to Rezone criteria

21.02.140(a) Rezoning.

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

Subsequent events have invalidated the original premises and findings; and/or

Currently, the property is zoned as (PD) Planned Development. We are requesting that the property be zoned to Planned Development for Camelback Gardens due to changes in the surrounding environment and land use. Surrounding developments such as: The Ridges is a Planned Development; Redlands Mesa is a Planned Development; Red Rocks Valley was developed as a PD; Redlands 360 is being developed as a Planned Development. This style of development is common in the area due to topographic restrictions and changing housing market demands.

The original zoning decision was made with the assumption that the surrounding area would remain mixed density residential. And, since that time, the area has undergone significant residential development, and the property is now more suited for a Planned Development than ever before.

According to the recent land use plan adopted by the city in 2020, the area is now designated as a low density residential district, making the original Ridges PD zoning and density less appropriate. Furthermore, market studies conducted in 2021 indicated that the area is now experiencing an increase in residential traffic, reinforcing the need for a non-traditional residential zoning designation.

The proposed rezoning and density adjustment is consistent with the City's Comprehensive Plan, which encourages mixed-density developments in this area to enhance residential housing opportunities and trail connections.

Given the substantial changes in the area's development, infrastructure, and economic conditions, it is clear that the original zoning designation no longer reflects the current realities of the site. The proposed rezoning to Planned Development would better align with the surrounding land uses and the City's future growth plans. These policies include the encouragement of more affordable housing on smaller lots.

Development approvals include time-based requirements which are shown on Page 15 of this report. The Applicant will track the status of those entitlements. The City adopted an entirely new zoning and Development Code as well as a new Transportation and Development Standards Code in early 2024. Camelback Gardens will adapt to these new expectations for infrastructure as well as policy shifts. Nearby Developments are doing the same.

Response to Rezone criteria

The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

In response to the rezoning request and in compliance with the criteria outlined in Section 21.02.140(a) of the Grand Junction Municipal Code, we respectfully provide the following explanation regarding how the character and/or condition of the subject area has changed, and how these changes align with the applicable goals and policies of the City's Plan.

Changes in the Area:

Over the past several years, the subject area has undergone significant transformations in terms of both development and infrastructure improvements. These changes include:

Increased Development Activity: The area has experienced a marked increase in residential, commercial, and mixed-use developments. New construction, including multi-family housing and limited retail spaces, has been completed or is actively being developed. This shift reflects a growing demand for diverse land uses in the area, as well as an increase in population density and associated services.

Infrastructure Enhancements: Key infrastructure improvements have been implemented in the area, such as upgraded transportation networks (roads, bike paths, and pedestrian walkways), enhanced utility services, and the extension of public services. These improvements have directly impacted the functionality and accessibility of the area, supporting a wider range of land uses than what was envisioned in the 1980's including enhanced trail networks which provide recreational opportunities.

Changes in Land Use Patterns: The land use character of the area has evolved from primarily low-density residential zones to mixed-use and medium-density residential areas. This shift reflects a broader regional trend toward urbanization and a desire for more integrated, walkable communities.

Proximity to Commercial and Employment Centers: The subject area's proximity to key commercial districts and employment hubs has further driven demand for residential and mixed-density zoning. The growth of nearby job centers and the expansion of retail areas has made the area more conducive to higher-density, mixed-use development that supports recreationally focused residential activities.

Response to Rezone criteria

Alignment with the Plan Goals and Policies:

The changes described above are consistent with the overarching goals and policies outlined in the City's Comprehensive Plan. Specifically, the proposed rezoning aligns with the following Plan goals:

Goal 1: Encourage Compact, Efficient Development: The changes in land use and development patterns within the area support the City's goal to promote compact, efficient development that reduces sprawl and increases the use of existing infrastructure. The increased density and mixed-use development in the area are in line with this goal, optimizing land use and minimizing the environmental impact of urban expansion.

Goal 2: Promote Sustainable Land Use and Growth: The rezoning proposal is consistent with the City's commitment to sustainable development practices. The changes in land use—towards higher-density residential and mixed-use zones—encourage the efficient use of land and resources, align with sustainability goals, and reduce the need for extensive infrastructure expansion to accommodate growth.

Policy 3.3: Foster Mixed-Use, Pedestrian-Oriented Neighborhoods: As a result of the increased density and the integration of both residential and commercial uses, the rezoning aligns with the City's policy to foster mixed-use neighborhoods that encourage walkability, reduce reliance on automobiles, and enhance quality of life for residents.

Policy 4.2: Improve Connectivity and Mobility: The infrastructure improvements in the area, combined with the proposed rezoning, support the City's goal of improving connectivity and mobility. The rezoning is compatible with the enhanced transportation network, which facilitates ease of access and encourages pedestrian and bicycle use.

Policy 6.1: Promote Economic Vitality: The proposed rezoning will also help foster the City's economic growth objectives by providing opportunities for new businesses, jobs, and services that support both the local economy and surrounding areas. The proximity to commercial hubs and infrastructure improvements further enhances the area's potential for economic development.

Response to Rezone criteria

Conclusion:

The character and condition of the subject area have changed in significant ways over the past few years, and these changes align with the City's Plan goals and policies. The increased density, mixed-use developments, infrastructure improvements, and evolving land use patterns support a zoning amendment that is consistent with the City's vision for sustainable, vibrant growth. Therefore, the rezoning is justified and in line with both the City's long-term planning objectives and the immediate needs of the community.

An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Each Planned Development is unique. The type of development proposed would align with buyers' housing and demographic trends (smaller households, smaller homes, maintenance free living, recreationally connected) as explained on page 9 of this report. Very few land developers have the vision to create such a development. Camelback Gardens will add diversity to the housing choices in the area.

The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Deriving the benefit of delivering a more sought after housing type to the community helps attract more people to the area. The benefit of improving existing open space trails while constructing new sustainable connections across the area enabling recreationalists to traverse from the Lunch Loop area to the 'Watertower Trails' area.

Deriving benefits from safer roads through the connectivity of Redlands Mesas High Desert Road to The Ridges' Rana Road.

Deriving benefits from more reliable utilities through the connectivity of water, gas, electric, cable TV, and telephone lines through Camelback Gardens as Redlands Mesa is connected to The Ridges.

Deriving benefits from more open space and parks dedicated through the development of Camelback Gardens as Redlands Mesa streets, trails, and infrastructure are connected to The Ridges.

Response to Rezone criteria

Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Abutting facilities and utilities are adequate to serve the type of proposed land use. The proposal creates the most efficient design for the city's long term maintenance. Much of what would fall upon the city for maintenance is designed within the homeowners association areas for their maintenance and expense. The proposed project would create connectivity between streets (Rana and High Desert Road) as well as water lines, gas lines, electric supply, telephone and cable TV lines. The proposal would add additional park space which the homeowners association would maintain. The proposal would memorialize areas which the general public has been using without a granted easement.

Development Team

Camelback Gardens Design & Construction Team

Development Designer, Planner & Project Manager

Colorado Land Advisor, Ltd.

Dr. Jeffery Fleming

Landscape Architect & Design

Nvision Design Studio

Rob Breeden PLA

Surveyor

Polaris Surveying

Pat Click, PLS

Architect

Kraai Design Architecture

Eric Kraai, Arch

Civil Engineer

Rhino Engineering Professional Engineers

John Kornfeld P.E.

Geotechnical Engineer

Huddleston Berry Engineering and Testing

Mike Berry P.E.

Structural Engineer

Lindauer Dunn, Inc.

Frank Rinaldi P.E.

Title Company

Advanced Title Company

Walter Janz



From: [Shannon Casson](#)
To: [Daniella Acosta](#)
Subject: Camelback Gardens public comment + GJSpeaks access request
Date: Monday, February 9, 2026 8:03:34 PM

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Danielle,

I'd like to submit a written public comment regarding the Camelback Gardens development proposed between Rana Road and High Desert Road. I would also appreciate access to GJSpeaks so I can participate through the portal. Could you please create a login for me or send instructions on how to gain access?

Public Comment for the Planning Commission Record:

I am writing in opposition to the Camelback Gardens development as currently proposed.

Placing approximately 90 housing units in this location represents a density level significantly out of character with the surrounding area. This will create serious concerns related to traffic flow, pedestrian and cyclist safety, environmental impact, and loss of access to existing informal trail connections used by many residents.

Rana Road and High Desert Road already serve as key access points for residents, trail users, and cyclists. Increasing residential density at this scale will compound congestion and create safety risks in an area that was not designed to handle this volume of traffic.

In addition, this parcel serves as an important buffer and access point to nearby open space and trails. Development at this intensity risks degrading the natural landscape, impacting wildlife habitat, and reducing the quality of outdoor access that makes this area unique and highly valued by the community.

I respectfully ask the Planning Commission to reconsider the density and scope of this project and to prioritize traffic safety, environmental preservation, and trail access in any decisions moving forward.

Thank you for including this comment in the public record.

Sincerely,

Shannon Casson
359 Aiguille Dr
Grand Junction, CO 81507

From: [comdev](#)
To: [Daniella Acosta](#)
Subject: FW: Camelback Gardens proposed development
Date: Tuesday, February 10, 2026 9:05:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

Public comments on Camelback Gardens

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
[gjcity.org](#) | [EngageGJ](#)



From: Teresa Edwards <tparsleyedwards@gmail.com>
Sent: Monday, February 9, 2026 6:28 PM
To: comdev <comdev@gjcity.org>
Subject: Fwd: Camelback Gardens proposed development

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hello,

I have twice now emailed Daniellaa@gjcity.org in attempt to get my comments on the proposed Camelback Gardens development conveyed to the planning commission ahead of the Feb 10 (TODAY's, when you read this) meeting and included in the public record for this matter. Both emails requested acknowledgement of receipt and neither has been acknowledged by anyone in Planning, nor are my comments reflected in the public comments section of the meeting packet now posted online.

I am out of town and unable to attend the meeting in person, which was the reason for using email to begin with. Would you be able to ensure that these comments reach the members of the commission - hopefully in time for this evening's meeting?

FYI, I have two neighbors who are in the same position of having sent comments on this matter to daniellaa@gjcity.org and received no acknowledgment.

I appreciate any help or advice you can provide.

Teresa Edwards
(919) 414-0005

----- Forwarded message -----

From: **Teresa Edwards** <tparsleyedwards@gmail.com>
Date: Thu, Feb 5, 2026 at 9:33 PM
Subject: Fwd: Camelback Gardens proposed development
To: <Daniellaa@gjcity.org>
Cc: <council@gjcity.org>

Hello Ms. Acosta,

I'm following up on my email below as I did not receive confirmation of receipt as requested. Would you kindly please confirm receipt? I hope you also shared my email with city council, since I asked that my comments be entered into public record and I understand the council voted on one of the issues mentioned in this evening's meeting.

I look forward to hearing from you.

Thank you,

Teresa Edwards
(919) 414-0005

----- Forwarded message -----

From: **Teresa Edwards** <tparsleyedwards@gmail.com>
Date: Thu, Jan 29, 2026 at 5:25 PM
Subject: Fwd: Camelback Gardens proposed development
To: <Daniellaa@gjcity.org>

Ms. Acosta,

My name is Teresa Edwards and I live at 410 Prospectors Point. Having reviewed the developer's plan and other materials about the proposed Camelback Gardens development, I wish to express my concerns and request that the Commission and Council not approve this development as currently described. I will be out of town so unable to attend the February 10 hearing so I trust you will enter my concerns into the public record as appropriate. Specifically, my concerns are:

1. While the inclusion of the conserved open space might technically be allowed in calculating the 3.6 dwelling units per acre being quoted, the proposal absolutely, positively does not represent the character of 3.6 du/ac and is far out of sync with the surrounding neighborhoods of single family detached homes with more typical setbacks. The density and nature of structures proposed would, colloquially speaking, stick out like a sore thumb. A very sore thumb indeed to all of us who purchased property in this area because of its existing flow, spacious feel, and compatibility with the natural surrounds of the Ridges.

2. This development as proposed, while stated to add 90 dwelling units, would increase traffic on our neighborhood access road, Rana Road, by well more than 90 households' worth of traffic, because it would become the most direct route from town to all the households on High Desert Rd and beyond. This dramatically increased traffic further changes the character of our neighborhood, in addition to raising safety concerns for many adults and youngsters who walk on Rana Road (parts of which have no sidewalk) and increasing noise pollution for those of us who live here because we like to enjoy our outdoor spaces.

I respectfully request that the city NOT approve this development as proposed and instead request a revised proposal that more reasonably blends with the nature of the surrounding properties (e.g. single family detached homes with the same setbacks and actual perceived density of 5 du/ac or less when omitting all or most of the conserved open space), and that do not generate through traffic from Rana to High Desert Rd. Ideally, this would mean a layout such that some half or near-half of the new units would be accessed through High Desert and the other portion from Rana Rd, with no vehicle thoroughfare. If two routes of exit to the area are required for fire safety, I would request that the new community be gated for resident access only.

Would you kindly please reply to confirm receipt of these concerns?

Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507
(919) 414-0005

From: [Teresa Edwards](#)
To: [Daniella Acosta](#)
Cc: [Council](#)
Subject: Fwd: Camelback Gardens proposed development
Date: Thursday, February 5, 2026 9:33:58 PM

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hello Ms. Acosta,

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I look forward to hearing from you.

Thank you,

Teresa Edwards
(919) 414-0005

----- Forwarded message -----

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To: <Daniellaa@gjcity.org>

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2. This development as proposed, while stated to add 90 dwelling units, would increase traffic

on our neighborhood access road, Rana Road, by well more than 90 households' worth of traffic, because it would become the most direct route from town to all the households on High Desert Rd and beyond. This dramatically increased traffic further changes the character of our neighborhood, in addition to raising safety concerns for many adults and youngsters who walk on Rana Road (parts of which have no sidewalk) and increasing noise pollution for those of us who live here because we like to enjoy our outdoor spaces.

I respectfully request that the city NOT approve this development as proposed and instead request a revised proposal that more reasonably blends with the nature of the surrounding properties (e.g. single family detached homes with the same setbacks and actual perceived density of 5 du/ac or less when omitting all or most of the conserved open space), and that do not generate through traffic from Rana to High Desert Rd. Ideally, this would mean a layout such that some half or near-half of the new units would be accessed through High Desert and the other portion from Rana Rd, with no vehicle thoroughfare. If two routes of exit to the area are required for fire safety, I would request that the new community be gated for resident access only.

Would you kindly please reply to confirm receipt of these concerns?

Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507
(919) 414-0005

From: [Teresa Edwards](#)
To: [Daniella Acosta](#)
Subject: Fwd: Camelback Gardens proposed development
Date: Thursday, January 29, 2026 5:25:22 PM

EXTERNAL SENDER

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Ms. Acosta,

My name is Teresa Edwards and I live at 410 Prospectors Point. Having reviewed the developer's plan and other materials about the proposed Camelback Gardens development, I wish to express my concerns and request that the Commission and Council not approve this development as currently described. I will be out of town so unable to attend the February 10 hearing so I trust you will enter my concerns into the public record as appropriate. Specifically, my concerns are:

1. While the inclusion of the conserved open space might technically be allowed in calculating the 3.6 dwelling units per acre being quoted, the proposal absolutely, positively does not represent the character of 3.6 du/ac and is far out of sync with the surrounding neighborhoods of single family detached homes with more typical setbacks. The density and nature of structures proposed would, colloquially speaking, stick out like a sore thumb. A very sore thumb indeed to all of us who purchased property in this area because of its existing flow, spacious feel, and compatibility with the natural surrounds of the Ridges.
2. This development as proposed, while stated to add 90 dwelling units, would increase traffic on our neighborhood access road, Rana Road, by well more than 90 households' worth of traffic, because it would become the most direct route from town to all the households on High Desert Rd and beyond. This dramatically increased traffic further changes the character of our neighborhood, in addition to raising safety concerns for many adults and youngsters who walk on Rana Road (parts of which have no sidewalk) and increasing noise pollution for those of us who live here because we like to enjoy our outdoor spaces.

I respectfully request that the city NOT approve this development as proposed and instead request a revised proposal that more reasonably blends with the nature of the surrounding properties (e.g. single family detached homes with the same setbacks and actual perceived density of 5 du/ac or less when omitting all or most of the conserved open space), and that do not generate through traffic from Rana to High Desert Rd. Ideally, this would mean a layout such that some half or near-half of the new units would be accessed through High Desert and the other portion from Rana Rd, with no vehicle thoroughfare. If two routes of exit to the area are required for fire safety, I would request that the new community be gated for resident access only.

Would you kindly please reply to confirm receipt of these concerns?

Thank you for your assistance,

Teresa Edwards
410 Prospectors Pt
Grand Junction, CO 81507

(919) 414-0005

February 9, 2026

City of Grand Junction
Attention: Planning Commission
City Hall
250 North 5th Street
Grand Junction, CO 81501



The purpose of this letter is to voice opposition to the proposed Camelback Gardens Subdivision.

The City of Grand Junction once approved a low-density development (RL-4), creating the neighborhood we desired and bought into. It appears that the City is considering this proposal to allow a developer to build a dense, multi-family complex that would negatively impact the current residents of this community. The flowery language promising more trails and gardens is used to disguise the reality that this proposal would seriously detract from the quality of life for all residents living around this 10-acre development. Keeping the zoning at the original low-density per house allows plenty of outdoor access and enjoyment.

A critical flaw in this proposal is the number of vehicles that would be dumped onto Rana Road! Just calculating the minimum of 2 cars per unit for 90 units (times the statistical average of 2.44 trips per day per person) would load 439 additional cars onto Rana Road daily! Rana Road is a quiet road with people walking dogs, pushing baby strollers, jogging, and visiting. It is insane to think that this area can safely handle hundreds of more daily vehicles! It is difficult to believe that residents would use High Desert Road when Rana Road provides a shorter distance to Ridges Boulevard and town. Currently there are three dangerous intersections involving Rana Road (1. Rana Road and Ridges Circle - due to short-sight distance, 2. Ridges Circle and Ridges Boulevard, and 3. Ridges Boulevard and Broadway). Greatly increasing traffic at these intersections will increase the likelihood of accidents. The proposal claiming increased bicycle usage will reduce automobile traffic is doubtful as it isn't happening anywhere in town where expensive bike paths and markers have been installed!

Dense development should only be approved on new or primary streets that are designed to handle given amounts of traffic - which is the case with the existing dense developments in the Ridges. Increased dense development should not be allowed to be stuffed into existing lower-density subdivisions or on side streets. This is especially true here, as the City previously approved a certain density that people desired and therefore moved into the area.

This proposal would decrease the quality of life for existing residents and create serious traffic consequences. Deny the Camelback Gardens Subdivision proposal and reinstate the original RL-4 zoning.

A handwritten signature in black ink, appearing to read "Terry Keane".

Terry Keane

Current resident and
Former Landscape Architect and
Department of Transportation Designer

From: [David C Sietsema](#)
To: [Daniella Acosta](#)
Subject: Camelback Gardens Development - Feedback about safety concerns
Date: Wednesday, January 28, 2026 10:16:29 PM

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Daniella,

I am writing this email to provide some feedback and commentary about the proposed Camelback Gardens Development. I am hoping that this feedback can be passed on to the planning commission.

I live at 408 1/2 Prospectors Point, which is accessed from Rana Road.

While the proposed development seems uncharacteristic of the surrounding area, my primary concern is safety on Rana Road and Ridge Cir Dr.

Rana Road

Rana Road is a quiet road with no sidewalks and street parking. This puts pedestrians into the road. This is not ideal, but if there is little traffic it doesn't create much conflict. I regularly see kids, adults, and pets, walking, running, and biking in Rana Road. Not on the side of the road, but in the road, because there is no sidewalk and cars are parked on the side of the road. I encounter this on nearly every drive into and out of the neighborhood. The speed limit is 20 mph, and most vehicles take it easy on this road, but not all. There are no traffic calming devices. Considering the design of the road, along with the current amount of pedestrian traffic and vehicle traffic, I do not think Rana Road could safely support any more traffic, not to mention nearly twice the traffic. This proposed development will come close to doubling the vehicle traffic and will certainly add some pedestrian traffic, too. Something must change: Rana Road is not design to support this huge increase in traffic. **I can see the headline now: "Dump truck kills small child on bike on Rana Road". Do you want that on your conscience?**

The first 200 or so feet of Rana Road from Ridge Circle Drive also serves as a connector between to sections of pedestrian pathway/trails, and the pedestrian traffic at that location is not just from nearby houses - it's people passing through on foot and bike.

Ridge Cir Dr

This road is better positioned to support more traffic, but I still think it is a safety concern in its current state. It has regular pedestrian traffic, and no sidewalks. It does have a parking lane that typically does not have cars parked, which makes a good place to walk. However, the curvature of the road, and the average speed of the traffic results in a meaningful percentage of vehicles driving over the lines and into this walking lane.

Solutions

What would I suggest doing about this?

Force traffic to use roads that will support it. Route traffic on The Ridges Blvd to High Desert Road, and into the Camelback Gardens Development. This could only be

accomplished by closing off access to Rana Road. I understand that emergency egress and access would need to be maintained to Rana Road. A culdesac at the end of the development with a short concrete pedestrian section closing the gap to Rana road, with removable bollards should accomplish emergency access with minimal expense. High Desert Road is built to support the traffic and has a stand alone sidewalk on the side.

My opinion is that this is the only viable option. There simply isn't enough room on the cross section of Rana road to support improving that road to viable standards that would support the increase in vehicle and pedestrian traffic. Reducing the density of the development would have a small impact, but there would still be a safety problem with the additional traffic, so I don't think that solves the problem.

I hope that you will consider this feedback and require the developer to make a change that will have almost no impact on cost: Put a culdesac and pedestrian/emergency vehicle pass through at the north-east corner of the development where it would connect with Rana Road.

Thank you

Dave Sietsema, MBA
Accredited Land Consultant
Colorado Ranch & Land Brokers
<https://CRLBrokers.com/>
david@davidsietsema.com
Cell: 970-753-9106

From: [Frank Margos](#)
To: daniellaa@gicity.or; [Daniella Acosta](#); [Rick Beauheim](#); [Chris Mcanany](#); [John & Christie Hatch](#); [4catsalida](#); [comdev](#)
Subject: CAMELBACK GARDENS ODP. PLD-2023-121
Date: Sunday, February 8, 2026 8:13:15 PM
Attachments: [Cobblestone Ridges Camelback Gardens Resolution.pdf](#)
[0268_001.pdf](#)
[2026.02.05 Memorandum to Grand Junction Planning Commission.pdf](#)

EXTERNAL SENDER

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Daniella/Planning Commission Members:

Enclosed please find written comments from the Cobblestone Ridges HOA and Chris McAnany, an interested homeowner living at 396 Butte Ct. Please review and include these attachments in the upcoming Planning Commission Meeting on February 10th, 2026.

From my perspective, the density (3.6 units per acre) that are being requested by the developer, far exceeds the present infrastructure to accommodate this density and will have an adverse impact on traffic, drainage, safety and irrigation. We believe that the formula used for the units per acre were arrived at in an unfair manner i.e. using already dedicated open space to unfairly reward the developer. The 3.6 units per acre would be justified but only without including that additional open space. 40 units (10.63 X 3.6) for the development would be more in line with current densities of new and surrounding subdivisions.

Respectfully,

Frank Margos
President Cobblestone Home Owners Association.

Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery

Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,



Christopher G. McAnany

Enclosure

COBBLESTONE RIDGES HOA RESOLUTION
IN OPPOSITION TO PROPOSED CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
January 21, 2026

The Cobblestone Ridges Homeowners Association (HOA) represents the 43 homeowners in the Cobblestone Ridges subdivision immediately to the north of the proposed Camelback Gardens development (PLD-2023-121). Cobblestone Ridges will suffer the most severe and adverse impacts from the currently proposed Camelback Gardens development. The Cobblestone Ridges HOA Board and members have reviewed Revision 7 of the Camelback Gardens Outline Development Plan (ODP) and have a number of serious concerns about the ODP that we believe the City of Grand Junction Planning Commission needs to address before granting any approval to the development. These concerns fall in five areas:

- Housing density
- Traffic
- Safety
- Drainage
- Irrigation

Our concerns in these five areas are described below, followed by our recommendations for how the Planning Commission should proceed.

1. Housing Density

As discussed in the ODP, housing density is quite varied throughout the Ridges Development, fluctuating from 2 homes per acre (R2) to 24 homes per acre (R24). The ODP states that the Camelback Gardens Development will fit well with existing housing and does not have an impact in this area. However, the ODP does not take into consideration the density of the adjoining Cobblestone Ridges and High Desert neighborhoods, which is consistent with the current RL-4 zoning, and which will be most impacted by the Camelback Gardens development. In addition, the ODP calculations include City of Grand Junction Open Space in their estimation of housing density. By inappropriately including 15.01 acres of Open Space in their density calculations, they arrive at a figure of 3.48 units/acre on page 22 of their ODP. With the Open Space owned by the City excluded, their actual proposed density is 90 units spread over 10.63 acres, or 8.47 units/acre. When the development is broken into the southern lot 1, which comprises Pods A and B with 20 housing units, and the northern lot 2, which comprises Pods C, D, E, F, and G with 70 housing units, the proposed densities are 6.43 units/acre for lot 1 and 9.31 units/acre for lot 2.

On page 23 of the ODP, they state that “Camelback Gardens largely incorporates RL5 (sic) in the PD.” In the first place, RL-5 zoning has a maximum density of 5.5 units/acre, less than the 8.47 units/acre they are proposing. Secondly, the numerous deviations from RL-5 standards they are requesting leave their development more in line with RM-8 standards than RL-5 standards. The proposed density for lot 2 exceeds even the RM-8 maximum density of 8 units/acre.

This is a dramatic contrast to the existing density of 3.82 units/acre on Butte Ct in Cobblestone Ridges. This density does not even include the road surface area of Butte Ct itself, whereas the calculations for Camelback Gardens above do include the road surface area. The density in the rest of Cobblestone Ridges (Rana Rd and Saddle Ct) is also less than 4 units/acre.

Figure 1 below demonstrates the difference in density between the 19 existing units on Butte Ct (outlined in BLUE), as compared to the 70 proposed units of Camelback Gardens lot 2 shaded in RED. The proposed density for Camelback Gardens is inconsistent with the character of the adjoining neighborhoods, and would have a major impact on traffic on Rana Rd as discussed in the next section.

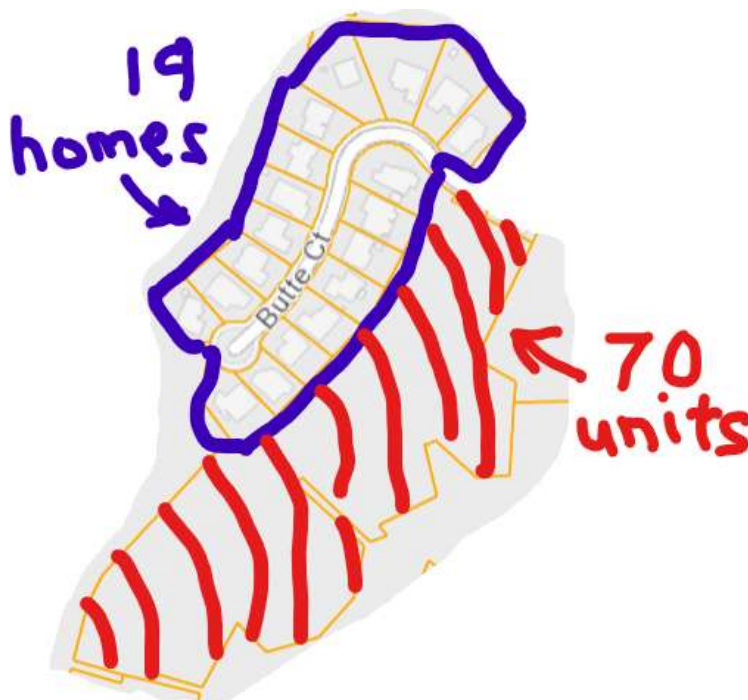


Figure 1. Home density comparison between Butte Ct and Camelback Gardens Lot 2

2. Traffic

At the top of page 17 of the ODP, it is stated that “Commuter traffic is likely to be impacted in a small way.” This grossly understates the impact of the proposed development on traffic. Rana Rd, the designated access road for Camelback Gardens, is currently (and has been for over 25 years) a quiet residential road that is effectively a dead-end road when combined with Butte Court. By connecting Rana Rd to High Desert Rd, it opens Rana Rd to much more than just the Camelback Gardens development. This connection will also make Rana Rd the shortest route from the lower (northern) end of the existing High Desert Rd down to the intersection of Ridges Blvd and Ridge Circle Dr on the way to Broadway. Starting at the intersection of High Desert Rd and Club Estates Dr, it is a distance of approximately 0.94 miles down High Desert Rd, Rana Rd, and Ridge Circle Dr to Ridges Blvd. The alternative route that goes up High Desert Rd to Ridges Blvd and then down to Ridge Circle Dr is a distance of approximately 1.25 miles (see Figure 2).

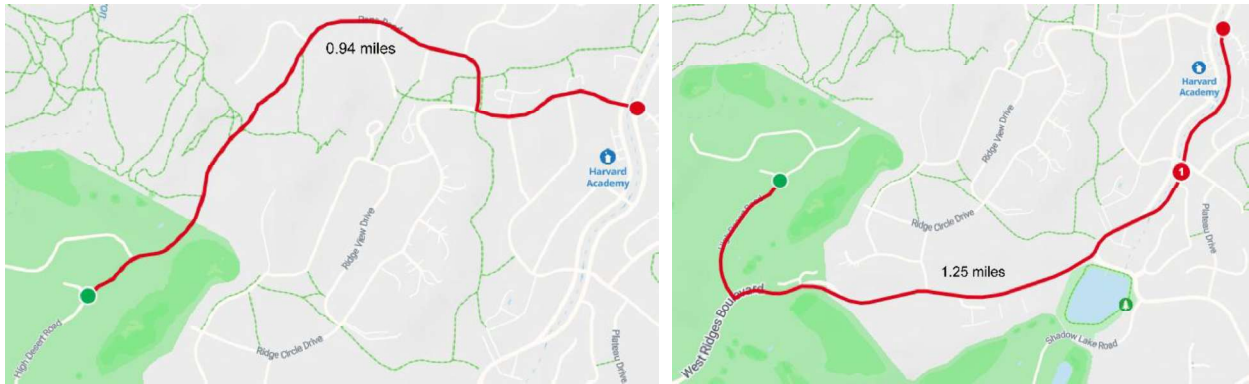


Figure 2. Comparison of Rana Rd and Ridges Blvd routes to intersection of Ridge Circle Dr and Ridges Blvd

Thus, the 36 planned or existing units on High Desert Rd north of Club Estates Dr and in the Lonetree development (T-Club Villas at Redlands Mesa) (see Figure 3), and potentially homes higher on High Desert Rd, are also likely to use Rana Rd once a connection is established.



Figure 3. High Desert Rd and Lonetree units likely to use Rana Rd to access Broadway

Therefore, the proposed Camelback Gardens development would result in a minimum of 126 units newly accessing Rana Rd. The impact of this on traffic is shown in Table 1.

Table 1. Current and Potential Future Housing Units Accessing Each Intersection on Rana Rd

Intersection	Number of Existing Units Accessing Each Intersection	Number of Units Accessing Each Intersection With Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units,	Percent (%) of Increased Access at Each Intersection with Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units
Rana Rd & Ridge Circle Dr	155	281	81%
Rana Rd & Prospector Pt	147	273	86%
Rana Rd & Rana Ct	77	203	164%
Rana Rd & Saddle Ct	59	185	214%
Rana Rd & Rockwood Ln	43	169	293%
Rana Rd & Butte Ct	19	145	663%

Traffic at each intersection along Rana Rd might increase by 81 to 663 percent, hardly a small impact. Rana Rd would change from a quiet residential street to one of the busiest roads in The Ridges, adversely affecting property values and the quality of the neighborhood in Cobblestone Ridges.

3. Safety

Rana Rd is currently a quiet residential street with little traffic. It is popular with pedestrians, both those simply walking through the neighborhood and those using it to access the Open Space that adjoins the proposed Camelback Gardens development. Because Rana Rd has no sidewalks over most of its length, pedestrians are typically walking in the street. These pedestrians would be put at increased risk by the substantially increased traffic that would result from the Camelback Gardens development as proposed.

These pedestrians include school-age children walking to the school bus stop at the intersection of Rana Rd and Ridge Circle Dr. While waiting for the bus, these children stand on the street at that intersection. If cars from 136 additional households are funneling through that intersection around the same time, these children will be placed at risk.

Additional risks are associated with greatly increased traffic making left turns at the intersections of Rana Rd and Ridge Circle Dr, Ridge Circle Dr and Ridges Blvd, and Ridges Blvd and Broadway (both entering and leaving The Ridges).

4. Drainage

This past summer, a major rainstorm (City workers estimated at 4" in one hour) hit the Cobblestone Ridges area. During this rainstorm, the stormwater drain on Rana Rd could not keep up with the runoff and resulted in water filling Rana Rd like a river, and eventually leaving massive mud deposits at the mouth of the storm drain that empties into the holding pond north of Rana Rd in the open area. The City did not have manpower or time to clean up this mud, so homeowners utilized shovels and wheelbarrows to haul the mud back up to the west end of Rana Rd where the Camelback Gardens development is proposed. This same type of challenge with mud and lack of drainage has occurred three times in the last two years.

The ODP does not address drainage in an adequate manner, but briefly mentions soil tests. With the additional area of asphalt connecting to the west end of Rana Rd along with a significant slope that will come off development, drainage issues will be greatly impacted unless additional drainage channels are created. Developed areas, particularly asphalt, concentrate and transport water much faster in a rainstorm than open ground. This can lead to water reaching drainage points faster, which can overwhelm local infrastructure and increase the risk of local or flash flooding.

5. Irrigation

Within the Camelback Gardens ODP, it is mentioned on page 12 with respect to irrigation that the City completed a recent upgrade to the system. The City did complete an upgrade within the Prospector Point area, but no improvements were made in the Cobblestone Ridges area adjacent to Camelback Gardens. Over the past several years, the City continues to clear shells out of the system that create partial and total blockage for homeowners within Cobblestone Ridges, especially on Rana Rd.

With the development of Camelback Gardens, an extension to the irrigation line on Rana Rd will require the City to mitigate the existing shell issues, along with other challenges the irrigation maintenance staff could expand upon. It will be expensive and very labor-intensive.

Summary and Recommendations

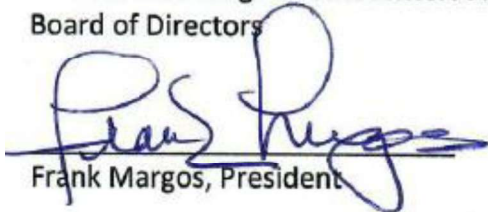
The Camelback Gardens development as currently proposed will have major adverse impacts on Cobblestone Ridges and other current residents who use Rana Rd. The housing density proposed for Camelback Gardens is several times higher than in Cobblestone Ridges and the current High Desert Rd. The proposed interconnection between Rana Rd and High Desert Rd will convert Rana Rd from the current quiet, effectively dead-end status it has enjoyed for the past 25+ years into a major transportation route. This will radically degrade the quality of the Cobblestone Ridges neighborhood and result in a major increase in traffic that will be hazardous to the pedestrians and school children who currently walk on Rana Rd. The development has the potential to exacerbate drainage problems already existing on Rana Rd, and may necessitate renovation of the irrigation system.

To prevent the worst of these impacts from happening and preserve the quality of the neighborhood insofar as possible, the Cobblestone Ridges HOA makes the following recommendations:

1. We recommend that the Camelback Gardens development be given an RL-4 zoning designation with no deviations, allowing the developer to develop his property in a reasonable manner consistent with the adjacent neighborhoods.
2. With respect to both traffic and safety, we recommend that instead of High Desert Rd being extended to connect to Rana Rd, High Desert Rd should be extended only into a cul de sac in the developer's lot 1, while Rana Rd is extended into a cul de sac in lot 2. This will limit the increase in traffic on Rana Rd to just the new units constructed in lot 2, reducing the danger to pedestrians on Rana Rd and to school children waiting for the school bus at Rana Rd and Ridge Circle Dr. It would also greatly reduce the number of left turns from Rana Rd onto Ridge Circle Dr and from Ridge Circle Dr onto Ridges Blvd.
3. We further recommend that the effects of the Camelback Gardens development (in whatever form) on drainage of storm water be more critically assessed to ensure that Rana Rd is not flooded whenever it rains.
4. Finally, we recommend that the expansion of the current irrigation system serving Rana Rd to serve the new Camelback Gardens be better evaluated so that the City is aware of the cost and effort that will be required.

Respectfully submitted,

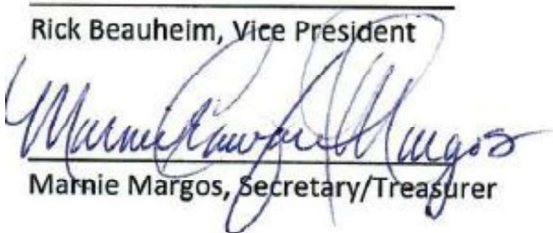
Cobblestone Ridges Homeowners Association
Board of Directors



Frank Margos, President



Rick Beauheim, Vice President



Marnie Margos, Secretary/Treasurer

Staff Note: Mr. Margos' exhibits also included a copy of the memorandum drafted by Mr. McAnany. This memorandum was included among the exhibits submitted by Mr. McAnany.

From: [comdev](#)
To: [Daniella Acosta](#)
Subject: FW: Camelback Gardens ODP, No. PLD-2023-121, Comments For the Official Record
Date: Tuesday, February 10, 2026 4:42:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)

Jacob Kaplan
Planning Technician
City of Grand Junction
250 N. 5th St
970-256-4019
gjcity.org | [EngageGJ](#)



From: Lucas Boyer <jhawkwx@gmail.com>
Sent: Tuesday, February 10, 2026 3:43 PM
To: comdev <comdev@gjcity.org>
Subject: Camelback Gardens ODP, No. PLD-2023-121, Comments For the Official Record

⚠ **EXTERNAL SENDER** ⚠

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Lucas Boyer
399 Butte Ct
Grand Junction, CO 81507
(816) 560-3394

February 10th, 2026

Dear Sir or Madam:

I am writing to voice concern regarding the Camelback Gardens ODP proposed adjacent to my residence in Cobblestone Ridges neighborhood. I purchased my home in this neighborhood in October 2022. At the time of my purchase I was aware of the empty

tract of land proposed for development, as well as the fact that it would not remain vacant in perpetuity. However, I have numerous concerns regarding the outline of this development as it pertains to my quality of life, impact to the surrounding landscape, and its inconsistency with the character of the surrounding neighborhood. My wife and I, as well as our 2 dogs use the surrounding open spaces daily, as well as walk and run the streets of our neighborhood. We are personally familiar with the majority of streets in our neighborhood, as well as the pedestrian nature and traffic flow of these streets as well. The addition of 90 housing units within our subdivision will substantially change the traffic pattern of our neighborhood. For anyone exiting the neighborhood, Rana Road is the shortest path to Ridges Blvd and Broadway beyond that. This will apply, as well, to occupants of the 90 units proposed. This adds a significant amount of traffic volume to a street that I walk and run on multiple times a week. Additional stop signs and speed humps have been added to this street already to address speeding traffic. The current density of single family housing in this neighborhood is presumably what this street was built to handle. However, the significantly higher density of Camelback Gardens creates an immediate concern for my, as well as my neighbors', safety. It also contributes to additional quality of life concerns(longer commutes, traffic jams, accident risk, etc) regarding traffic flow in and out of the neighborhood. Traffic volume at Ridges Blvd and Broadway is already a concern throughout the day and during the evening and morning commutes, as getting onto Broadway without a traffic light gets more difficult thanks to steady, fast moving traffic. This is a problem we share with other neighborhoods in the Redlands that have only one arterial street in and out of the neighborhood. Adding dense housing exacerbates the problem faster than infrastructure is keeping up.

Like other homeowners, I am aware of my property value and what it means to my long term financial stability. Purchasing a single family home in a developed neighborhood, I expect the neighborhood to remain consistent in its development character.

Unfortunately, Camelback Gardens tests the character of this neighborhood with a design inconsistent, namely the density, with the surrounding neighborhood. My concern as a property owner, is that homeowners dissatisfied with these changes will sell and buyers aware of these changes will seek other property or heavily negotiate prices downward, thereby potentially driving down the value of my investment. I'm certain the developers of this tract are aware of their investment as well. Home values in this neighborhood are already well above Grand Junction median home price. I believe the quality of this neighborhood will benefit their investment and I feel that there is plenty of money to be made on developing within the current standards of the surrounding housing. Unfortunately, the vague details of this plan and refusal of officials to hear comments from residents regarding this development give the appearance of a developer(city leaders) only concerned with maximizing profit(taxation)on a fixed parcel

of real estate, regardless of its impact on neighbors.

Working closely with meteorologists and wildfire professionals across the West Slope, I am well aware of the continued fire risks associated with housing adjacent to the urban-wildland interface. Wildfire impacts multiply quickly in dense tracts of development. The dense urban development characteristics of Camelback Gardens are an additional risk in neighborhoods skirting wildland interfaces.

For the reasons cited above, it is my request that the planning commission reconsider the request of the Camelback Gardens ODP, as well as hold them accountable to develop within the safer guidelines and present character of the surrounding neighborhood. Thank you for hearing my concerns.

Regards,
Lucas Boyer

From: [Jay Alexander](#)
To: [Daniella Acosta](#)
Subject: Feedback on proposed CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
Date: Sunday, February 8, 2026 10:04:57 PM
Attachments: [Camelback Gardens letter 2-2026.pdf](#)

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hello Daniella,

Thank you for being receptive to inputs on the above project. I am unable to attend the meeting on February 10 and so have articulated my comments in the attached.

Best,
Jay A.

February 9, 2026

Ms. Daniella Acosta
Principal Planner
Community Development Department
City of Grand Junction

Ms. Acosta,

Thank you for the work you and your team do for Grand Junction and its current and future residents. I understand that in assessing proposed development projects you often must optimize outcomes against multiple objectives, some of which are in tension with one another. This letter will likely add to that tension with respect to the Camelback Gardens development that is currently under consideration, but I hope you will receive it in the constructive spirit in which it is intended.

By way of background, I am a 4+ year resident of High Desert Road. Previously I lived on Prospectors Point, another neighborhood impacted by the proposed development. I regularly walk and bicycle various routes in both neighborhoods and the nearby open space, and believe that I know the area well. Just this morning I took our dog on a loop through the dirt connector between High Desert and Rana roads, providing for some very current context on the development proposal. The characterization of Rana Road by the Cobblestone Ridges HOA as a “quiet, residential street popular with pedestrians” is accurate, and should be borne in mind even as some degree of change occurs.

Planned and executed wisely, the Camelback Gardens development would result in some needed benefits for the city and its residents, and given the planning staff findings as published, some form of it seems likely to proceed. However, I don’t believe conditional approval is appropriate at this time, due to the concerns articulated by the Cobblestone Ridges HOA. I find those concerns to be valid, and the resulting recommendations to be sound.

The recommendation to not connect High Desert to Rana (*“We recommend that instead of High Desert Road being extended to connect to Rana Road, High Desert Road should be extended only into a cul-de-sac in the developer’s Lot 1, while Rana Road is extended into a cul-de-sac in Lot 2.”*) is insightful. Through traffic works against many of the principles and best practices for creating pleasant, safe neighborhoods, and avoiding as much through traffic as possible benefits all three of the major resident constituencies: current and future residents of Rana Road and its tributaries, current and future residents of High Desert Road and its tributaries, and, importantly, current and future residents of the proposed development itself.

I believe this roadway recommendation merits genuine consideration by the city and the developer, as do the other recommendations made by the Cobblestone Ridges HOA. Such consideration will hopefully result in a revised proposal that better optimizes the interests of all vested parties. The current proposal is a reasonable starting point, but I am convinced we can do better. While I am writing for myself due to timing limitations prior to the February 10 meeting, I believe I am not alone in this perspective.

Again, I request approval be held until a refined proposal can be submitted and thoroughly assessed in light of the stated concerns.

Respectfully,
Jay Alexander
349 High Desert Road

John Jordy
409½ Prospectors Point
Grand Junction, CO 81507

21 January 2026

Grand Junction Planning Commission,

I have recently been made aware of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development.

My residence is located north and east of the PD, one of many of the subdivisions that use Rana Rd. for access to the City of Grand Junction and points beyond.

I offer the following: My major concern is the additional traffic that Rana Rd. will receive. Currently, approximately 140 single family homes use Rana Rd. for commuting. This PD states that it will add approximately 90 additional units. That represents an approximate 60% increase in households and accompanying traffic. This is a substantial increase.

Under the PD requirement analysis, in the Staff Report, paragraph b.21.05.030 states

“The distribution of housing types within the PD is intentionally structured to respond to the existing character of surrounding neighborhoods and to provide a contextual transition in scale and intensity across the site. The southern portion of the development (381 High Desert Road) is adjacent to the Redlands Mesa subdivision, where residential lot sizes generally range from approximately 0.3 to 0.8 acres. In recognition of this context, the PD limits housing types in this area primarily to single family detached and single-family attached units, maintaining compatibility with the established development pattern to the south.

The northern portion of the site (409 High Desert Road) abuts the Cobblestone Ridges, Sand Cliff Court, and Rockwood on the Ridges subdivisions, where lot sizes typically range from approximately 0.09 to 0.2 acres. Given this existing neighborhood pattern, the PD allows a broader range of residential housing types in this area, including duplexes, townhomes, and multifamily units, while still maintaining an overall low density residential character. This graduated approach allows the development to step intensity appropriately across the site rather than applying a uniform housing model.”

I disagree with the classification of the neighborhood pattern on the northern portion stating this area allows a broader range of housing types, when in fact, this area does not contain duplexes, townhomes, and multifamily units.

I would urge the Planning Commission to reconsider approving this ODP in its current configuration. The greater quality and quantity of open/public space is a positive. The allowance for duplexes, town homes and multi family dwellings is a negative.

Thank you for your time.

From: [Daniella Acosta](#)
To: [Chris Mcanany](#)
Cc: [Thomas Lloyd](#)
Subject: RE: Camelback gardens PLD-2023-121
Date: Wednesday, January 7, 2026 5:55:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hello Mr. Mcanany

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<https://grandjunctionco-energovweb.tylerhost.net/apps/selfservice#/home>

Please feel free to contact me if you have any other questions.

Thank you,

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | [EngageGJ](#)



From: Chris Mcanany <mcanany@dwmk.com>
Sent: Tuesday, January 6, 2026 3:06 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: Camelback gardens PLD-2023-121

⚠ **EXTERNAL SENDER** ⚠

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Chris McAnany



Christopher G. McAnany

Partner

744 Horizon Court, #300

Grand Junction, CO 81506

(970) 248-5862 (Direct)

(970) 241-5500 (Main)

(970) 243-7738 (Facsimile)

mcanany@dwmk.com

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Daniella Acosta

From: brendan shuey <bshue2@gmail.com>
Sent: Tuesday, February 10, 2026 1:13 AM
To: Daniella Acosta
Subject: Questions and Concerns Regarding Camelback Gardens PD ODP (PLD-2023-121)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission Members,

I am a nearby homeowner whose property directly borders the proposed Camelback Gardens development area. I appreciate the time and effort that has gone into reviewing this project and understand that growth and housing development are important for the community. I am writing to respectfully ask a few questions and request consideration of potential edge protections for the small number of existing homes that sit immediately adjacent to the proposed building pods.

After reviewing the staff report and outline development materials, I would appreciate clarification on several points:

- **Building height:** The proposal allows structures up to 40 feet tall. Has consideration been given to stepping down height limits along the perimeter where new construction will sit very close to existing single-family backyards?
- **Setbacks at residential edges:** The report notes that 5-foot setbacks adjacent to other residential parcels are considered compatible. For homes directly along the boundary, has the City considered whether increased setbacks would better protect privacy and reduce visual impact from taller, clustered structures?
- **Grading and hillside cuts:** Several existing backyards sit at a higher elevation than the proposed build sites. What protections are in place to ensure that cutting into slopes near property lines will not affect soil stability, or long-term structural conditions along those edges?
- **Buffering along existing homes:** The report references buffering through open space and landscaping. In areas where buildings will be located near existing residential property lines rather than open space, are enhanced screening measures or landscape buffers being considered?

One final point I'm hoping to better understand relates to how open space is being used in the density calculation. I see that a significant portion of the site is being counted as preserved open space, which helps bring the overall density into compliance. However, from what I can tell, much of that area appears to consist of steep slopes, rock outcroppings, and terrain that likely would not have been buildable in the first place.

So my question is: how much of the preserved open space is actually usable and accessible for recreation versus land that would have remained undeveloped regardless due to topography? I ask because the clustering approach concentrates the homes into the limited buildable areas, which increases the intensity along the edges where existing neighborhoods meet the project. Has there been discussion about whether some of the most intense portions of the build could be shifted slightly inward from existing neighborhood edges?

I am not opposed to development of the property as a whole. My hope is simply that, as the project moves forward, thoughtful adjustments might be considered to reduce the impact on the limited number of existing homes that directly border the site.

These homes aren't just parcels on a map — they're where our families spend time outdoors, where our kids play, and where privacy and quiet have been part of the neighborhood for years.

Thank you for your time, your service to the community, and your consideration of these questions.

Sincerely,
Brendan Shuey

--

Brendan J. Shuey
bshue2@gmail.com

From: [Carol Carpenter](#)
To: [Daniella Acosta](#)
Subject: Re: Safety issues at Proposed Camelback Gardens
Date: Monday, February 9, 2026 1:54:25 PM

EXTERNAL SENDER

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Re: Safety issues at Proposed Camelback Gardens

Tho Whom it May Concern,

I am writing this in regards to the proposed development of Camelback Gardens & Upland Homes.

,

Allowing the proposed building would present many safety hazards.

There would be a huge increase in traffic. With the presented additional residences, the traffic would increase by 663%.

Even though Rana Rd is being extended up to High Desert Rd, the likelihood of any driver in the newly proposed area would be very limited. There is additional mileage (.93mi straight down Rana Rd with an increase to 1.51 mi from the proposed extension of Rana Rd to high Desert Rd) & time added on to a trip if you took the proposed road up to High Desert Rd in the Redlands Mesa area. It will be much quicker & easier to just coast down the hill on Rana Rd. The existing houses already on High Desert Rd & Lone Tree would use this easier access once the road is complete also. This would result in a minimum of 126 units (with potentially 4 drivers/unit) using the new access to Rana Rd.

There are only sidewalks on Rana Rd on one side of the street from 2350 Rana Rd to 2360 Rana Rd.

With this being an area where residents enjoy the outdoors, many people ride their bikes, take babies for stroller rides, & walk their dogs. The area also has many older residents with some of them having mobility issues- they are out walking with canes, walking sticks & sometimes walkers. There are also households with school age children living on Rana Rd. The children use the road to walk to and from the bus pick up at the corner of Rana Rd and Ridge Circle Drive. Many of them sit on the road near and around the stop sign waiting for the bus in the morning. When daylight starts after the pick- up, they are out there in the dark and drivers may not see them. This must be put to a halt to ensure the safety of all residents in the area!

Sincerely,
Carol Bierbower

Sent from my iPhone

From: [Carol Carpenter](#)
To: [Daniella Acosta](#)
Subject: Safety concerns of proposed development of Camelback Gardens
Date: Monday, February 9, 2026 2:00:50 PM

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This is the impact of the increased traffic on Rana Rd if Camelback Gardens is developed



Please note this drawing to show how the increase of traffic (up to 663%) was calculated.

Sincerely,

Carol
Bierbower
Sent from my iPhone

From: [Chris Mcanany](#)
To: [Daniella Acosta](#); [comdev](#)
Subject: Camelback Gardens ODP, PLD 2023-121
Date: Friday, February 6, 2026 11:22:22 AM
Attachments: [0268_001.pdf](#)
[2026.02.05 Memorandum to Grand Junction Planning Commission.pdf](#)

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Sir or Madam:

My letter and memorandum on the Camelback Gardens ODP is enclosed. Please provide this to staff and to the Planning Commission ahead of the February 10, 2026, public hearing. This document is to be made part of the record of decision in the above matter. Thank you.

Chris McAnany
396 Butte Court
Grand Junction, CO 81507
mcanany@dwmk.com
(970) 248-5862

From: [Chris Mcanany](#)
To: [Daniella Acosta](#)
Subject: Camelback Gardens ODP
Date: Friday, January 30, 2026 10:12:22 AM

EXTERNAL SENDER

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Daniella:

I understand that the hearing before the Planning Commission on the Camelback Gardens ODP matter is rescheduled to February 10, 2026. I presume that also means that the hearing before the City Council set for February 4 will also be pushed back. Please confirm if that is correct and let us know of any new date(s). Thank you.

Chris McAnany
(970) 248-5862

Daniella Acosta

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Monday, January 12, 2026 11:35 AM
To: Daniella Acosta
Subject: RE: Camelback gardens PLD-2023-121

! EXTERNAL SENDER !

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Daniella:

Thank you for letting me know the change of date for the Camelback Gardens hearing. I have a question about this application.

The staff report and related materials show that the developer is getting credit for previously dedicated open space of 61% of the project area, approximately 15.01 acres. What is the documentation for this credit? I am aware that several unbuildable ridge areas were dedicated to the City as open space during previous development phases of Cobblestone Ridges. Can you point me to the document(s) that substantiate that this developer gets to rely upon these previous dedications to establish the density of the current proposal? Is there some agreement that confirms such a finding?

Please let me know what you base this on. If there is a document that explains this, please send me a copy because it was not contained in the documents accompanying your staff report. Thank you for your help.

Chris McAnany
(970) 248-5862

From: Daniella Acosta <daniellaa@gjcity.org>
Sent: Wednesday, January 7, 2026 5:56 PM
To: Chris Mcanany <mcanany@dwmk.com>
Cc: Thomas Lloyd <thomas.lloyd@gjcity.org>
Subject: RE: Camelback gardens PLD-2023-121

Hello Mr. Mcanany

The Planning Commission hearing has been continued to January 27. The staff report and all pertinent materials will be republished for that hearing date and will be available for download on the City's Agenda page at gjcity.org on the Agendas & Minutes page once posted.

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Please feel free to contact me if you have any other questions.

Thank you,

Daniella Acosta Stine
Principal Planner
City of Grand Junction
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O: 970-256-4089
gjcity.org | [EngageGJ](https://www.engagegj.com)



From: Chris Mcanany <mcanany@dwmk.com>
Sent: Tuesday, January 6, 2026 3:06 PM
To: Daniella Acosta <daniellaa@gjcity.org>
Subject: Camelback gardens PLD-2023-121

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From: [Chris Mcanany](#)
To: [Daniella Acosta](#)
Subject: RE: Camelback gardens PLD-2023-121
Date: Monday, January 12, 2026 11:34:57 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Christopher G. McAnany

Partner

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From: [Chris Mcanany](#)
To: [Daniella Acosta](#); [comdev](#)
Subject: Camelback Gardens ODP, PLD 2023-121
Date: Friday, February 6, 2026 11:22:22 AM
Attachments: [0268_001.pdf](#)
[2026.02.05 Memorandum to Grand Junction Planning Commission.pdf](#)

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Sir or Madam:

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Chris McAnany
396 Butte Court
Grand Junction, CO 81507
mcanany@dwmk.com
(970) 248-5862

Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery

Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,



Christopher G. McAnany

Enclosure

MEMORANDUM

TO: Grand Junction Planning Commission
FROM: Christopher McAnany and Michelle McAnany
396 Butte Court, Grand Junction, CO 81507
RE: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121;
Hearing Date February 10, 2026
Date: February 5, 2026

We submit these comments with respect to the application for the Camelback Gardens ODP (the Application). While we do not oppose the right of the Developers to develop their lands, we oppose the ODP in its current configuration, and we urge the Planning Commission (PC) to recommend a plan that is more in keeping with the scale of development already existing in the Cobblestone Ridges neighborhood. For that reason, we **request that the PC recommend denial of the Application as submitted.** We request that all of these materials be made part of the official record of the Application and forwarded on to the City Council. We request written notice and an opportunity to be hearing at all future hearings on this Application, for the reasons set forth below.

1. Standing.

We own our home at 396 Butte Court and we have lived there continuously since 2005. All of the statements in this memorandum are based on our personal knowledge. Our home directly abuts the lands encompassed by the Application, which is immediately to the east of our backyard. We will be harmed by the proposed development because the Developers propose to construct multiple dwellings up to forty (40) feet high ten (10) feet from our backyard property line, thereby affecting our property values, views, sunlight access, and privacy. We also use a trail that exits our property to access the unbuilt portion of Rana Road, and that access appears to be jeopardized. Additionally, we use the adjacent open space that is referenced in the Application.

We have personal knowledge of all of the lands owned by the Developers because this area has been used by us and many of our neighbors to access nearby City of Grand Junction open space.

2. Review Criteria.

The criteria contained in Section 21.02.150(a) of the Grand Junction Zoning and Development Code (2010) apply.¹ Planned developments rezoning should be used “when long term community benefits will be derived...”, including more efficient infrastructure; reduced traffic; more usable public or private open space; recreational amenities; and/or

¹ Unless otherwise noted, all Grand Junction Zoning and Development Code citations in this document are to the 2010 version, which staff has deemed applicable to the current Application.

needed housing choices. Id. Under Section 21.02.150(b)(2), the Applicant has the burden of showing conformance with all of the criteria, subsections i) through x) of that section. We address each of these separately.

i) The Application Does Not Comply with Comprehensive Plans and Policies.

The Staff Report (January 13, 2026)² asserts that the proposal is consistent with City advisory plans and policies because it is infill development, context-sensitive development, and harmonious with the 2019 Housing Needs Assessment. Staff Report, p. 281. We agree that the Application is infill development, but dispute the remainder.

First, the Application does not comply with the Grand Junction Comprehensive Plan. The Application lands are currently designated as PD, and much of the existing development in the Ridges includes Planned Unit Developments (PUDs). However, the 2020 Comprehensive Plan, pp. 59-60, designates the future development in the Ridges as “residential low” density, of between 2 to 5.5 dwellings per acre. The Applicant’s proposal, which contemplates 90 houses on 10.29 acres amounts to 8.7 dwellings per acre. The Application does not meet this basic consistency requirement, and the staff glosses over this defect.

Second, the application does not comply with the City’s Housing Strategy policies. Three of the four top housing needs in Grand Junction are driven by lack of affordability. See Grand Junction Housing Strategy Update 2024, p. 4. While different types of housing may be desirable, this Applicant is not proposing affordable housing. Homes similar to the Applicant’s proposal in the Ridges are listed \$675,000 (2398 Ridge Circle Drive- Velo Ridge, MLS 20251296). There is no proof that this application supports housing affordability, and the applicant offers no data that the housing mix is needed to satisfy affordable housing needs.

ii) Compliance with the Rezoning criteria provided in GJMC 21.02.140 is not Shown.

We address those criteria as stated in the ordinance.

1. Subsequent Events have invalidated the original premises and findings.
See #2 below.

2. The character or condition of the area has changed such that the amendment is consistent with the Plan.

The build-out in the immediate vicinity of the Applicant’s property is zoned R-4. In addition to being inconsistent with the Comprehensive Plan, the Application is inconsistent with adjacent zoning.

² All references to the Staff Report are to the January 13, 2026 document.

The Cobblestone Ridges neighborhood is closest to the Application property, sitting immediately north and west. Cobblestone Ridges was developed as R-4, a zoning designation deemed appropriate for residential low-density development. R-4 calls for a minimum lot size of 7,000 square feet, with minimum setbacks of 20 feet (front), seven feet (side), and 25 feet (rear). In fact, lot sizes and setbacks in Cobblestone Ridges are considerably larger than these minimums. The houses now existing closest to the Application area (Butte Court, Saddle Court, and Rana Road) are all built to R-4 standards. Cobblestone Ridges Phase 1 comprises 26 lots on 30.48 acres (1.17 lots per acre, inclusive of open space); Phase 2 comprises 21 lots on 9.39 acres (2.2 lots per acre). See Exhibits 1 and 2, Cobblestone Ridges Plats, attached. R-4 is a more appropriate base zone for the Application because it conforms to the existing neighborhood.³

This conclusion is buttressed by the fact that the Redlands Mesa development, immediately to the south of the Applicant property, was authorized at an R-4 density. See Grand Junction Ordinance No. 4495 (“The default zoning is R-4 Residential, 4 units per acre.”). The Applicant proposal of R-5 amounts to a substantial increase in overall land use density which is inconsistent with the existing neighborhood.

The City seems to miss this point, noting that the R-5 selection by the Applicant designation is appropriate without reference to existing conditions closest to the project. See Staff Report, p. 296.

3. Public and community facilities are adequate to serve the type and scope of land use proposed.

The record does not disclose if existing community facilities are sufficient to serve this project: no service commitment letters are provided (apart from some calculations regarding hydrant flows). The staff discussion and submittals on this subject lack detail and are conclusory.

4. An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use.

Staff notes that the Applicant has provided no detail to satisfy this element. Staff Report, p. 294. The element is not satisfied.

5. The community or area will derive benefits from the proposed amendment.

We strongly disagree that this element is satisfied. On balance, the Application represents a net-loss for the neighborhood in terms of: increased traffic; pedestrian

³ Admittedly there are higher density projects in the Ridges, but these are all separated from the subject Property by a ridgeline. Additionally, these projects were in many cases developed in the County prior to annexation.

safety; problematic storm drainage; loss of privacy; increased crowding; looming buildings, loss of solar access; and overall quality of life for residents.

iii) The Application Fails to Meet Planned development criteria of Chapter 21.05.

Planned development zones apply “where long term community benefits will be derived” from a particular development. GJMC 21.05.010. Applicable zoning standards in a PD shall be derived from the “underlying zoning.” GJMC 21.05.020. Planned developments must “minimally comply with the development standards of the default zone and all other applicable code provisions.” CJMC 21.05.040(a). Among these “development standards” is a minimum open space requirement, which provides that “the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or 10 percent of the value of the property” as open space. GJMC 21.06.020.

The Applicant’s Open Space Dedication is Unlawful.

This Application proposes to construct 90 housing units on 10.34 acres, and therefore exceeds the ten dwelling units standard. The Staff Report indicates that the Application supports adopted policies by creating new parks or open space. Staff Report, p. 382. This statement is misleading. Exhibit A of the ODP reveals open space areas to be dedicated by the Applicant to be **insignificant**. These open spaced total 23,484 square feet, or 2.2% of the land area of the Application. Response to PD Criteria, Packet p. 374. Indeed, Tract NN on that listing is an unbuildable area that is already occupied by a community trail. The open space shown in the Application fails to satisfy this mandatory 10% dedication requirement of GJMC 21.06.020.⁴

Moreover, all of the open space and trails surrounding the Application property are already dedicated to the City of Grand Junction, and have been used by the public for decades. See Exhibit 3, Open Space Map. These parcels are not part of the Application and cannot constitute a justification for granting the subject Application or for granting any density increase. Indeed, the lands were conveyed by the Ridges Metro District to the City on July 15, 1992, subject to the condition that the “.City will own, operate, and maintain the District parks and trails on the same terms and conditions and up to the same standards...” as similar facilities in the City. Exhibit 4, 1992 Quit Claim Deed. The Application fails to comply with a mandatory open space dedication requirements.

iv) Adequate Stormwater Facilities are Not Shown in the Record.

Cobblestone Ridges has existing stormwater management issues on Rana Road. Portions of the subject property are upgradient from Rana Road. The Application provides no detail on how stormwater will be handled in the proposed development. See P. 360 (discussion of utility services and infrastructure). The Application will undoubtedly result in

⁴ The Applicant also fails to meet the more stringent 20% dedication requirement for projects using “cluster development. See GJMC 21.03.60(c)(1)(“twenty percent of the gross acreage must be open space.”)

increased impervious surfaces in an area with erosion prone soils. This element is not met due to no analysis.

v) The Proposal Will Add to Traffic and Compromise Safety; No Data is Provided to Determine Impacts.

Although staff claims that this criterion is met, Packet p. 383, the Applicant has not provided any traffic study or data to back up this contention. The main point of egress for the project will likely be Rana Road. The Ridges is a largely automobile-dependent neighborhood.

The ITE Trip Generation Manual, 9th Edition, estimates that 90 single family dwelling units would have a weekday trip rate of 9.94/du, or 894.6 trips per day. Much of this new traffic will be directed to Rana Road, as it presents the shortest connection to Ridges Boulevard. Assuming 80% of those new trips use Rana Road, the Application, if approved, could generate 715.6 trips per day, on top of existing usage.⁵ Parts of Rana road have no sidewalks, and the portion in Cobblestone Ridges only has a sidewalk on one side.

We have substantial concern about this increased traffic burden—particularly as it affects pedestrians and children in the neighborhood. This criterion is not satisfied because of the absence of any data in the Application.

vi) Buffering for the Cobblestone Ridges Neighborhood is Inadequate.

Staff notes that “except for Pod C” The majority of the development is naturally buffered by existing open space and outcrops. Staff Report, P. 384. Pod C is directly adjacent to the existing homes on Butte Court, and Pods D and E are also adjacent across the project road, and to Rana Road. Staff admits that the portions of the development adjacent to Butte Court and Cobblestone Ridges will have inadequate screening and buffering. This criterion is not met.

No effort has been made to provide buffering or screening to the existing development areas that are most likely to be affected. In truth, the Applicant proposes the greatest density (1,200 square foot lots in Pods C, D, and E) and the greatest impacts for just these areas.

The Applicant proposes to construct houses similar in design and scope to those shown in Exhibit 5, attached. The 100% lot coverage and minimal setbacks proposed mean that these buildings will loom large over adjacent houses, blocking views and sunlight, and resulting in lost privacy for existing homeowners. A privacy fence (or the like) will not remedy the situation. This element is not satisfied.

⁵ The new road connection will likely also funnel traffic from more dense phases of the Redlands Mesa development onto Rana Road.

Possible Alternative.

Cobblestone Ridges Phase 2 was developed with a berm along the length of Butte Court. See Exhibit 6. Virtually all landowners on the east side of Butte court have back gates that access the existing dirt road across the berm. The crest of the berm is approximately 30 feet from the east property line of all homes on Butte Court. A reasonable buffering solution would be to apply a minimum 30-foot building setback for all proposed structures in pods C and D that adjoin existing homes.

vii) The Applicant Unlawfully Uses Historic Open Space to Arrive at Project Densities and Fails to Comply with Mandatory Open Space Requirements.

The Staff Report claims that this project will have a density of 3.6 dwelling units per acre and that this density is within the Residential Low-Density level contained in the 2020 Comprehensive Plan, which calls for 3.6 units per acre. Staff Report, p. 290. As noted, this statement is incorrect, and appears to be derived from a claim by the Applicant that 15 acres of already dedicated open space should be factored into its project acreage. See Response to PD Criteria, Table on, p. 374 (showing 15.01 acres of “previously dedicated open space” . These statements are clearly erroneous, as demonstrated by the title history for the existing open space, discussed *supra*.⁶

The actual density of 8.4 units per acre is out of character for the neighborhood and the adjacent zoning. Further, the Applicant is deliberately opaque as to how many dwellings it proposes for each Pod in the project, as that information is omitted from its submittal. See PD Criteria Table, p. 374. Thus, for example, we cannot tell if the Applicant is proposing 8.4 units per acre for Pods C, D, and E, or something of higher density. Accordingly, this criterion is not met.

viii) The City Violated Its Ordinances and Basic Due Process to Give the Applicant Improper Special Treatment.

The Applicant will likely point to a resolution adopted by the Grand Junction City Council on February 4, 2026, to support its contention that the project density is appropriate. The resolution allows “inclusion” of dedicated City open space for purposes of the Camelback Gardens ODP boundary, presumably to allow an otherwise unlawful project to meet City density standards. This action was unlawful.

The GJMC 21.02.080(g) provides that “(n)otice of public hearings allow for community input and due process (the opportunity to be heard).” Further, “any person may offer relevant information in writing or in person.” GJMC 2102.080(j)(3). Under the United States and Colorado Constitutions an administrative body has a duty to provide a fundamentally fair procedure where an individual property interest is at stake. *Van Sickle v. Boyes*, 797 P.2d 1267 (Colo. 1990). At minimum, due process requires notice and an opportunity to be

⁶ No documents or other authority have been provided to explain why this project would be entitled to claim that its density is lower because of historically dedicated open space.

heard before an impartial body. Id. at 1273; also: C.R.S. 31-23-304 (modification of zoning regulations not effective until after a public hearing in which interested persons have an opportunity to be heard).

Here, the City issued to the public a mailed “Notice of Public Hearing,” see Exhibit 7 attached, specifying a Council public hearing on February 4, 2026. At the February 4 hearing the City refused to allow public comment, despite receiving an extensive staff presentation.⁷ The City then proceed to approve the “Resolution.” This action was unlawful and undertaken in violation of the City’s ordinances and basic notions of procedural due process.

Moreover, the City’s decision is unlawful because it ignores the City’s ordinances and amounts to the grant of a special “density bonus” to a favored developer—essentially allowing him to construct more homes on a parcel of land than the City’s ordinances would allow. It is a naked attempt to confer a private financial benefit.

The City’s ordinances mandate “dedication” of open space—the transfer of ownership by the “owner” (land use applicant) to another party (the City) as part of a development application, and in order to obtain specific PUD approval. See GJMC 21.06.020(a) and 21.10.020 (defining dedication). The ordinance requires the applicant to transfer ownership for required open space to get the land use approval.

Here, the Applicant did nothing of the sort. The City simply waived its requirements and gave the Applicant credit for lands dedicated by others to another local government decades ago. The action was arbitrary and unlawful and not supported by any legal authority.⁸

ix) The Proposed Default Zoning Standard is Inappropriate; No deviation is Justified in the Record; and the Project Violates Mandatory Substantive Standards-with Accompanying Public Safety Risk.

The Staff Report, p. 290, says the R-5 district was selected for the Application. No justification for this selection is provided, other than that the applicant wants it. Id. The R-5 district is inappropriate for this area—R-4 is more compatible with the neighborhood. In any case, the Planning Commission is not bound by this recommendation and it should reject it for the reasons stated herein.

The R-5 designation is also inappropriate because it pushes houses too close together. The Applicant is proposing 2,400 square foot lot areas (1,200 square feet for Pods C-F) and 100% lot coverage, with forty (40) foot building heights, and compressed setbacks of as

⁷ The undersigned was present at the hearing and asked the City Attorney for an opportunity to be heard. The Mayor refused to allow public comment, allowing comment only during “unscheduled business” **after the decision was made.**

⁸ City staff refused to respond to requests for an explanation of this action.

little as 15 feet (front), 5 feet (side), and 10 feet (rear). If approved, the Camelback Gardens ODP would allow 90 houses on 10.34 acres (8.7 lots per acre).⁹ These deviations fail to meet even the more lenient requirements of the R-5 district, which mandates 4,000 square foot minimum lot area, 60% lot coverage, and 20/5/15 front, side, and rear setbacks. GJMC 21.03.040 (Residential District Summary Table).

GJMC 21.05.050(f)(1) provides that setbacks shall not be less than the default zone unless the applicant can prove that:

- i) “Buildings can be safely designed and the design is compatible with lesser setbacks. Compatibility shall be evaluated by the International Fire Code or any other applicable life, health, or safety codes...
- ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- iii) Reduction of setbacks is required for protection of steep hillsides, wetlands, or other environmentally sensitive natural features.”

The Staff Report is devoid of any facts or analysis showing that these criteria were met. There is no or minimal discussion of building safety concerns that arise due to the reduced setbacks.

Recent experience in Colorado with the 2021 Marshall Fire (1,084 homes destroyed) reveals that subdivision developments are indeed vulnerable to wildfire, and compressed setbacks can contribute to fire spreading. The Colorado State Wildfire Risk Viewer delineates the Application area as “moderate” for fire risk with significant “high” risk areas in Cobblestone Ridges. See Exhibit 8.

Second, the Application fails to show any increased screening as a way to justify the compressed setbacks. There is minimal discussion of screening as to the Cobblestone Ridges homes that will be most affected by this Application.

Third, the Staff Report states that the changes are justified to support “clustering of dwellings (p. 385), and a “necessary component” of the Applicant’s choice to plat only building envelopes (p. 386). There is no clustering in this Application—only 2.2% of the lands are set aside as open space. If approved, virtually every area that can be built upon will be built upon, with minimal spaces in between. And, the Application does not even comply with mandatory “clustering” rules, which specify an absolute minimum lot size of

⁹ The Applicant falsely claims that its project results in 3.48 dwelling units per acre, but this figure is derived by adding into the application 15.01 acres of existing open space previously dedicated to the City of Grand Junction. See Packet P. 374 (description of “pods” and project acreage). All of the open space referenced in the Application was conveyed by others to the Ridges Metro District, and later deeded to the City of Grand Junction when the lands were annexed.

3,000 square feet and dedication of 20% of the land area as open space. See GJMC 21.03.060(c)(3) (“In no event shall any lot be less than 3,000 square feet.”).¹⁰

The Applicant fails to show that the default standards are appropriate, and it fails to prove that deviations are justified based on the standard set in the ordinance. The proposal violates mandatory clustering rules. This element is not satisfied.

x) The Phasing Plan Would Allow Long-Term Speculation.

The Applicant provided a phasing plan, Packet p. 368; it calls for full build out of Phase 1 by 2031, Phase 2 by 2040, and phase 3 by 2043. The plan notes those deadlines may be extended. Id. We have no objection to the Phase 1 plan. However, the phasing for the other parts of the project suggest that this development is intended for long-term speculation, rather than responding to immediate housing needs in the City.

Colorado law allows extended project vesting, but there are mandatory development agreement requirements that have not been satisfied here. The default maximum vesting period for a site-specific development plan is no more than three years. See C.R.S. 24-68-103(1)(a) (a property right remains vested for three years, subject to limited exceptions). We submit that a 17-year phasing plan is excessive, especially given the history of lapsed development plans for this property. See Staff Report, p. 287 (noting previous lapse of plans for this property).

3. Conclusion.

Camelback Gardens fails to comply with multiple criteria contained in Grand Junction Ordinances and advisory documents. The City staff have been less than candid in their evaluation of the project, and there are serious legal violations in the process employed to date. The Planning Commission did not cause these defects, but it should not enable them either. The ODP should therefore be denied.

However, if the Planning Commission is inclined to recommend some form of approval, we submit that the following recommendation is appropriate.

Suggested motion:

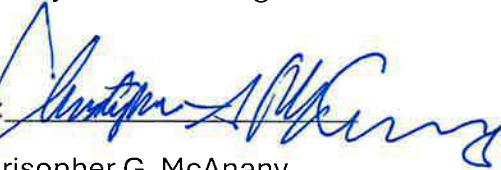
“I move to approve Camelback Gardens ODP, PLD 2023-121, subject to the following mandatory conditions.

1. The ODP is approved with an R-4 default zone with no deviations from mandatory massing, lot size, density, and setback criteria, except as stated in #2
2. A 30-foot setback is required for structures to be developed adjacent to Rana Road and Butte Court.

¹⁰ Deviation from standards may be recommended when there is an open space **dedication** of “20% or greater.” GJMC 21.05.040(g)(2). No such dedication applies here. See also GJMC 21.03.060(d) (“At least 20% of a cluster development shall be open space.”)

3. Overall density must be determined without inclusion of already dedicated City open space adjacent to Lots 1 and 2.
4. The Developer must respect and improve existing trails on the property.
5. The Developer must provide a suitable storm water management plan that contains expected stormwater flows on the subject property, as required by

Thank you for listening to our concerns.

By: 

Chrisopher G. McAnany
396 Butte Cout
Grand Junction, CO 81507
(970) 248-5862

2-6-26

Date

Attachments:

1. Cobblestone Ridges Phase 1 Plat
2. Cobblestone Ridges Phase 2 Plat
3. Grand Junction Dedicated Open Space Map
4. Ridges Open Space Deed to City of Grand Junction, 1992
5. Architect Rendering of Camelback Gardens Home and Velo Ridge Building Photos
6. Butte Court Berm Aerial Photo
7. City of Grand Junction "Notice of Public Hearing" for February 4, 2026
8. Colorado State Forest Service Wildfire Map of Subject Property

-End of Document-

COBBLESTONE RIDGES

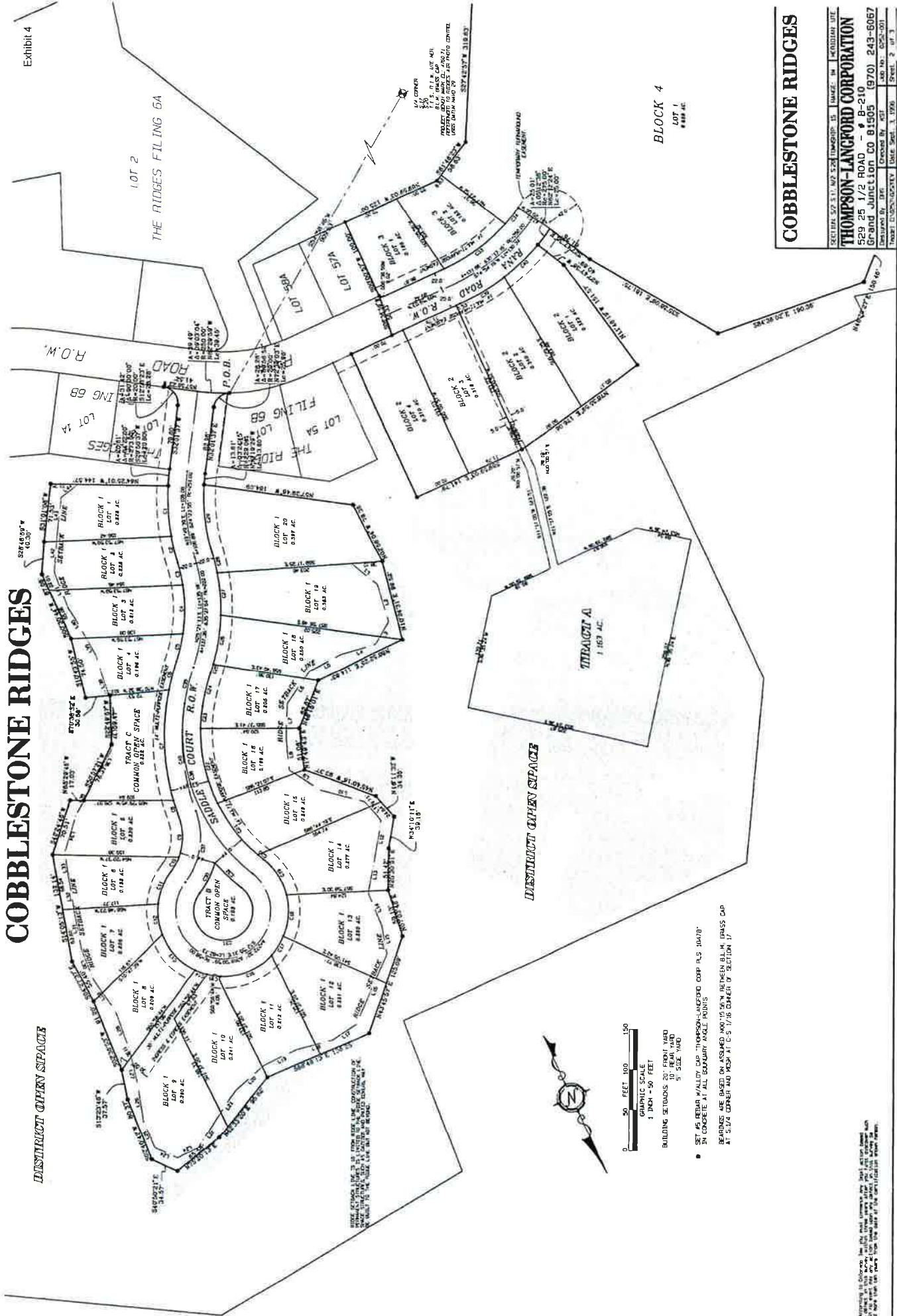


Exhibit 4

BLOCK 4
LOT 1
0.000 AC.

COBBLESTONE RIDGES

SECTION 52 S.17, NO. 22E, T44NDP, IS. IMAGE: IN WOODHURST UTI
THOMPSON-LANFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction, CO 81505 (970) 243-6067
 Drawn By: DFE Created By: JST Job No: 025-001
 Project: COBBLESTONE RIDGES Date: Sept. 1, 1996 Sheet: 3 of 3

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DISTRICT OPEN SPACE

DISTRICT OPEN SPACE

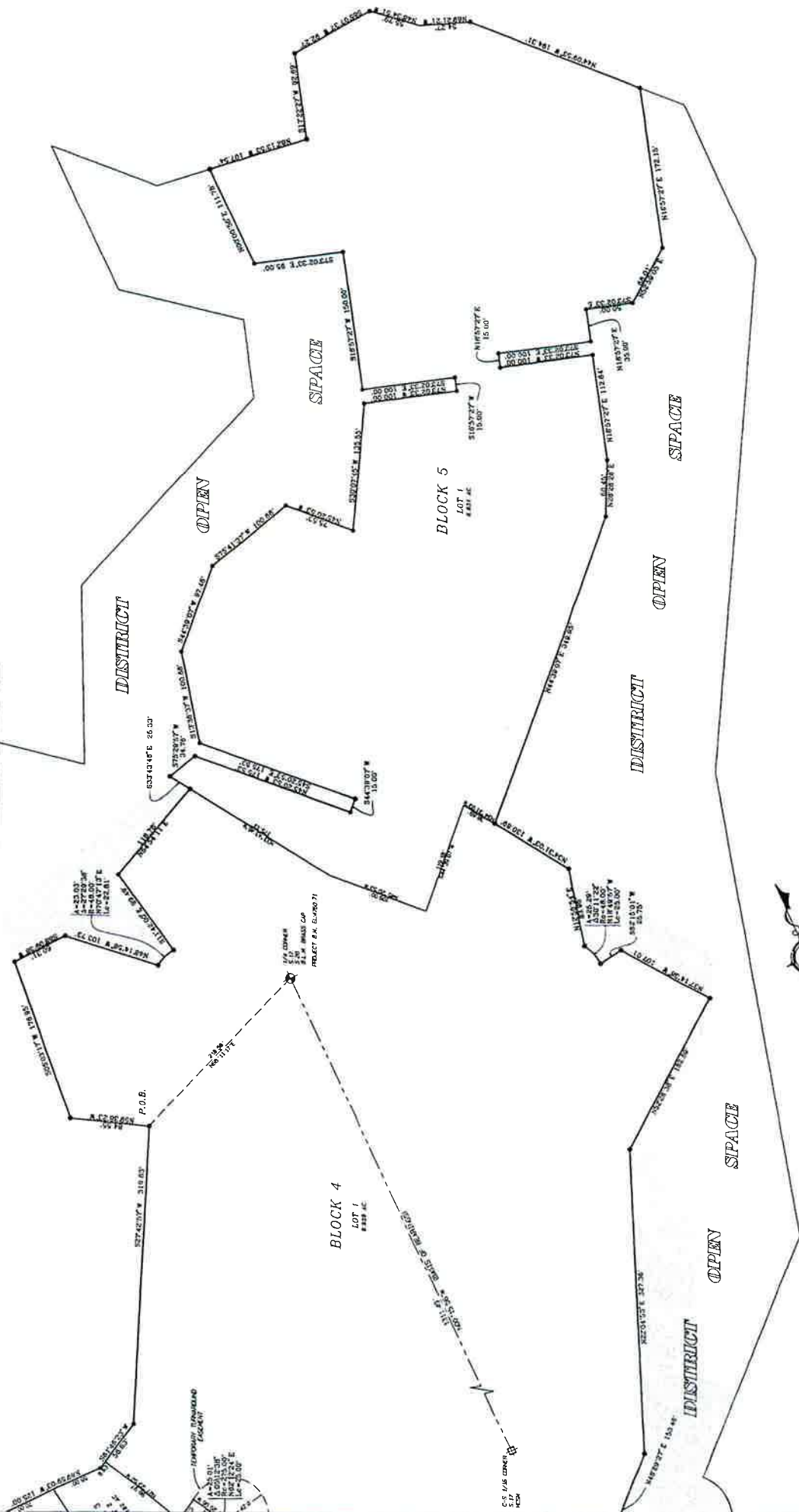


0 50 FEET 100 150
 GRAPHIC SCALE
 1 INCH = 50 FEET
 BUILDING SETBACKS: 20' FRONT YARD
 10' REAR YARD
 5' SIDE YARD

- SET AS PER PLAN FOR THOMPSON-LANFORD CORP. P.S. 10478
- BEARINGS ARE BASED ON ASSUMED NORTH 15 00' BETWEEN B.L.M. TRANS. CAP AT S. 24' CORNER AND TRANS. AT C. S. 7/8 CORNER OF SECTION 17

THIS PLAN, SPECIFICATIONS, CONTRACT AND ALL OTHER DOCUMENTS RELATING TO THIS PROJECT ARE THE PROPERTY OF THOMPSON-LANFORD CORPORATION. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMPSON-LANFORD CORPORATION.

COBBLESTONE RIDGES



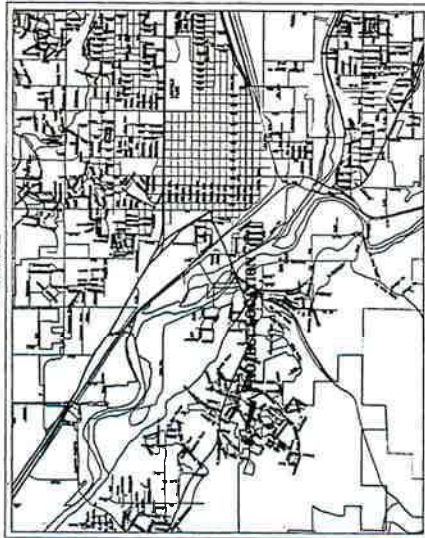
COBBLESTONE RIDGES

SECTION 20, T12N, R10E, S20E
 THOMPSON-LANCFORD CORPORATION
 529 25 1/2 ROAD - # 8-210
 Grand Junction, CO 81505 (970) 243-6067
 Surveyed by: DMS Date: Sept. 3, 1998 Sheet: 3 of 3
 Drawn by: DMS Date: Sept. 3, 1998

COBBLESTONE RIDGES PHASE 2

A REPLAT OF LOT 1 BLOCK 4 COBBLESTONE RIDGES CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP
NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS:

The undersigned, **COBBLESTONE RIDGES, LLC**, a Colorado Limited Liability Company, is the owner of the real property described in the plat hereunto annexed, and the undersigned, **THOMSON-LANGFORD CORPORATION**, is the owner of the real property described in the plat hereunto annexed. The undersigned, **THOMSON-LANGFORD CORPORATION**, is the owner of the real property described in the plat hereunto annexed, and the undersigned, **COBBLESTONE RIDGES, LLC**, is the owner of the real property described in the plat hereunto annexed.

Lot 1 Block 4, Cobblestone Ridges,
City of Grand Junction, Mesa County, Colorado

The plat hereunto annexed is a replat of the real property located in the City of Grand Junction, Mesa County, Colorado, and is a subdivision of a part of the City of Grand Junction.

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CITY APPROVAL

This plat of COBBLESTONE RIDGES PHASE 2, a replat of Lot 1, Block 4, Cobblestone Ridges, City of Grand Junction, Mesa County, Colorado, was submitted to the City of Grand Junction, Colorado, for approval on the 15th day of August, 1994, and was approved by the City of Grand Junction, Colorado, on the 15th day of August, 1994.

CITY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this record was filed in the office of the City and County of Mesa County, Colorado, at 2:43 o'clock P. M., the 15th day of August, 1994, and is duly received in that hour by *[Signature]*, Recorder No. 111136X, Drawer No. 66102.

DECLARATION OF COVENANTS

This property is subject to the effect of restrictions set forth on the plat hereunto annexed, and the undersigned, **COBBLESTONE RIDGES, LLC**, and **THOMSON-LANGFORD CORPORATION**, do hereby agree to be bound by the restrictions set forth on the plat hereunto annexed, and to enforce the same against themselves and their heirs, assigns, and assigns, and to defend the same against all persons claiming an interest in the property.

SURVEYOR'S STATEMENT

I, *[Signature]*, being a registered professional land surveyor in the State of Colorado, do hereby certify that I have examined the plat hereunto annexed, and that the same is a true and correct representation of the land shown thereon, and that the same is in accordance with the requirements of the State of Colorado and all applicable laws and regulations.

DATE

1994

LAND USE SUMMARY

LOTS:	0.832 ACRES	80.9%
STREETS:	1.107 ACRES	11.1%
TOTAL:	9.939 ACRES	100.0%

COBBLESTONE RIDGES

PHASE 2

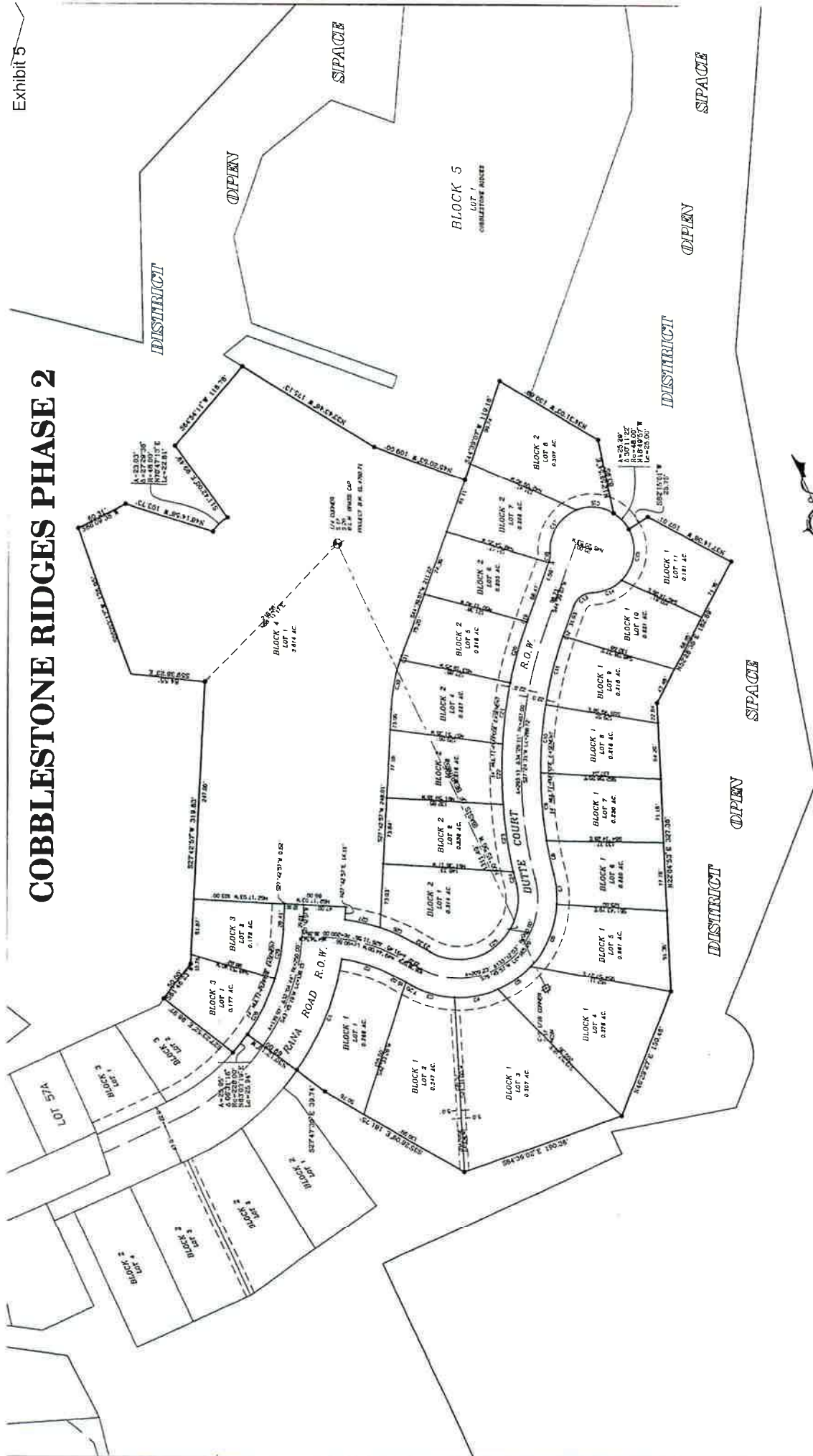
SECTION 30, T142N, R30E, MESA COUNTY, COLORADO
THOMSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Prepared by: [Signature] Checked by: [Signature]
 DRAWN BY: [Signature] DATE: Oct. 3, 1994 Sheet: 1 of 2

01153301.JR

NOTICE: RECORDING IS REQUIRED FOR ALL REAL PROPERTY AND THIS OFFICE DOES NOT RECORD ANY INSTRUMENTS UNLESS THEY ARE PROPERLY FILED AND THE RECORDING FEE IS PAID. THE RECORDING FEE IS \$15.00 PER PAGE FROM THE DATE OF THE INSTRUMENT'S RECORDING.

COBBLESTONE RIDGES PHASE 2



- SET AS REBAR W/ALLOY CAP THOMPSON-LANFORD
- ALL BARS IN CONCRETE AT ALL BOUNDARY POINTS

COBBLESTONE RIDGES PHASE 2

SECTION 20, T14N R23E S30E, COMANCHE CO., TEXAS, 76701, 10000000.00
THOMPSON-LANFORD CORPORATION
 529 25 1/2 ROAD - # 8-210
 Grand Junction CO 81505 (970) 243-6067
 Drawn By: JES Date: 08/01/01
 Checked By: KSI Date: 08/01/01
 Approved By: JES Date: 08/01/01
 Sheet 2 of 2

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1/21/2026



Ridges Open Space

The Geographic Information System (GIS) and its components are designed as a source of reference for answering queries, planning and for modeling. GIS is not intended or does not replace legal descriptions or information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the information contained in this GIS cannot be used to establish legal interests and is subject to the limitations set forth in the disclaimer. Mesa County makes no warranty as to the accuracy or reliability of any information contained herein. Users assume

QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1914 PAGE 215

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

2945-163-24-944(038)
2945-163-24-944(022)
2945-163-24-944(018)

and,

1609906 03:58 PM 07/30/92
MONIKA TOB CLERK Mesa COUNTY Co
DDC EXEMPT

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-14-944(015)
2945-201-04-944(022)
2945-201-01-944(010)
2945-174-24-944(033)
2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-212-13-944(009)
2945-201-09-944(029)
2945-212-14-944(030)
2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-13-944(033)
2945-201-04-944(022)
2945-201-08-944(029)
2945-201-07-944(025)
2945-201-06-944(017)

Recorder's Note: Poor Legibility On
Document Provided For Recording.

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

BOOK 1914 PAGE 816

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)
2945-174-29-944(074)
2945-174-34-944(015)
2945-202-17-944(019)
2945-202-06-955(050)
174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

and,

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 15th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by:

Ellsworth F. Stein
Ellsworth Stein

President of the Board of Directors

STATE OF COLORADO)
County of Mesa)

BOOK 1914 PAGE 218

The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

My commission expires 10/26/92.
Witness my hand and official seal.

Mildred B Fowler
Notary Public

Address: 372 Ridges Blvd
Grand Jct CO 81503



B1914-2819

Exhibit 3

LUDWIG SUB.

Adjoining T.I.S. R.I.W. 2945-17

SCENIC DRIVE SUB.

HERNDON SUB.

LOT NO.	ACRES	OWNER
1		
2		
3		
4		
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7		
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100		

Adjoining T.I.S. R.I.W. 2945-17

NOTE: The names of the adjacent lots, streets, and other features shown on this map are those shown on the original plat.

REPLAT OF COLUMBINE VILLAGE A PART OF THE ESTATE OF JAMES H. HARRIS, JR. 1981-10-15

Recorder's Note: Poor Legibility On Document Provided For Recording

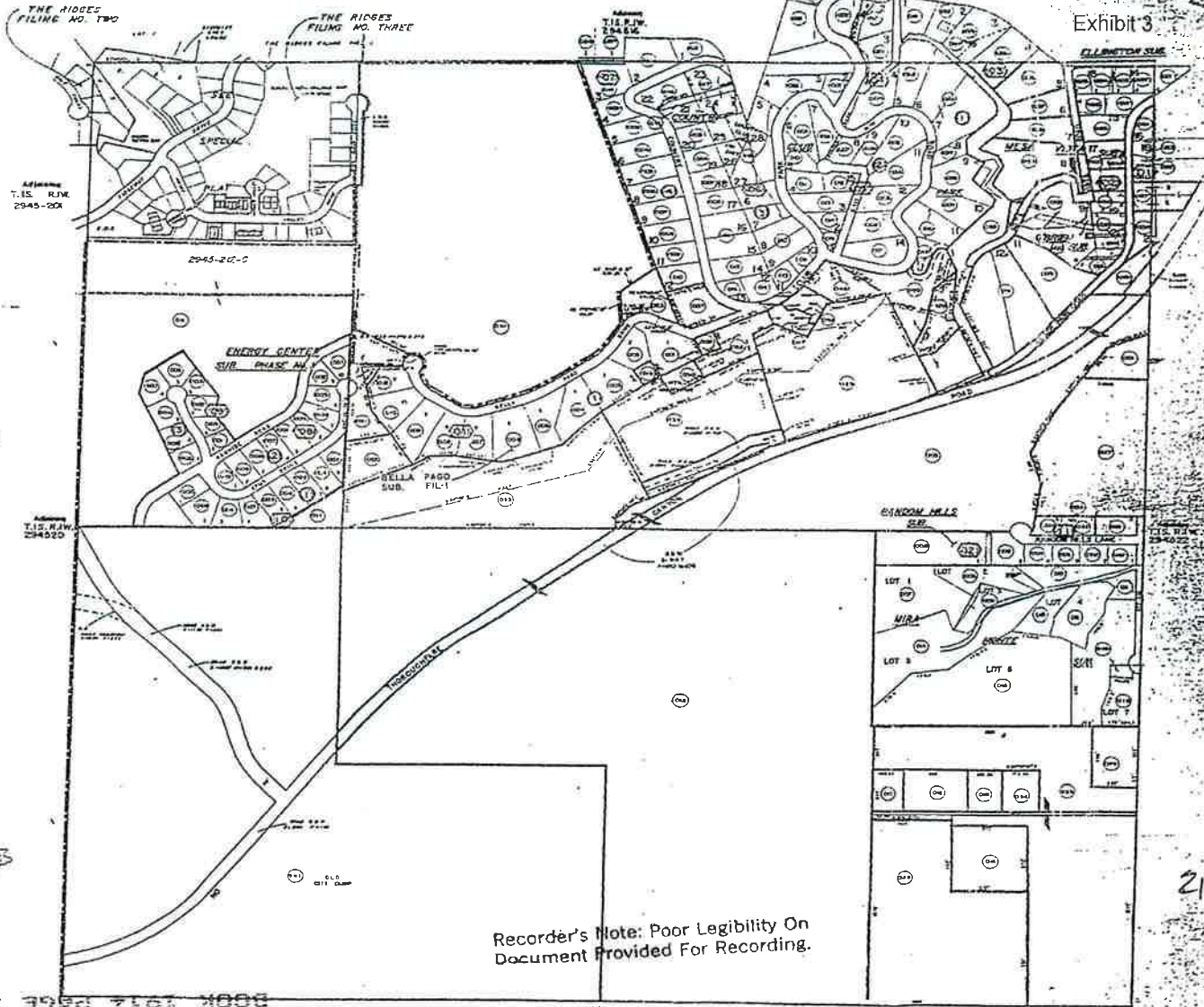
BOOK 1914 PAGE 219

ENTRADA TOWNHOUSES
A REPLAT OF LOT 1, MESA
THE RIDGES, IN AN
ACCORDANCE WITH THE
Adjoining T.I.S. R.I.W. 2945-17

T.I.S. R.I.W. 2945-17

BOOK 1914 PAGE 820

Exhibit 3



Reference T.L.S. R.N.W. 2945-20A

Reference T.L.S. R.N.W. 294020

Recorder's Note: Poor Legibility On Document Provided For Recording.

BOOK 1914 PAGE 820

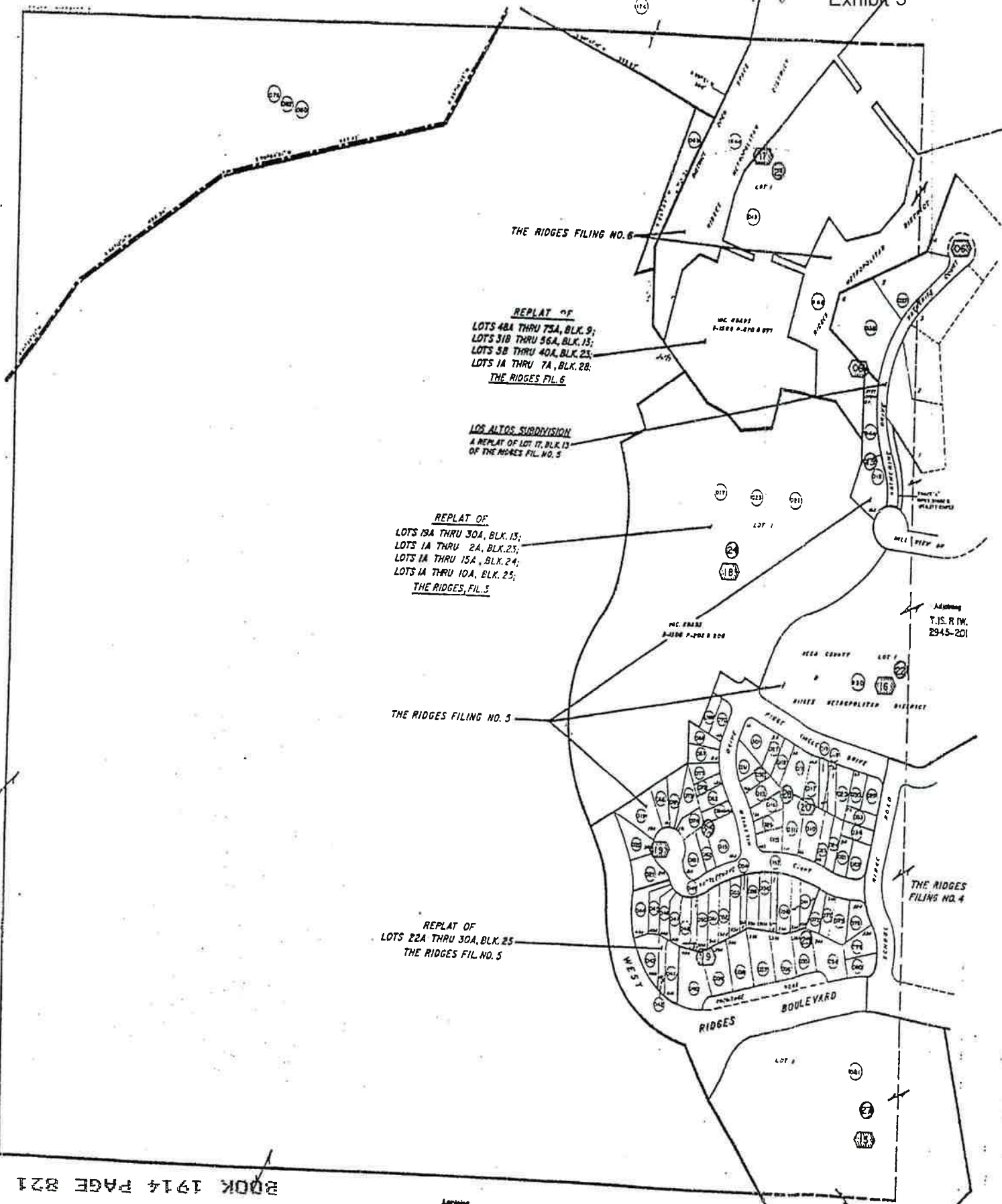
Reference T.L.S. R.N.W. 294526

TALRJK, DEC 23

212

AGGRIE
T.J.S. R.I.W.
2945-17

Book 1914 page 821
Exhibit 3



THE RIDGES FILING NO. 6

REPLAT OF
LOTS 48A THRU 75A, BLK. 9;
LOTS 31B THRU 56A, BLK. 13;
LOTS 3B THRU 40A, BLK. 25;
LOTS 1A THRU 7A, BLK. 28.
THE RIDGES FIL. 6

LOS ALTOS SUBDIVISION
A REPLAT OF LOT 17, BLK. 13
OF THE RIDGES FIL. NO. 5

REPLAT OF
LOTS 19A THRU 30A, BLK. 13;
LOTS 1A THRU 2A, BLK. 25;
LOTS 1A THRU 15A, BLK. 24;
LOTS 1A THRU 10A, BLK. 25;
THE RIDGES, FIL. 5

THE RIDGES FILING NO. 5

REPLAT OF
LOTS 22A THRU 30A, BLK. 25
THE RIDGES FIL. NO. 5

AGGRIE
T.J.S. R.I.W.
2945-201

THE RIDGES
FILING NO. 4

BOOK 1914 PAGE 821

AGGRIE
T.J.S. R.I.W.
2945-20

Recorder's Note: Poor Legibility On
Document Provided For Recording.

2945-202

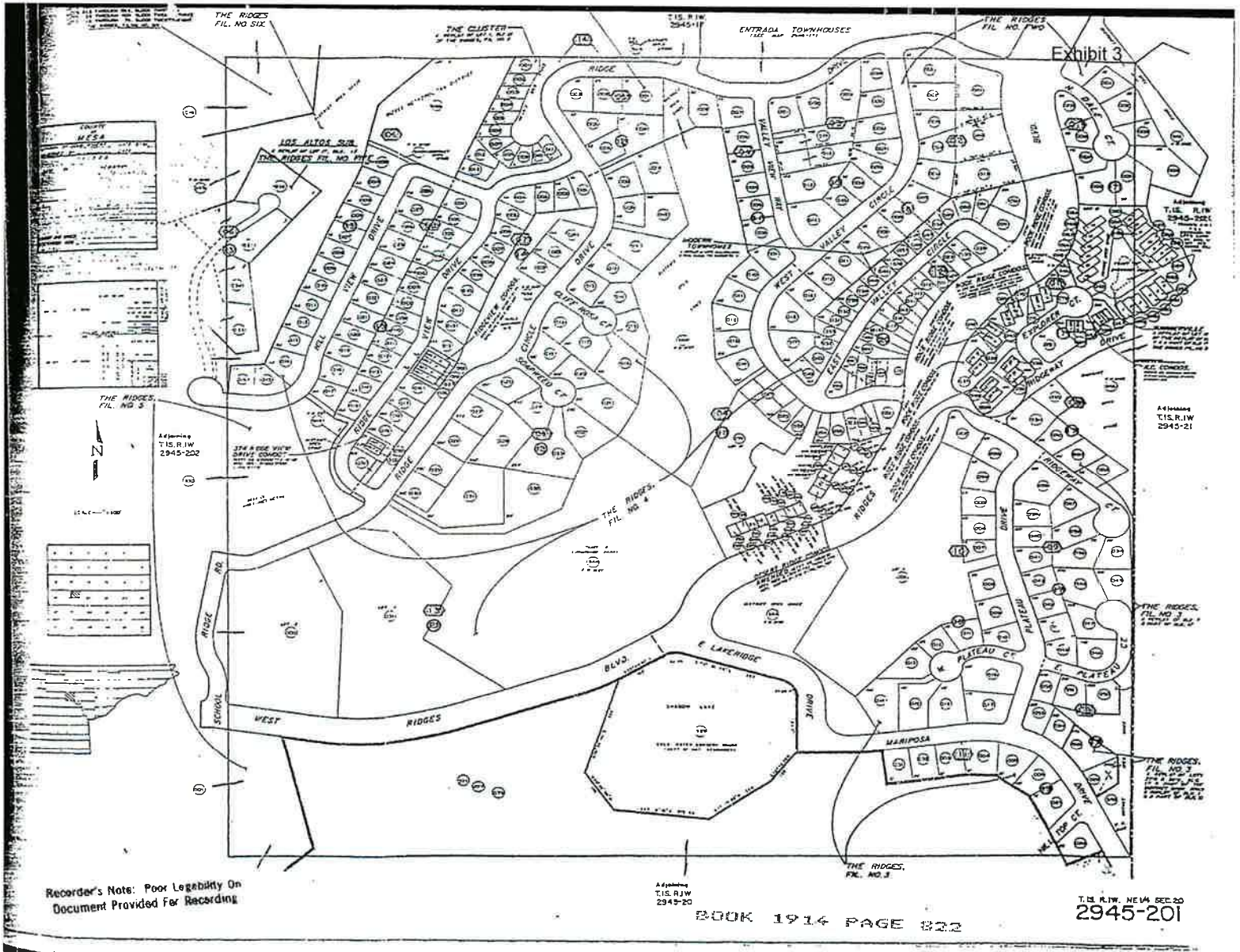


Exhibit 3

As shown
T.I.S. R.I.W.
2945-202

THE RIDGES,
FIL. NO. 3

As shown
T.I.S. R.I.W.
2945-21

THE RIDGES,
FIL. NO. 3

THE RIDGES,
FIL. NO. 3

THE RIDGES,
FIL. NO. 3

As shown
T.I.S. R.I.W.
2945-20

Recorder's Note: Poor Legibility On
Document Provided For Recording

BOOK 1914 PAGE 822

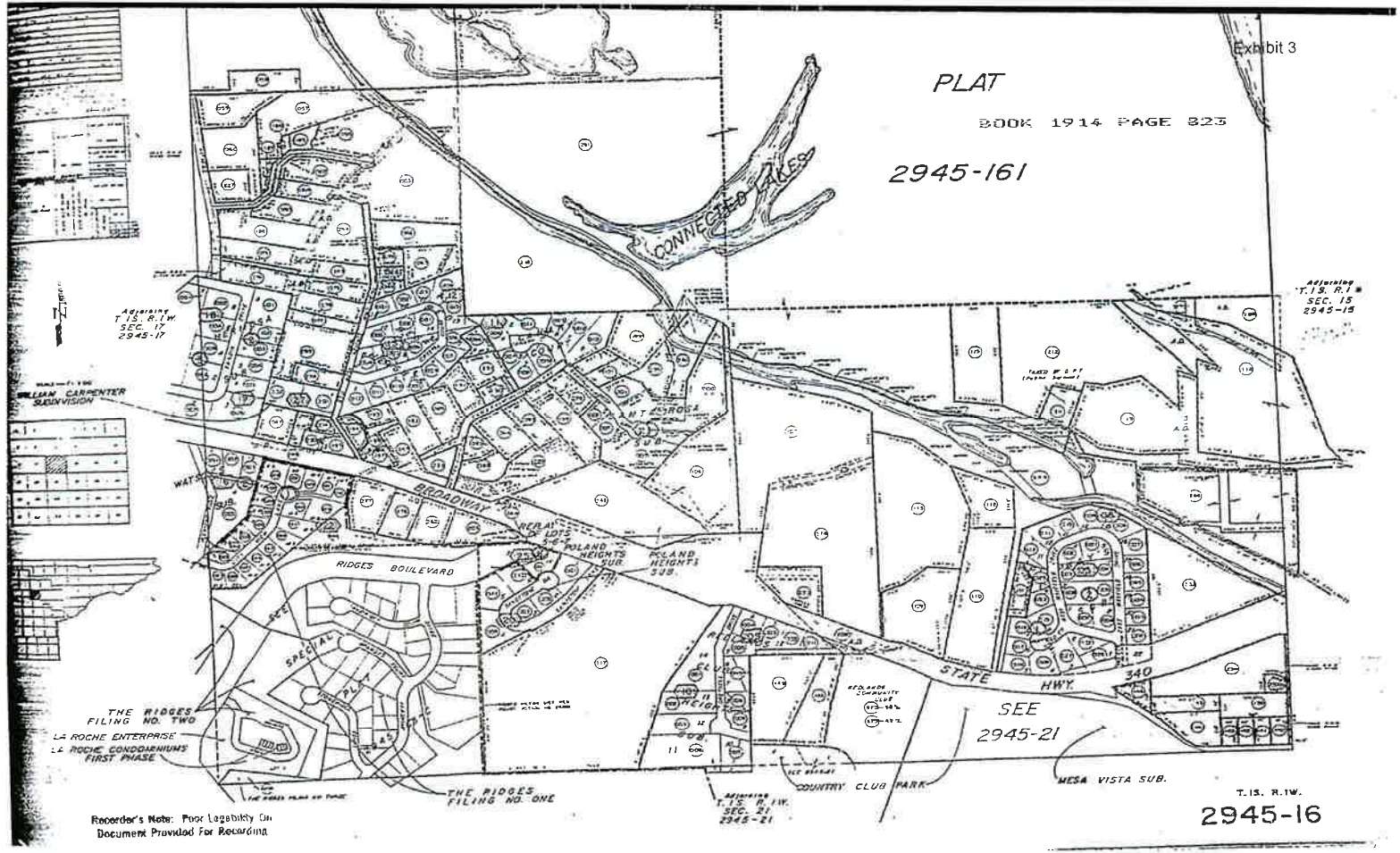
T.I.S. R.I.W. NEW SEC. 20
2945-201

Exhibit 3

PLAT

BOOK 1914 PAGE 823

2945-161



ADJOINING T. 15. R. 1W SEC. 15 2945-15

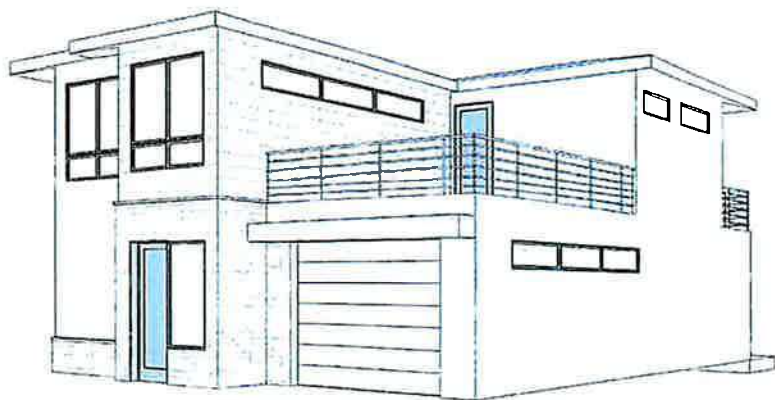
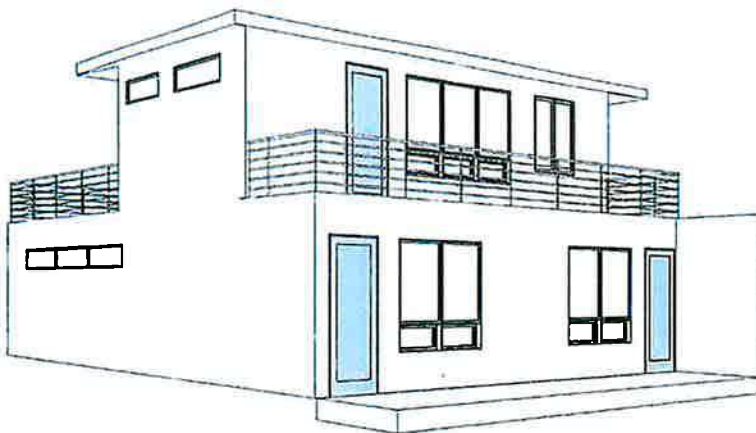
SEE 2945-21

T. 15. R. 1W. 2945-16

Recorder's Note: Poor Legibility On Document Provided For Recording

Architecture – Modern Desert

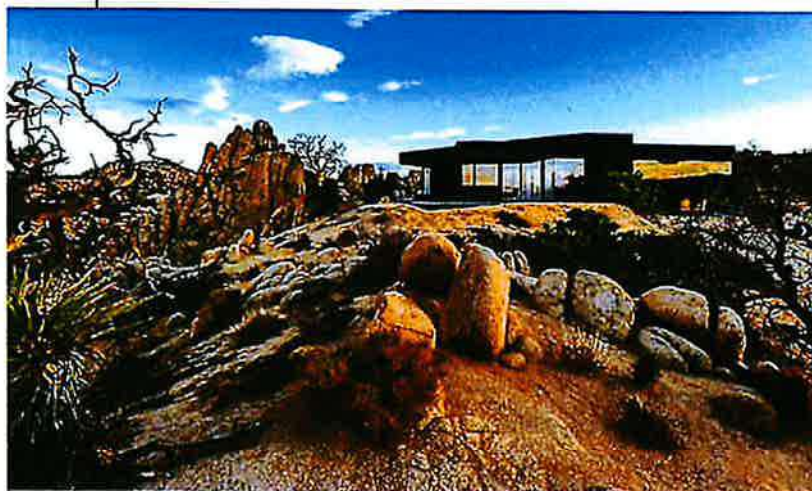
The developer has chosen Eric Kraai of Kraai Design to create the architecture for Camelback Gardens.



Houses will range from 1,300-2,400 sf. Anticipated price range is \$500,000 and up.

5 3D View 1

The homes will provide a sense of appreciation for the surrounding land and offer sustainable sophistication to the neighborhood.

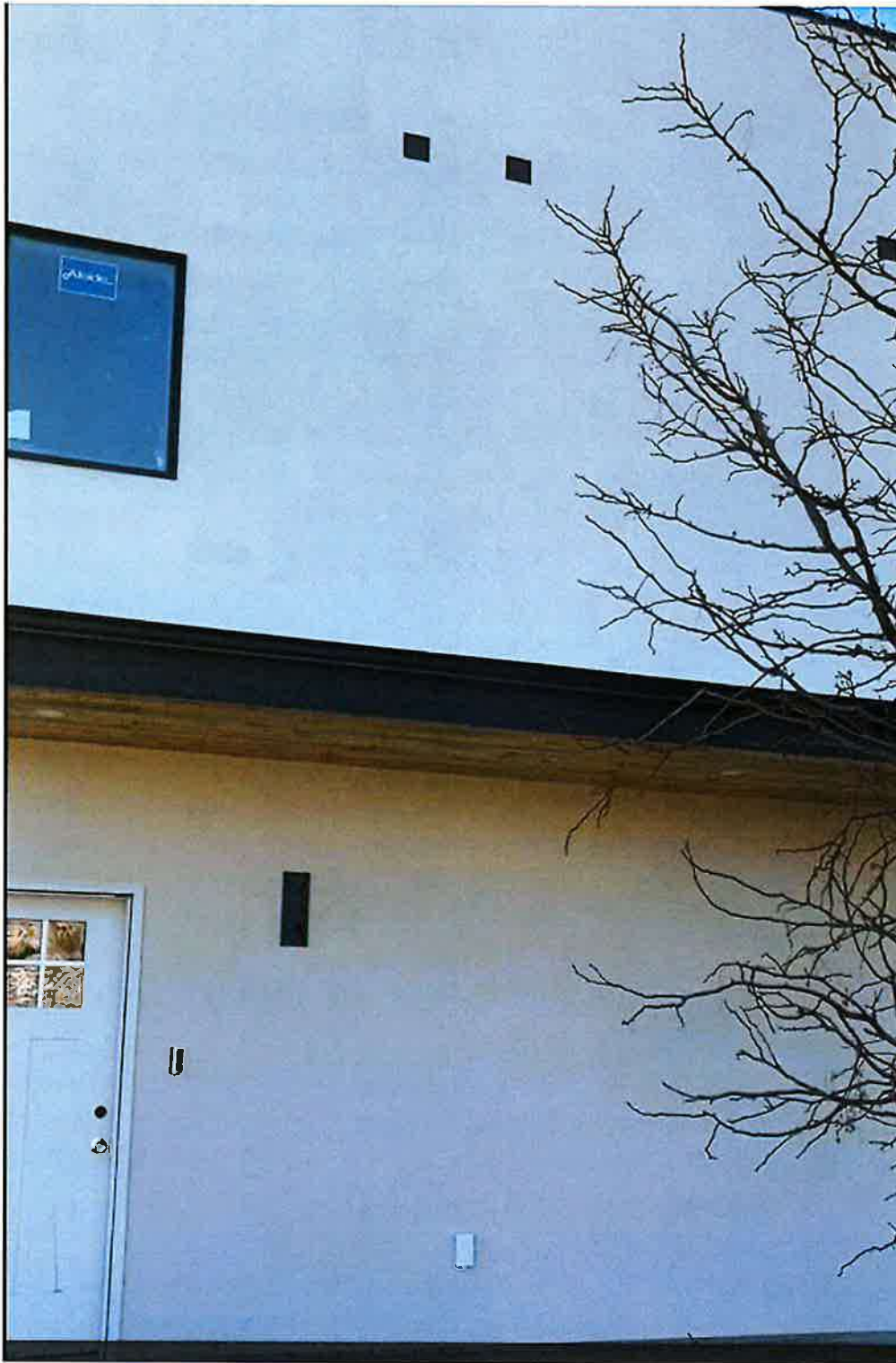


26









EXHIBIT

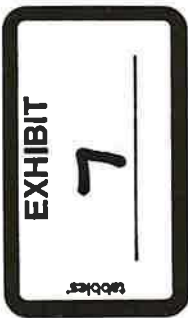
6

tabbles

Butte Court Berm and Vicinity

Exhibit 7





NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION: **27**
Tuesday, January 15, 2026 at 5:30 PM
CITY COUNCIL:
Wednesday, February 4, 2026 at 5:30 PM

- Attend the meeting at City Hall, 250 N 5th Street
- Meeting information will be available online by 5 PM on January 6, 2026 at www.gjcity.org/129/Agendas-Minutes
- Comment in advance by 5:30 PM on January 12, 2026
- Comment by phone (970) 609-9688 and enter 4448
- Attend virtually: bit.ly/GJ-PC-1-13-26 (Case-sensitive)
- For information on the City Council hearing visit www.gjcity.org/129/Agendas-Minutes or call 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Planner: Daniella Acosta Stine **Phone:** 970-256-4089
Email: daniellaa@gjcity.org

AVISO DE AUDIENCIA PÚBLICA

Se ha recibido una solicitud para la siguiente petición y se ha programado tentativamente una audiencia pública en el Auditorio del Ayuntamiento.

COMISIÓN DE PLANIFICACIÓN
Martes, 13 de Enero del 2026 a las 5:30 PM
AYUNTAMIENTO:
Miércoles, 4 de Febrero del 2026 a las 5:30 PM

- Asista a la reunión en el Ayuntamiento, 250 N 5th Street
- La información estará disponible en línea a las 5 PM el 6 de Enero del 2026 en www.gjcity.org/129/Agendas-Minutes
- Comentarios por adelantado en antes de las 5:30 PM el 12 de Enero del 2026
- Comentar por teléfono (970) 609-9688 e Ingrese 4448
- Asista virtualmente: bit.ly/GJ-PC-1-13-26 (distingue entre mayúsculas y minúsculas)
- Obtener información audiencia del Concejo Municipal visite www.gjcity.org/129/Agendas-Minutes o 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Considérese la solicitud presentada por Camelback Gardens, LLC y Upland Homes, Inc. para la revisión y aprobación de un Plan de Desarrollo Detallado (ODP) para el proyecto de desarrollo Camelback Gardens, que se propone construir en un terreno de 10,29 acres ubicado en 381 y 409 High Desert Road.

Planificador: Daniella Acosta Stine **Teléfono:** 970-256-4089
Correo electrónico: daniellaa@gjcity.org



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:
1/20/2026, 3:24 PM

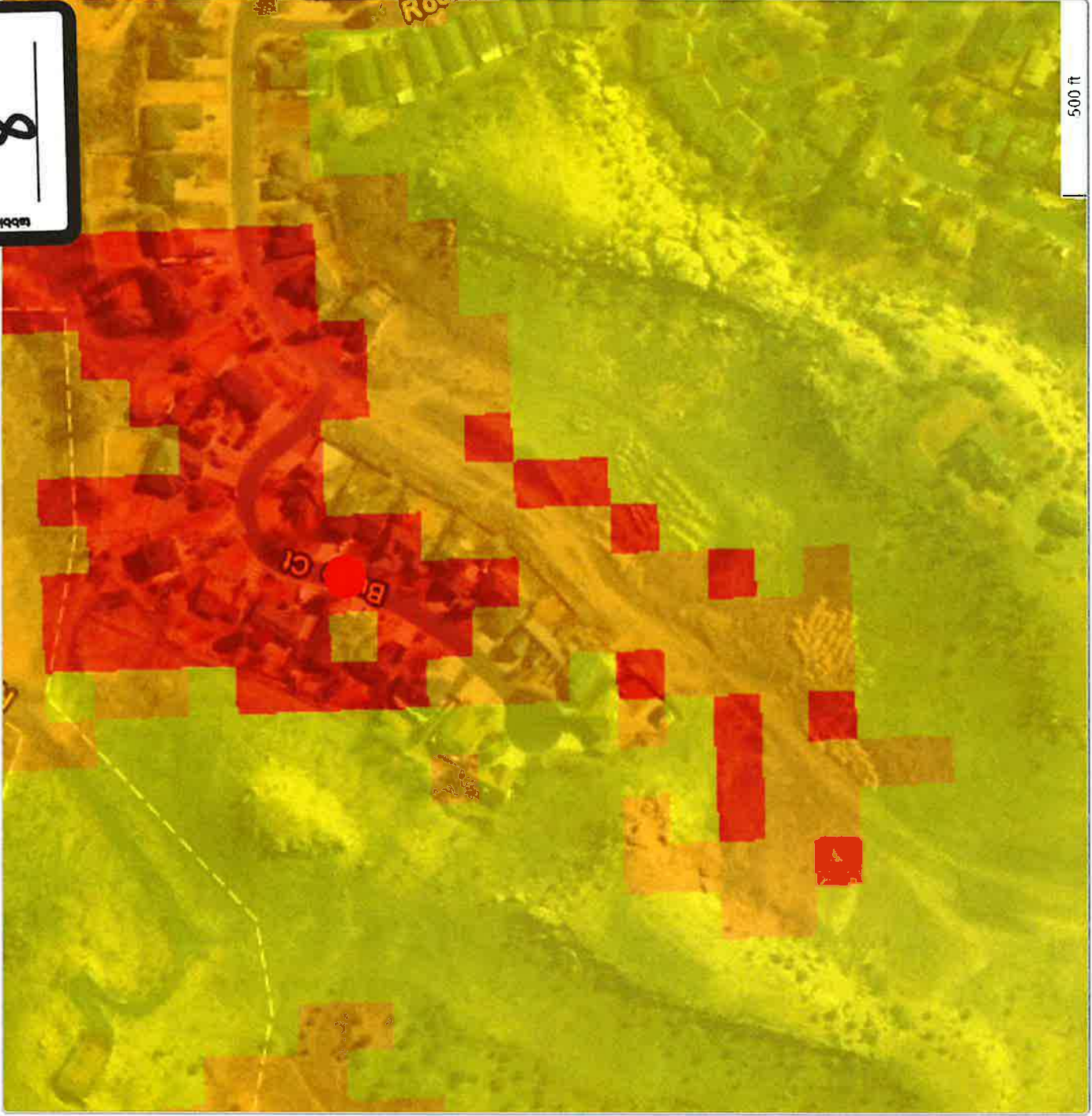
Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

EXHIBIT
8



500 ft



Legend

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

-  Lowest Risk
-  Low Risk
-  Moderate Risk
-  High Risk
-  Highest Risk

Counties



Christopher G. McAnany
396 Butte Court
Grand Junction, CO 81507
(970) 248-5862
mcanany@dwmk.com

February 6, 2026

By Hand Delivery

Grand Junction Community
Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: Camelback Gardens ODP, No. PLD-2023-121, Comments
For the Official Record

Dear Sir or Madam:

Enclosed please find my written comments to be provided the Grand Junction Planning Commission in advance of the public hearing on the above matter on February 10, 2026. These comments are to be provided to each Planning Commission member, and are requested to be made part of the official record in the above matter. As a courtesy I have provided an electronic copy to Planning staff via email today. Please confirm your receipt of same.

If we need to discuss anything please call.

Sincerely,



Christopher G. McAnany

Enclosure

MEMORANDUM

TO: Grand Junction Planning Commission

FROM: Christopher McAnany and Michelle McAnany
396 Butte Court, Grand Junction, CO 81507

RE: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121;
Hearing Date February 10, 2026

Date: February 5, 2026

We submit these comments with respect to the application for the Camelback Gardens ODP (the Application). While we do not oppose the right of the Developers to develop their lands, we oppose the ODP in its current configuration, and we urge the Planning Commission (PC) to recommend a plan that is more in keeping with the scale of development already existing in the Cobblestone Ridges neighborhood. For that reason, we **request that the PC recommend denial of the Application as submitted.** We request that all of these materials be made part of the official record of the Application and forwarded on to the City Council. We request written notice and an opportunity to be hearing at all future hearings on this Application, for the reasons set forth below.

1. Standing.

We own our home at 396 Butte Court and we have lived there continuously since 2005. All of the statements in this memorandum are based on our personal knowledge. Our home directly abuts the lands encompassed by the Application, which is immediately to the east of our backyard. We will be harmed by the proposed development because the Developers propose to construct multiple dwellings up to forty (40) feet high ten (10) feet from our backyard property line, thereby affecting our property values, views, sunlight access, and privacy. We also use a trail that exits our property to access the unbuilt portion of Rana Road, and that access appears to be jeopardized. Additionally, we use the adjacent open space that is referenced in the Application.

We have personal knowledge of all of the lands owned by the Developers because this area has been used by us and many of our neighbors to access nearby City of Grand Junction open space.

2. Review Criteria.

The criteria contained in Section 21.02.150(a) of the Grand Junction Zoning and Development Code (2010) apply.¹ Planned developments rezoning should be used “when long term community benefits will be derived...”, including more efficient infrastructure; reduced traffic; more usable public or private open space; recreational amenities; and/or

¹ Unless otherwise noted, all Grand Junction Zoning and Development Code citations in this document are to the 2010 version, which staff has deemed applicable to the current Application.

needed housing choices. Id. Under Section 21.02.150(b)(2), the Applicant has the burden of showing conformance with all of the criteria, subsections i) through x) of that section. We address each of these separately.

i) The Application Does Not Comply with Comprehensive Plans and Policies.

The Staff Report (January 13, 2026)² asserts that the proposal is consistent with City advisory plans and policies because it is infill development, context-sensitive development, and harmonious with the 2019 Housing Needs Assessment. Staff Report, p. 281. We agree that the Application is infill development, but dispute the remainder.

First, the Application does not comply with the Grand Junction Comprehensive Plan. The Application lands are currently designated as PD, and much of the existing development in the Ridges includes Planned Unit Developments (PUDs). However, the 2020 Comprehensive Plan, pp. 59-60, designates the future development in the Ridges as “residential low” density, of between 2 to 5.5 dwellings per acre. The Applicant’s proposal, which contemplates 90 houses on 10.29 acres amounts to 8.7 dwellings per acre. The Application does not meet this basic consistency requirement, and the staff glosses over this defect.

Second, the application does not comply with the City’s Housing Strategy policies. Three of the four top housing needs in Grand Junction are driven by lack of affordability. See Grand Junction Housing Strategy Update 2024, p. 4. While different types of housing may be desirable, this Applicant is not proposing affordable housing. Homes similar to the Applicant’s proposal in the Ridges are listed \$675,000 (2398 Ridge Circle Drive- Velo Ridge, MLS 20251296). There is no proof that this application supports housing affordability, and the applicant offers no data that the housing mix is needed to satisfy affordable housing needs.

ii) Compliance with the Rezoning criteria provided in GJMC 21.02.140 is not Shown.

We address those criteria as stated in the ordinance.

1. Subsequent Events have invalidated the original premises and findings.
See #2 below.
2. The character or condition of the area has changed such that the amendment is consistent with the Plan.

The build-out in the immediate vicinity of the Applicant’s property is zoned R-4. In addition to being inconsistent with the Comprehensive Plan, the Application is inconsistent with adjacent zoning.

² All references to the Staff Report are to the January 13, 2026 document.

The Cobblestone Ridges neighborhood is closest to the Application property, sitting immediately north and west. Cobblestone Ridges was developed as R-4, a zoning designation deemed appropriate for residential low-density development. R-4 calls for a minimum lot size of 7,000 square feet, with minimum setbacks of 20 feet (front), seven feet (side), and 25 feet (rear). In fact, lot sizes and setbacks in Cobblestone Ridges are considerably larger than these minimums. The houses now existing closest to the Application area (Butte Court, Saddle Court, and Rana Road) are all built to R-4 standards. Cobblestone Ridges Phase 1 comprises 26 lots on 30.48 acres (1.17 lots per acre, inclusive of open space); Phase 2 comprises 21 lots on 9.39 acres (2.2 lots per acre). See Exhibits 1 and 2, Cobblestone Ridges Plats, attached. R-4 is a more appropriate base zone for the Application because it conforms to the existing neighborhood.³

This conclusion is buttressed by the fact that the Redlands Mesa development, immediately to the south of the Applicant property, was authorized at an R-4 density. See Grand Junction Ordinance No. 4495 (“The default zoning is R-4 Residential, 4 units per acre.”). The Applicant proposal of R-5 amounts to a substantial increase in overall land use density which is inconsistent with the existing neighborhood.

The City seems to miss this point, noting that the R-5 selection by the Applicant designation is appropriate without reference to existing conditions closest to the project. See Staff Report, p. 296.

3. Public and community facilities are adequate to serve the type and scope of land use proposed.

The record does not disclose if existing community facilities are sufficient to serve this project: no service commitment letters are provided (apart from some calculations regarding hydrant flows). The staff discussion and submittals on this subject lack detail and are conclusory.

4. An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use.

Staff notes that the Applicant has provided no detail to satisfy this element. Staff Report, p. 294. The element is not satisfied.

5. The community or area will derive benefits from the proposed amendment.

We strongly disagree that this element is satisfied. On balance, the Application represents a net-loss for the neighborhood in terms of: increased traffic; pedestrian

³ Admittedly there are higher density projects in the Ridges, but these are all separated from the subject Property by a ridgeline. Additionally, these projects were in many cases developed in the County prior to annexation.

safety; problematic storm drainage; loss of privacy; increased crowding; looming buildings, loss of solar access; and overall quality of life for residents.

iii) The Application Fails to Meet Planned development criteria of Chapter 21.05.

Planned development zones apply “where long term community benefits will be derived” from a particular development. GJMC 21.05.010. Applicable zoning standards in a PD shall be derived from the “underlying zoning.” GJMC 21.05.020. Planned developments must “minimally comply with the development standards of the default zone and all other applicable code provisions.” CJMC 21.05.040(a). Among these “development standards” is a minimum open space requirement, which provides that “the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or 10 percent of the value of the property” as open space. GJMC 21.06.020.

The Applicant’s Open Space Dedication is Unlawful.

This Application proposes to construct 90 housing units on 10.34 acres, and therefore exceeds the ten dwelling units standard. The Staff Report indicates that the Application supports adopted policies by creating new parks or open space. Staff Report, p. 382. This statement is misleading. Exhibit A of the ODP reveals open space areas to be dedicated by the Applicant to be **insignificant**. These open spaced total 23,484 square feet, or 2.2% of the land area of the Application. Response to PD Criteria, Packet p. 374. Indeed, Tract NN on that listing is an unbuildable area that is already occupied by a community trail. The open space shown in the Application fails to satisfy this mandatory 10% dedication requirement of GJMC 21.06.020.⁴

Moreover, all of the open space and trails surrounding the Application property are already dedicated to the City of Grand Junction, and have been used by the public for decades. See Exhibit 3, Open Space Map. These parcels are not part of the Application and cannot constitute a justification for granting the subject Application or for granting any density increase. Indeed, the lands were conveyed by the Ridges Metro District to the City on July 15, 1992, subject to the condition that the “..City will own, operate, and maintain the District parks and trails on the same terms and conditions and up to the same standards...” as similar facilities in the City. Exhibit 4, 1992 Quit Claim Deed. The Application fails to comply with a mandatory open space dedication requirements.

iv) Adequate Stormwater Facilities are Not Shown in the Record.

Cobblestone Ridges has existing stormwater management issues on Rana Road. Portions of the subject property are upgradient from Rana Road. The Application provides no detail on how stormwater will be handled in the proposed development. See P. 360 (discussion of utility services and infrastructure). The Application will undoubtedly result in

⁴ The Applicant also fails to meet the more stringent 20% dedication requirement for projects using “cluster development. See GJMC 21.03.60(c)(1)(“twenty percent of the gross acreage must be open space.”)

increased impervious surfaces in an area with erosion prone soils. This element is not met due to no analysis.

v) The Proposal Will Add to Traffic and Compromise Safety; No Data is Provided to Determine Impacts.

Although staff claims that this criterion is met, Packet p. 383, the Applicant has not provided any traffic study or data to back up this contention. The main point of egress for the project will likely be Rana Road. The Ridges is a largely automobile-dependent neighborhood.

The ITE Trip Generation Manual, 9th Edition, estimates that 90 single family dwelling units would have a weekday trip rate of 9.94/du, or 894.6 trips per day. Much of this new traffic will be directed to Rana Road, as it presents the shortest connection to Ridges Boulevard. Assuming 80% of those new trips use Rana Road, the Application, if approved, could generate 715.6 trips per day, on top of existing usage.⁵ Parts of Rana road have no sidewalks, and the portion in Cobblestone Ridges only has a sidewalk on one side.

We have substantial concern about this increased traffic burden—particularly as it affects pedestrians and children in the neighborhood. This criterion is not satisfied because of the absence of any data in the Application.

vi) Buffering for the Cobblestone Ridges Neighborhood is Inadequate.

Staff notes that “except for Pod C” The majority of the development is naturally buffered by existing open space and outcrops. Staff Report, P. 384. Pod C is directly adjacent to the existing homes on Butte Court, and Pods D and E are also adjacent across the project road, and to Rana Road. Staff admits that the portions of the development adjacent to Butte Court and Cobblestone Ridges will have inadequate screening and buffering. This criterion is not met.

No effort has been made to provide buffering or screening to the existing development areas that are most likely to be affected. In truth, the Applicant proposes the greatest density (1,200 square foot lots in Pods C, D, and E) and the greatest impacts for just these areas.

The Applicant proposes to construct houses similar in design and scope to those shown in Exhibit 5, attached. The 100% lot coverage and minimal setbacks proposed mean that these buildings will loom large over adjacent houses, blocking views and sunlight, and resulting in lost privacy for existing homeowners. A privacy fence (or the like) will not remedy the situation. This element is not satisfied.

⁵ The new road connection will likely also funnel traffic from more dense phases of the Redlands Mesa development onto Rana Road.

Possible Alternative.

Cobblestone Ridges Phase 2 was developed with a berm along the length of Butte Court. See Exhibit 6. Virtually all landowners on the east side of Butte court have back gates that access the existing dirt road across the berm. The crest of the berm is approximately 30 feet from the east property line of all homes on Butte Court. A reasonable buffering solution would be to apply a minimum 30-foot building setback for all proposed structures in pods C and D that adjoin existing homes.

vii) The Applicant Unlawfully Uses Historic Open Space to Arrive at Project Densities and Fails to Comply with Mandatory Open Space Requirements.

The Staff Report claims that this project will have a density of 3.6 dwelling units per acre and that this density is within the Residential Low-Density level contained in the 2020 Comprehensive Plan, which calls for 3.6 units per acre. Staff Report, p. 290. As noted, this statement is incorrect, and appears to be derived from a claim by the Applicant that 15 acres of already dedicated open space should be factored into its project acreage. See Response to PD Criteria, Table on, p. 374 (showing 15.01 acres of “previously dedicated open space” . These statements are clearly erroneous, as demonstrated by the title history for the existing open space, discussed *supra*.⁶

The actual density of 8.4 units per acre is out of character for the neighborhood and the adjacent zoning. Further, the Applicant is deliberately opaque as to how many dwellings it proposes for each Pod in the project, as that information is omitted from its submittal. See PD Criteria Table, p. 374. Thus, for example, we cannot tell if the Applicant is proposing 8.4 units per acre for Pods C, D, and E, or something of higher density. Accordingly, this criterion is not met.

viii) The City Violated Its Ordinances and Basic Due Process to Give the Applicant Improper Special Treatment.

The Applicant will likely point to a resolution adopted by the Grand Junction City Council on February 4, 2026, to support its contention that the project density is appropriate. The resolution allows “inclusion” of dedicated City open space for purposes of the Camelback Gardens ODP boundary, presumably to allow an otherwise unlawful project to meet City density standards. This action was unlawful.

The GJMC 21.02.080(g) provides that “(n)otice of public hearings allow for community input and due process (the opportunity to be heard).” Further, “any person may offer relevant information in writing or in person.” GJMC 2102.080(j)(3). Under the United States and Colorado Constitutions an administrative body has a duty to provide a fundamentally fair procedure where an individual property interest is at stake. *Van Sickle v. Boyes*, 797 P.2d 1267 (Colo. 1990). At minimum, due process requires notice and an opportunity to be

⁶ No documents or other authority have been provided to explain why this project would be entitled to claim that its density is lower because of historically dedicated open space.

heard before an impartial body. Id. at 1273; also: C.R.S. 31-23-304 (modification of zoning regulations not effective until after a public hearing in which interested persons have an opportunity to be heard).

Here, the City issued to the public a mailed “Notice of Public Hearing,” see Exhibit 7 attached, specifying a Council public hearing on February 4, 2026. At the February 4 hearing the City refused to allow public comment, despite receiving an extensive staff presentation.⁷ The City then proceeded to approve the “Resolution.” This action was unlawful and undertaken in violation of the City’s ordinances and basic notions of procedural due process.

Moreover, the City’s decision is unlawful because it ignores the City’s ordinances and amounts to the grant of a special “density bonus” to a favored developer—essentially allowing him to construct more homes on a parcel of land than the City’s ordinances would allow. It is a naked attempt to confer a private financial benefit.

The City’s ordinances mandate “dedication” of open space—the transfer of ownership by the “owner” (land use applicant) to another party (the City) as part of a development application, and in order to obtain specific PUD approval. See GJMC 21.06.020(a) and 21.10.020 (defining dedication). The ordinance requires the applicant to transfer ownership for required open space to get the land use approval.

Here, the Applicant did nothing of the sort. The City simply waived its requirements and gave the Applicant credit for lands dedicated by others to another local government decades ago. The action was arbitrary and unlawful and not supported by any legal authority.⁸

ix) The Proposed Default Zoning Standard is Inappropriate; No deviation is Justified in the Record; and the Project Violates Mandatory Substantive Standards-with Accompanying Public Safety Risk.

The Staff Report, p. 290, says the R-5 district was selected for the Application. No justification for this selection is provided, other than that the applicant wants it. Id. The R-5 district is inappropriate for this area—R-4 is more compatible with the neighborhood. In any case, the Planning Commission is not bound by this recommendation and it should reject it for the reasons stated herein.

The R-5 designation is also inappropriate because it pushes houses too close together. The Applicant is proposing 2,400 square foot lot areas (1,200 square feet for Pods C-F) and 100% lot coverage, with forty (40) foot building heights, and compressed setbacks of as

⁷ The undersigned was present at the hearing and asked the City Attorney for an opportunity to be heard. The Mayor refused to allow public comment, allowing comment only during “unscheduled business” **after the decision was made.**

⁸ City staff refused to respond to requests for an explanation of this action.

little as 15 feet (front), 5 feet (side), and 10 feet (rear). If approved, the Camelback Gardens ODP would allow 90 houses on 10.34 acres (8.7 lots per acre).⁹ These deviations fail to meet even the more lenient requirements of the R-5 district, which mandates 4,000 square foot minimum lot area, 60% lot coverage, and 20/5/15 front, side, and rear setbacks. GJMC 21.03.040 (Residential District Summary Table).

GJMC 21.05.050(f)(1) provides that setbacks shall not be less than the default zone unless the applicant can prove that:

- i) “Buildings can be safely designed and the design is compatible with lesser setbacks. Compatibility shall be evaluated by the International Fire Code or any other applicable life, health, or safety codes...
- ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- iii) Reduction of setbacks is required for protection of steep hillsides, wetlands, or other environmentally sensitive natural features.”

The Staff Report is devoid of any facts or analysis showing that these criteria were met. There is no or minimal discussion of building safety concerns that arise due to the reduced setbacks.

Recent experience in Colorado with the 2021 Marshall Fire (1,084 homes destroyed) reveals that subdivision developments are indeed vulnerable to wildfire, and compressed setbacks can contribute to fire spreading. The Colorado State Wildfire Risk Viewer delineates the Application area as “moderate” for fire risk with significant “high” risk areas in Cobblestone Ridges. See Exhibit 8.

Second, the Application fails to show any increased screening as a way to justify the compressed setbacks. There is minimal discussion of screening as to the Cobblestone Ridges homes that will be most affected by this Application.

Third, the Staff Report states that the changes are justified to support “clustering of dwellings (p. 385), and a “necessary component” of the Applicant’s choice to plat only building envelopes (p. 386). There is no clustering in this Application—only 2.2% of the lands are set aside as open space. If approved, virtually every area that can be built upon will be built upon, with minimal spaces in between. And, the Application does not even comply with mandatory “clustering” rules, which specify an absolute minimum lot size of

⁹ The Applicant falsely claims that its project results in 3.48 dwelling units per acre, but this figure is derived by adding into the application 15.01 acres of existing open space previously dedicated to the City of Grand Junction. See Packet P. 374 (description of “pods” and project acreage). All of the open space referenced in the Application was conveyed by others to the Ridges Metro District, and later deeded to the City of Grand Junction when the lands were annexed.

3,000 square feet and dedication of 20% of the land area as open space. See GJMC 21.03.060(c)(3) (“In no event shall any lot be less than 3,000 square feet.”).¹⁰

The Applicant fails to show that the default standards are appropriate, and it fails to prove that deviations are justified based on the standard set in the ordinance. The proposal violates mandatory clustering rules. This element is not satisfied.

x) The Phasing Plan Would Allow Long-Term Speculation.

The Applicant provided a phasing plan, Packet p. 368; it calls for full build out of Phase 1 by 2031, Phase 2 by 2040, and phase 3 by 2043. The plan notes those deadlines may be extended. Id. We have no objection to the Phase 1 plan. However, the phasing for the other parts of the project suggest that this development is intended for long-term speculation, rather than responding to immediate housing needs in the City.

Colorado law allows extended project vesting, but there are mandatory development agreement requirements that have not been satisfied here. The default maximum vesting period for a site-specific development plan is no more than three years. See C.R.S. 24-68-103(1)(a) (a property right remains vested for three years, subject to limited exceptions). We submit that a 17-year phasing plan is excessive, especially given the history of lapsed development plans for this property. See Staff Report, p. 287 (noting previous lapse of plans for this property).

3. Conclusion.

Camelback Gardens fails to comply with multiple criteria contained in Grand Junction Ordinances and advisory documents. The City staff have been less than candid in their evaluation of the project, and there are serious legal violations in the process employed to date. The Planning Commission did not cause these defects, but it should not enable them either. The ODP should therefore be denied.

However, if the Planning Commission is inclined to recommend some form of approval, we submit that the following recommendation is appropriate.

Suggested motion:

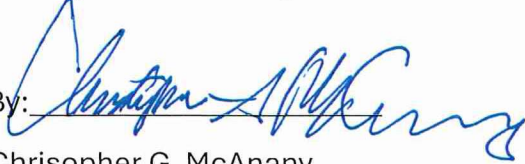
“I move to approve Camelback Gardens ODP, PLD 2023-121, subject to the following mandatory conditions.

1. The ODP is approved with an R-4 default zone with no deviations from mandatory massing, lot size, density, and setback criteria, except as stated in #2
2. A 30-foot setback is required for structures to be developed adjacent to Rana Road and Butte Court.

¹⁰ Deviation from standards may be recommended when there is an open space **dedication** of “20% or greater.” GJMC 21.05.040(g)(2). No such dedication applies here. See also GJMC 21.03.060(d) (“At least 20% of a cluster development shall be open space.”)

3. Overall density must be determined without inclusion of already dedicated City open space adjacent to Lots 1 and 2.
4. The Developer must respect and improve existing trails on the property.
5. The Developer must provide a suitable storm water management plan that contains expected stormwater flows on the subject property, as required by

Thank you for listening to our concerns.

By: 

Chrisopher G. McAnany
396 Butte Cout
Grand Junction, CO 81507
(970) 248-5862

2-6-26

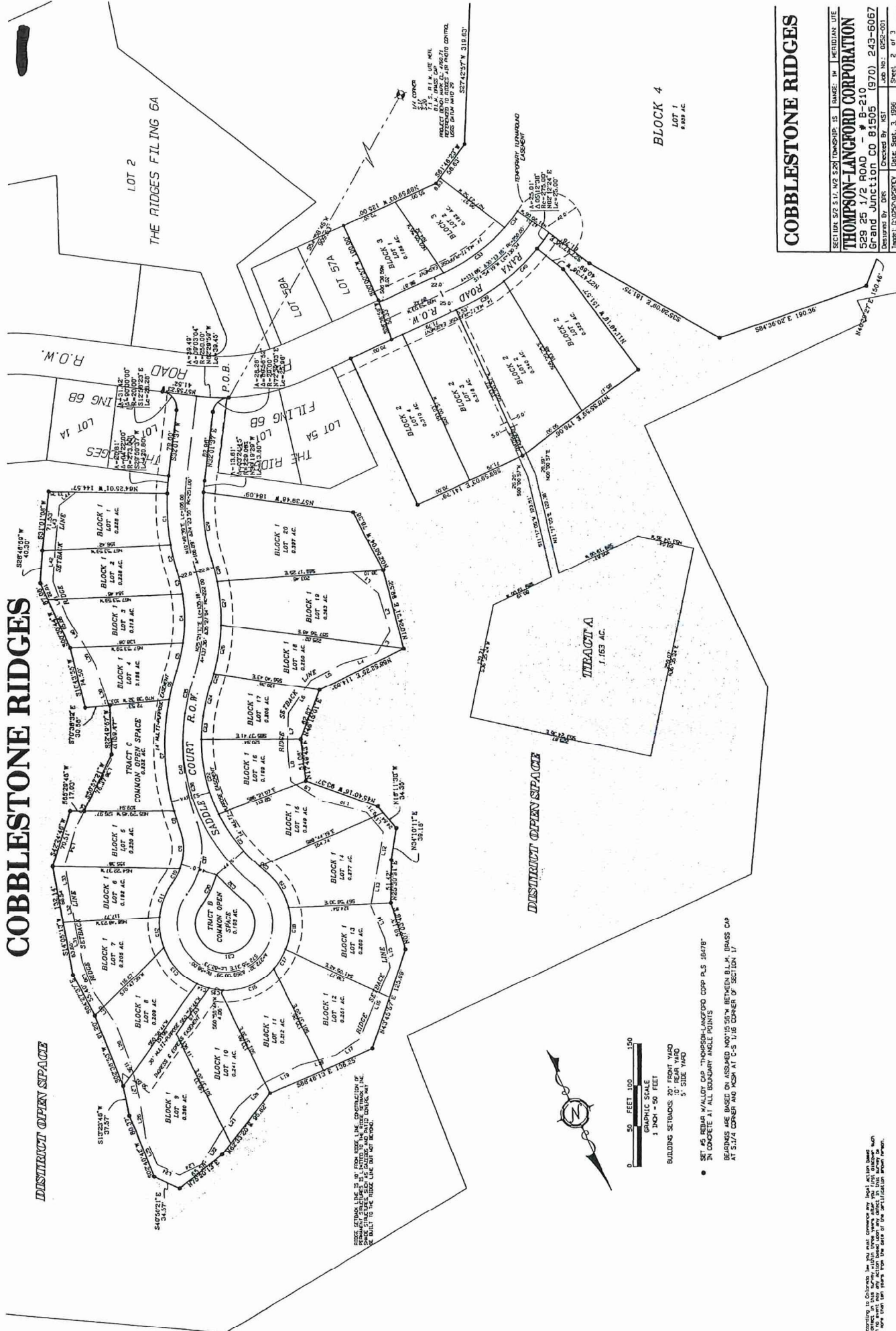
Date

Attachments:

1. Cobblestone Ridges Phase 1 Plat
2. Cobblestone Ridges Phase 2 Plat
3. Grand Junction Dedicated Open Space Map
4. Ridges Open Space Deed to City of Grand Junction, 1992
5. Architect Rendering of Camelback Gardens Home and Velo Ridge Building Photos
6. Butte Court Berm Aerial Photo
7. City of Grand Junction "Notice of Public Hearing" for February 4, 2026
8. Colorado State Forest Service Wildfire Map of Subject Property

-End of Document-

COBBLESTONE RIDGES



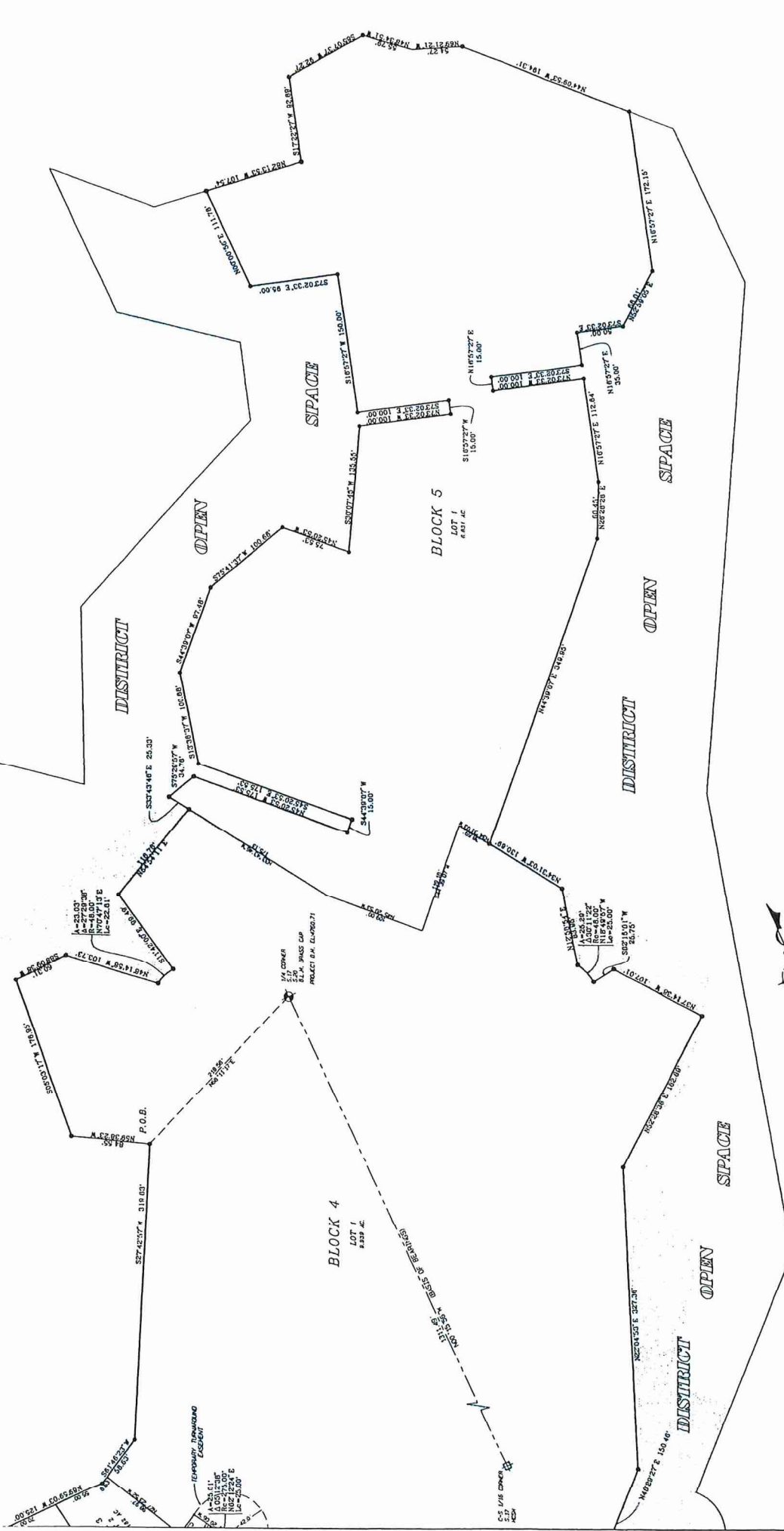
BLOCK 4
LOT 1
1.04 AC

COBBLESTONE RIDGES

SECTION 572 S.17. W/2 S24 T20N R31P. IS RANGE 14 MERIDIAN 17E
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Drawn By: DFC Checked By: NSI Job No.: 0522-001
 Title: COBBLESTONE RIDGES Date Sheet: 3. 1996 Sheet: 2 of 3

01153202.tif

COBBLESTONE RIDGES



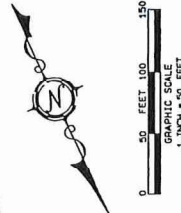
COBBLESTONE RIDGES

SECTION 502 31P MAP 520 | TOWNSHIP 15S | RANGE 10W | MERIDIAN 10E

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

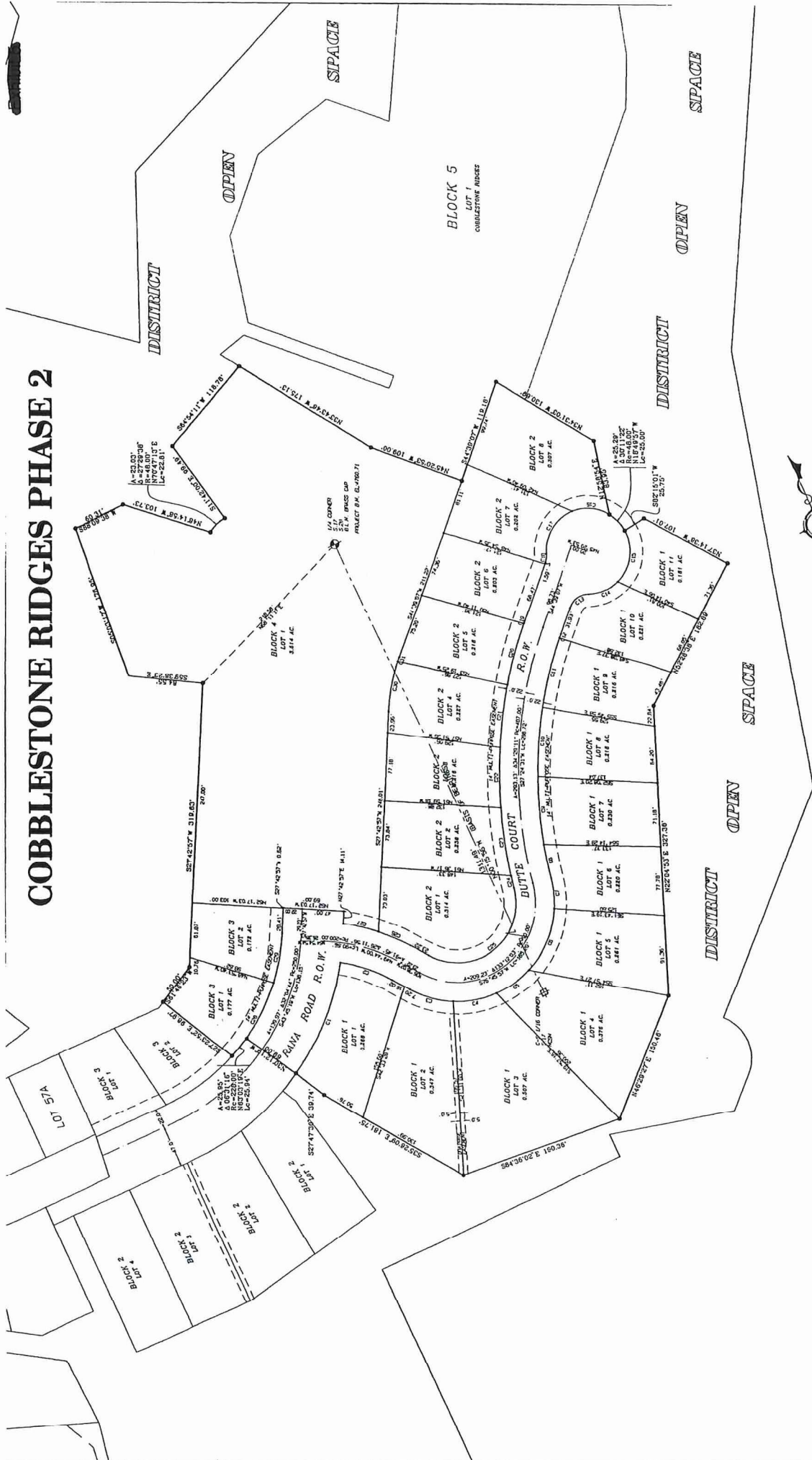
Prepared In: DSS | Checked By: KST | Job No.: 0252-001
 Drawn: D.A. | Date: Sept. 3, 1996 | Sheet: 3 of 3



NOTICE: According to Colorado law you need commence any legal action based on this plat within one year of the date of recording. In the event any claim is made against the plat, the plat is correct and the plat is the best evidence of the plat as recorded. No other plat shall be given effect if the plat is recorded more than one year past the date of the certification shown herein.

01153203.tif

COBBLESTONE RIDGES PHASE 2



**COBBLESTONE RIDGES
PHASE 2**

SECTION 5/2 S.17-1/2 E.20 TOWNSHIP 15 RANGE 14 MERIDIAN 10E
THOMPSON-LANCFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6087

Designed By: DRS
 Checked By: KST
 Date: 11/22/2006
 Project No: 022-001
 Sheet: 11/22/2006/06/06 Date: Sect. 3, 1956 011553302.tif

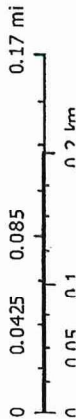
• SET AS REAR Y/ALLOT CAP THOMPSON-LANCFORD
 PLS BEING IN CONCRETE AT ALL BOUNDARY POINTS

NOTES: 1. THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



Ridges Open Space

Geographic Information System (GIS) and its components are designed as a source of reference for answering requests for information and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information or location in the GIS cannot be substituted for actual legal survey or other legal information. The information contained herein is deemed accurate and suitable for the limited uses, and subject to the limitations set forth herein. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume



1/21/2026



QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1714 PAGE 215

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

- 2945-163-24-944(038)
- 2945-163-24-944(022)
- 2945-163-24-944(018)

and,

1609906 03:58 PM 07/30/92
MONIKA TOD CLERK MESA COUNTY CO
DDC EXEMPT

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

- 2945-201-14-944(015)
- 2945-201-04-944(022)
- 2945-201-01-944(010)
- 2945-174-24-944(033)
- 2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

- 2945-212-13-944(009)
- 2945-201-09-944(029)
- 2945-212-14-944(030)
- 2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

- 2945-201-13-944(033)
- 2945-201-04-944(022)
- 2945-201-08-944(029)
- 2945-201-07-944(025)
- 2945-201-06-944(017)

Recorder's Note: Poor Legibility On Document Provided For Recording.

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

BOOK 1914 PAGE 816

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)

2945-174-29-944(074)

2945-174-34-944(015)

2945-202-17-944(019)

2945-202-06-955(050)

174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

and,

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 15th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by:

Ellsworth F. Stein

Ellsworth Stein

President of the Board of Directors

STATE OF COLORADO)
County of Mesa)

BOOK 1914 PAGE 818

The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

My commission expires 10/26/92.
Witness my hand and official seal.

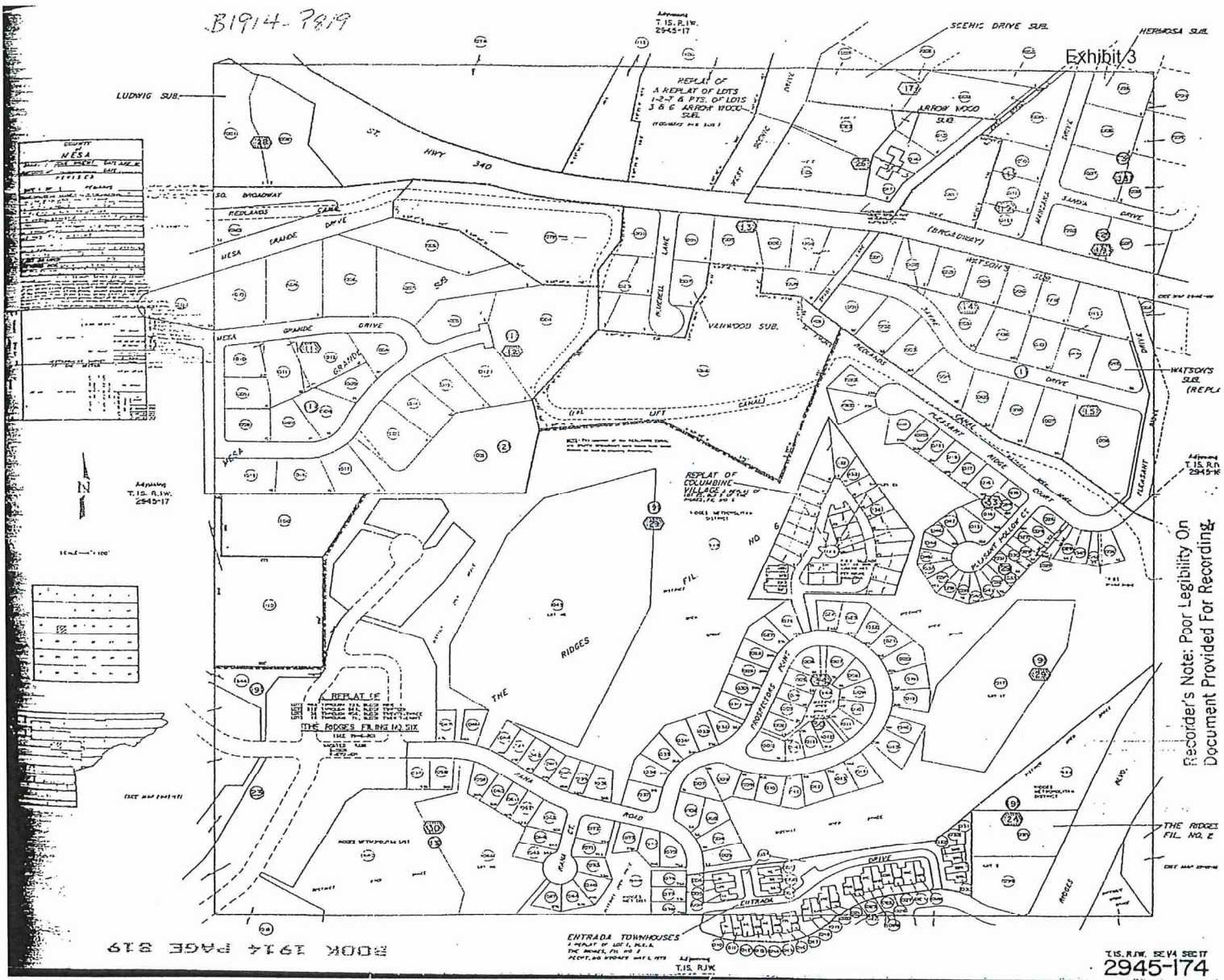
Mildred B Fowler
Notary Public

Address: 372 Ridges Blvd
Grand Jct CO 81503



B1914-7819

Exhibit 3



Recorder's Note: Poor Legibility On Document Provided For Recording.

BOOK 1914 PAGE 819

T.S. R.W. SEVA SEC 17
2945-174

BOOK 1714 PAGE 820

Exhibit 3

THE RIDGES
FILING NO. TWO

THE RIDGES
FILING NO. THREE

Addressing
T.15. R.I.W.
2945-20A

2945-20-C

ENERGY CENTER
SUB. PHASE III

BELLA PAGO
SUB. FIL-1

Addressing
T.15. R.I.W.
294520

BARBON PELLE
SUB.

T.15. R.I.W.
294022

Recorder's Note: Poor Legibility On
Document Provided For Recording.

212

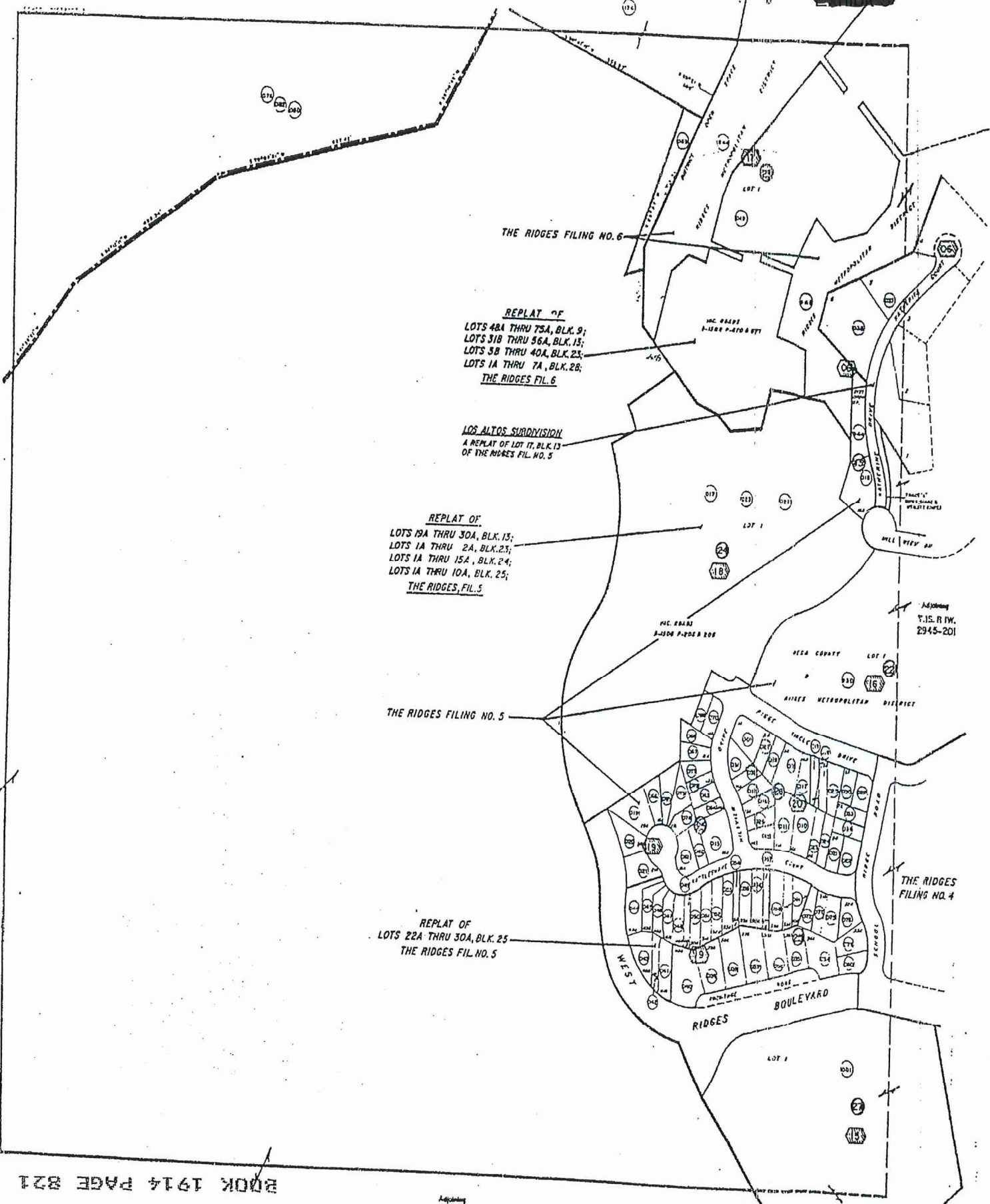
BOOK 1714 PAGE 820

Addressing
T.15. R.I.W.
294528

T.15. R.I.W. SEC. 21

Adjoining
T.I.S. R.I.W.
2945-17

Book 1914 page 821



Adjoining
T.I.S. R.I.W.
2945-201

BOOK 1914 PAGE 821

Adjoining
T.I.S. R.I.W.
2945-20

Recorder's Note: Poor Legibility On Document Provided For Recording.

2945-202

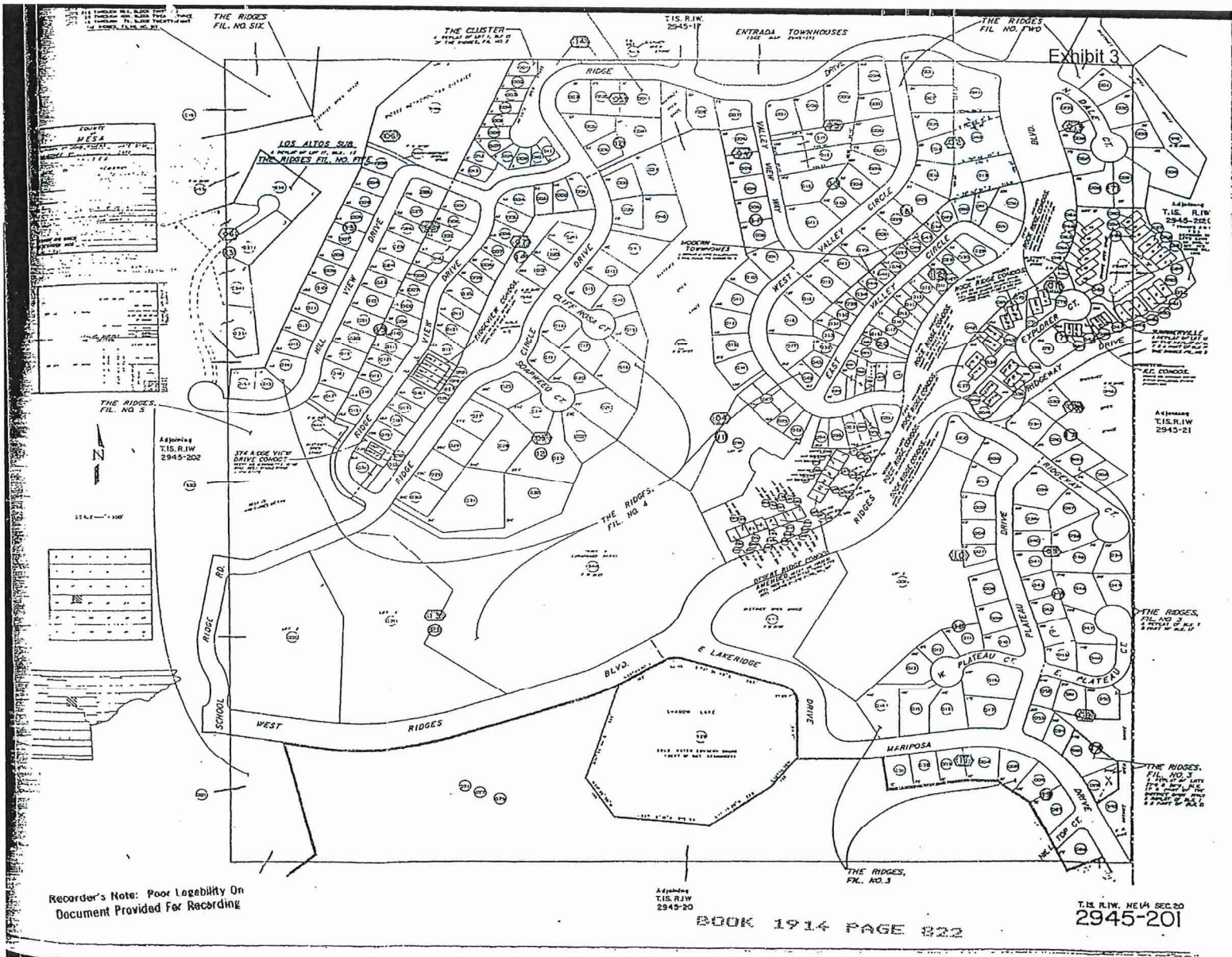


Exhibit 3

Recorder's Note: Poor Legibility On Document Provided For Recording

BOOK 1914 PAGE 322

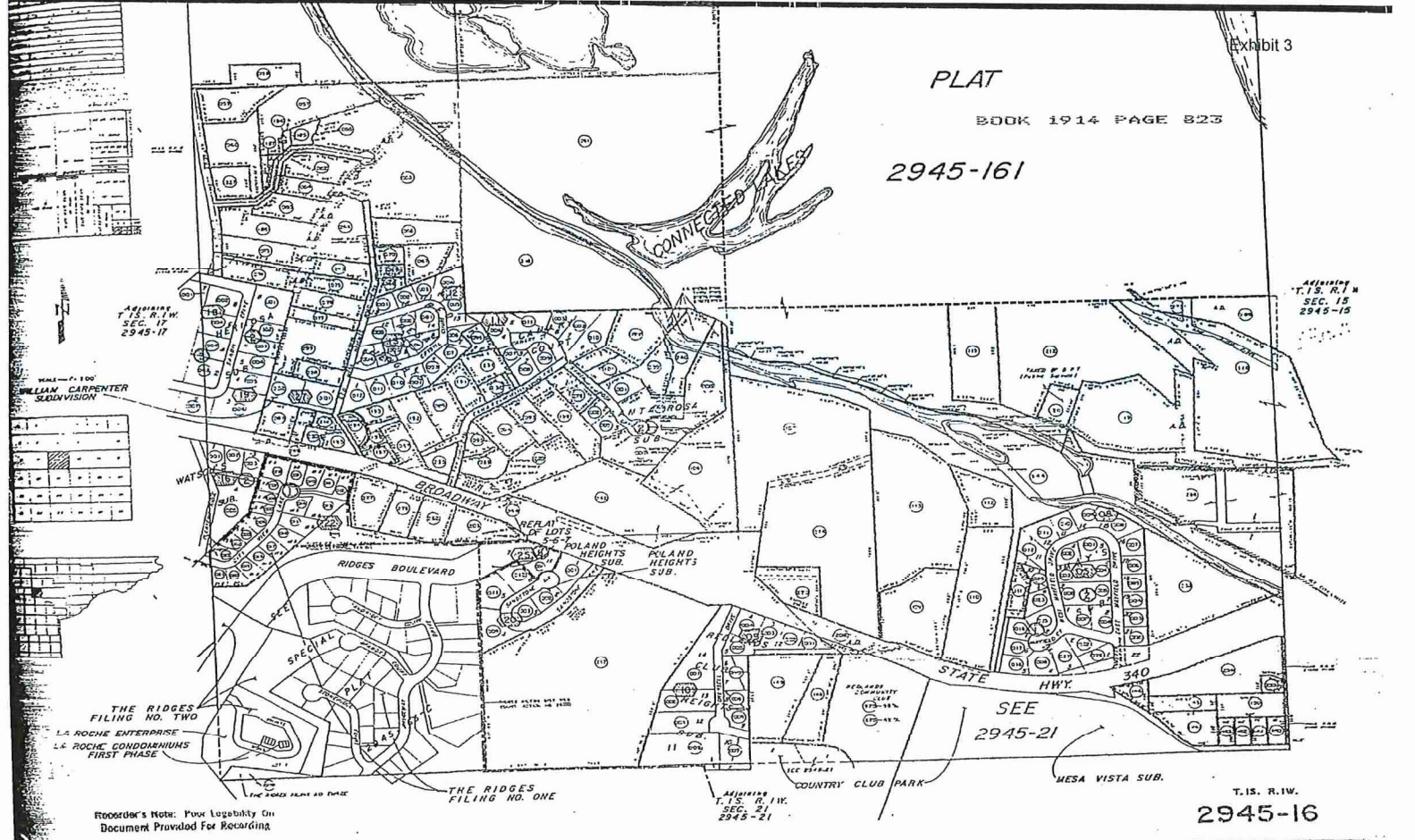
T.S.R.I.W. NE 1/4 SEC. 20 2945-201

Exhibit 3

PLAT

BOOK 1914 PAGE 823

2945-161



ADJOINING T.15. R.1.W. SEC. 15 2945-15

ADJOINING T.12. R.1.W. SEC. 17 2945-17

WILLIAM CARPENTER SUBDIVISION

THE RIDGES FILING NO. TWO
LA ROCHE ENTERPRISE
LA ROCHE CONDOMINIUMS FIRST PHASE

THE RIDGES FILING NO. ONE

ADJOINING T.12. R.1.W. SEC. 21 2945-21

SEE 2945-21

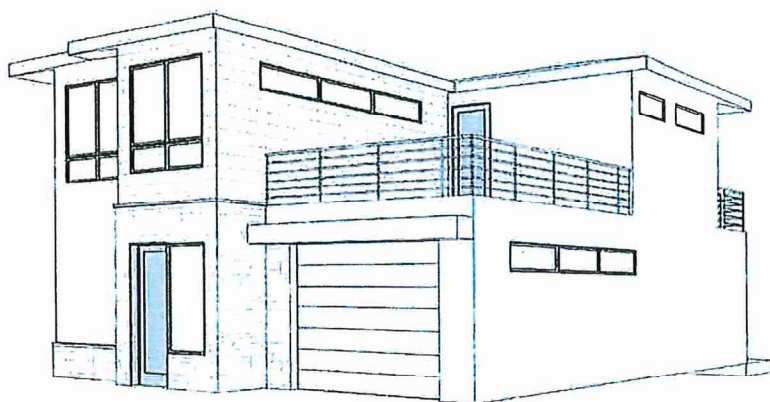
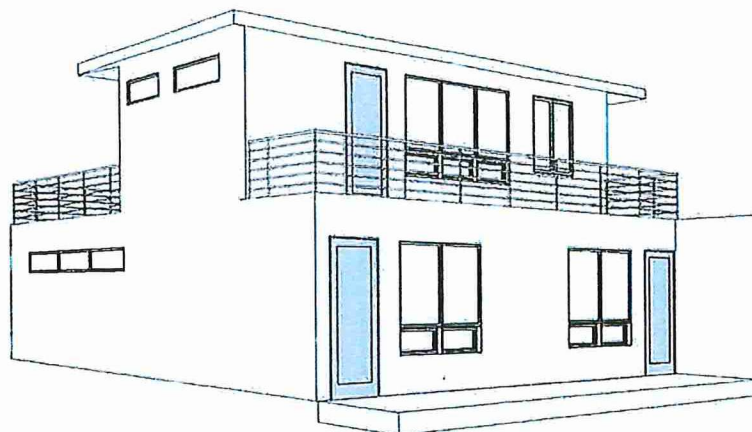
MESA VISTA SUB.

T.15. R.1.W. 2945-16

Recorder's Note: For Legibility On Document Provided For Recording

Architecture – Modern Desert

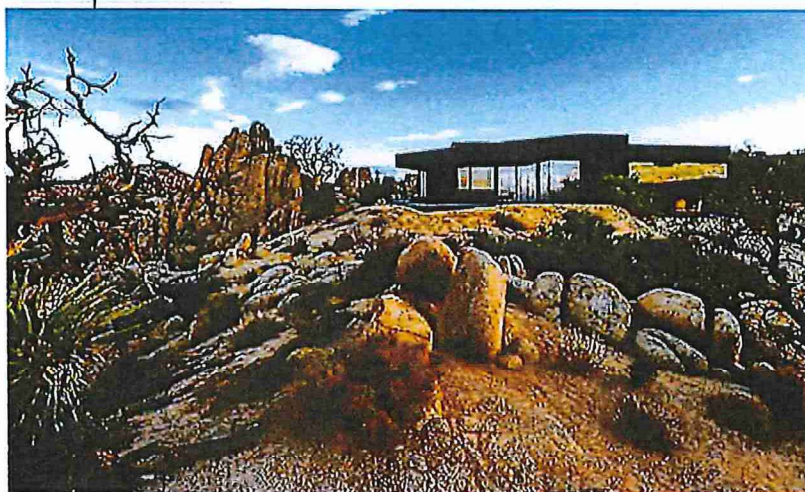
The developer has chosen Eric Kraai of Kraai Design to create the architecture for Camelback Gardens.



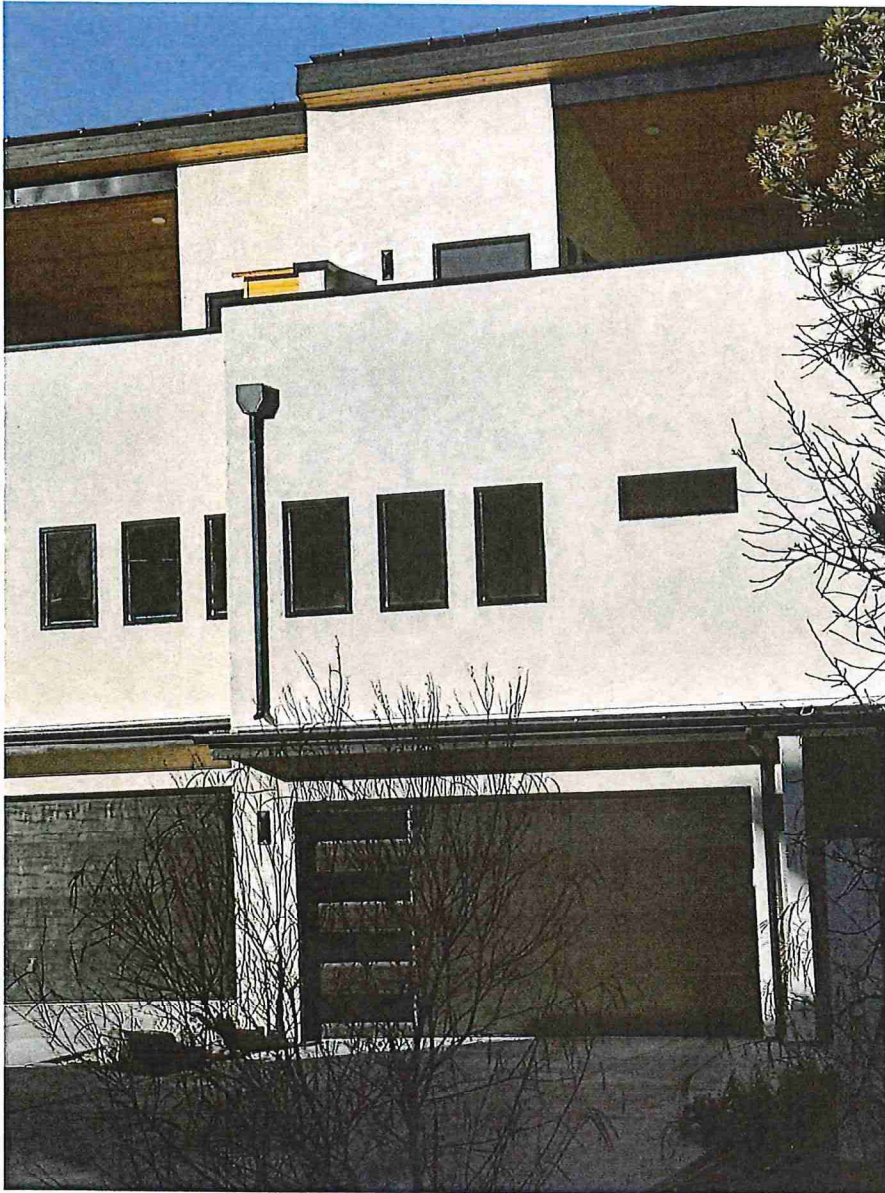
Houses will range from 1,300-2,400 sf. Anticipated price range is \$500,000 and up.

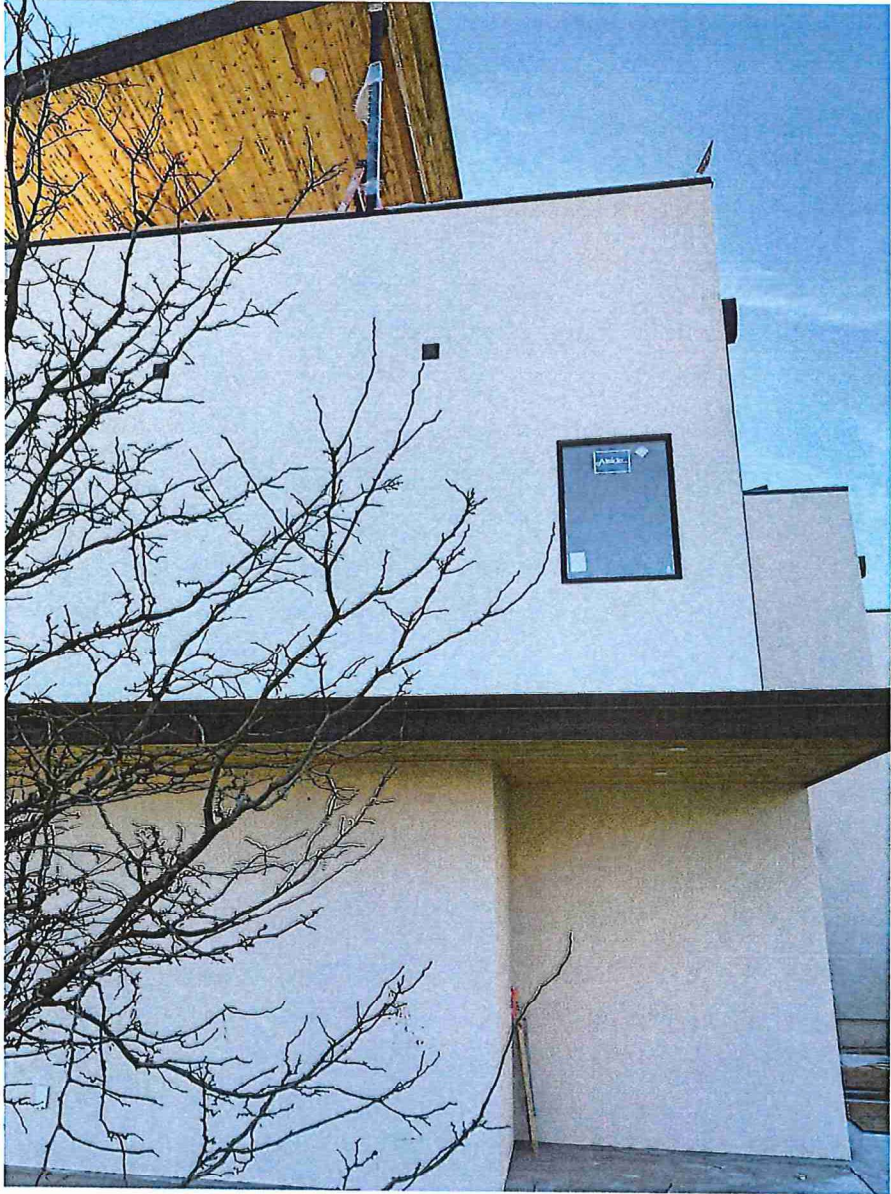
5 3D View 1

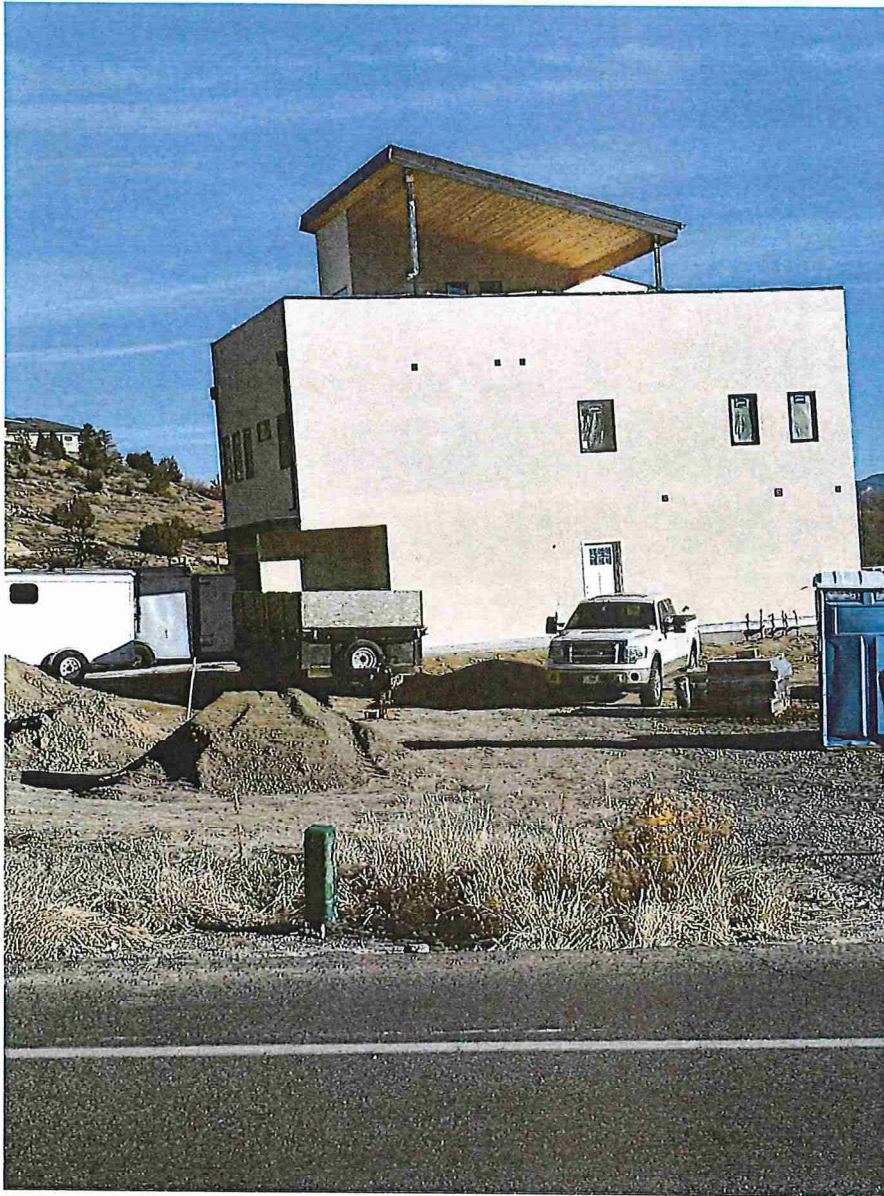
The homes will provide a sense of appreciation for the surrounding land and offer sustainable sophistication to the neighborhood.

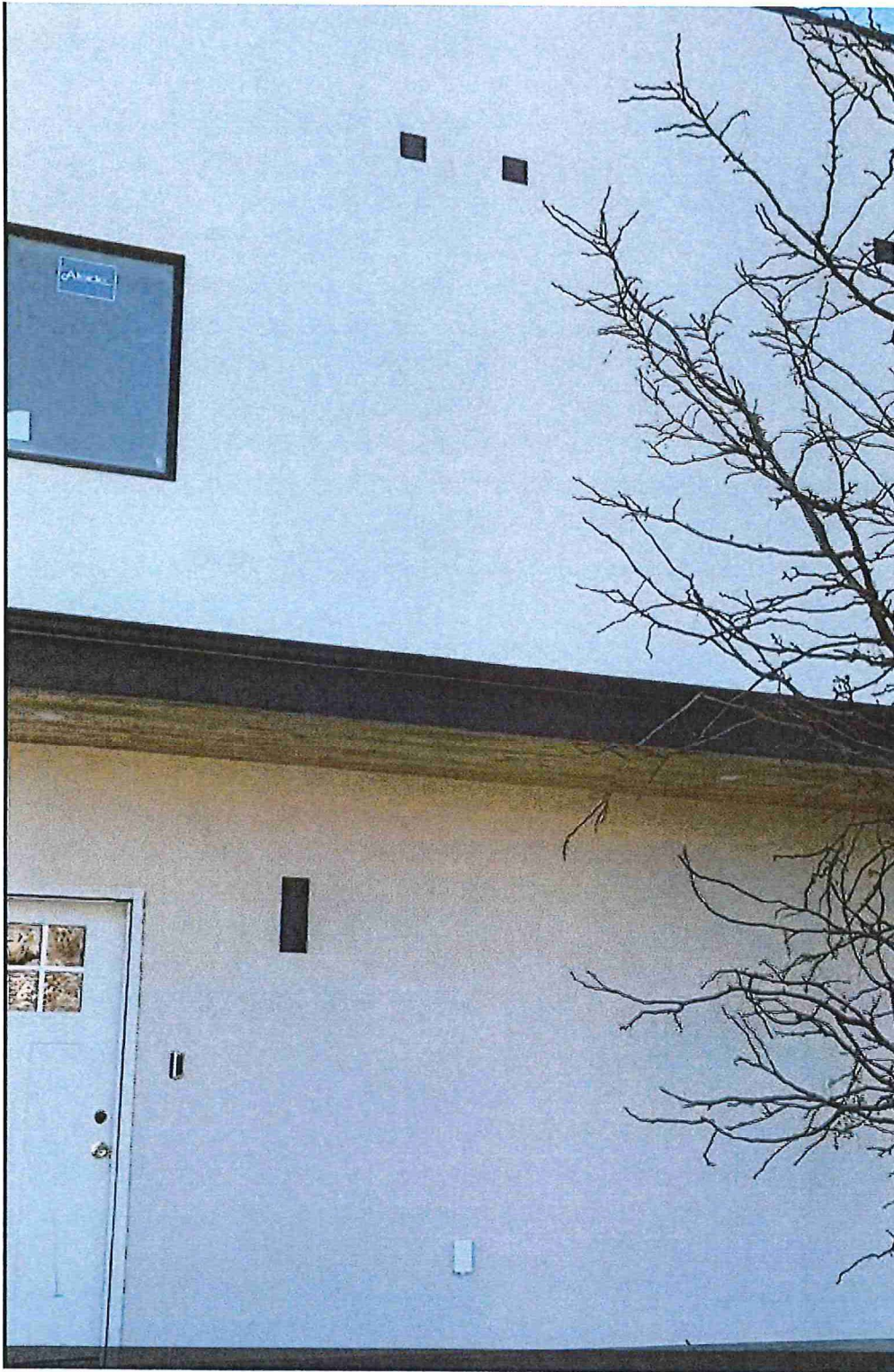


26









EXHIBIT

6

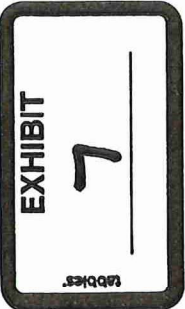
tabbles

Butte Court Berm and Vicinity

Exhibit



Google Earth



NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION: **27**
Tuesday, January 13, 2026 at 5:30 PM

CITY COUNCIL:

Wednesday, February 4, 2026 at 5:30 PM

- Attend the meeting at City Hall, 250 N 5th Street
- Meeting information will be available online by 5 PM on January 6, 2026 at www.gicity.org/129/Agendas-Minutes
- Comment in advance by 5:30 PM on January 12, 2026
- Comment by phone (970) 609-9688 and enter 4448
- Attend virtually: bit.ly/GJ-PC-1-13-26 (Case-sensitive)
- For information on the City Council hearing visit www.gicity.org/129/Agendas-Minutes or call 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Planner: Daniella Acosta Stine Phone: 970-256-4089
Email: daniellaa@gicity.org

AVISO DE AUDIENCIA PÚBLICA

Se ha recibido una solicitud para la siguiente petición y se ha programado tentativamente una audiencia pública en el Auditorio del Ayuntamiento.

COMISIÓN DE PLANIFICACIÓN

Martes, 13 de Enero del 2026 a las 5:30 PM

AYUNTAMIENTO:

Miércoles, 4 de Febrero del 2026 a las 5:30 PM

- Asista a la reunión en el Ayuntamiento, 250 N 5th Street
- La información estará disponible en línea a las 5 PM el 6 de Enero del 2026 en www.gicity.org/129/Agendas-Minutes
- Comentaríos por adelantado en antes de las 5:30 PM el 12 de Enero del 2026
- Comentar por teléfono (970) 609-9688 e ingrese 4448
- Asista virtualmente: bit.ly/GJ-PC-1-13-26 (distingue entre mayúsculas y minúsculas)
- Obtener información audiencia del Concejo Municipal visite www.gicity.org/129/Agendas-Minutes o 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Considérese la solicitud presentada por Camelback Gardens, LLC y Upland Homes, Inc. para la revisión y aprobación de un Plan de Desarrollo Detallado (ODP) para el proyecto de desarrollo Camelback Gardens, que se propone construir en un terreno de 10,29 acres ubicado en 381 y 409 High Desert Road.

Planificador: Daniella Acosta Stine Teléfono: 970-256-4089
Correo electrónico: daniellaa@gicity.org



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:
1/20/2026, 3:24 PM

Disclaimer

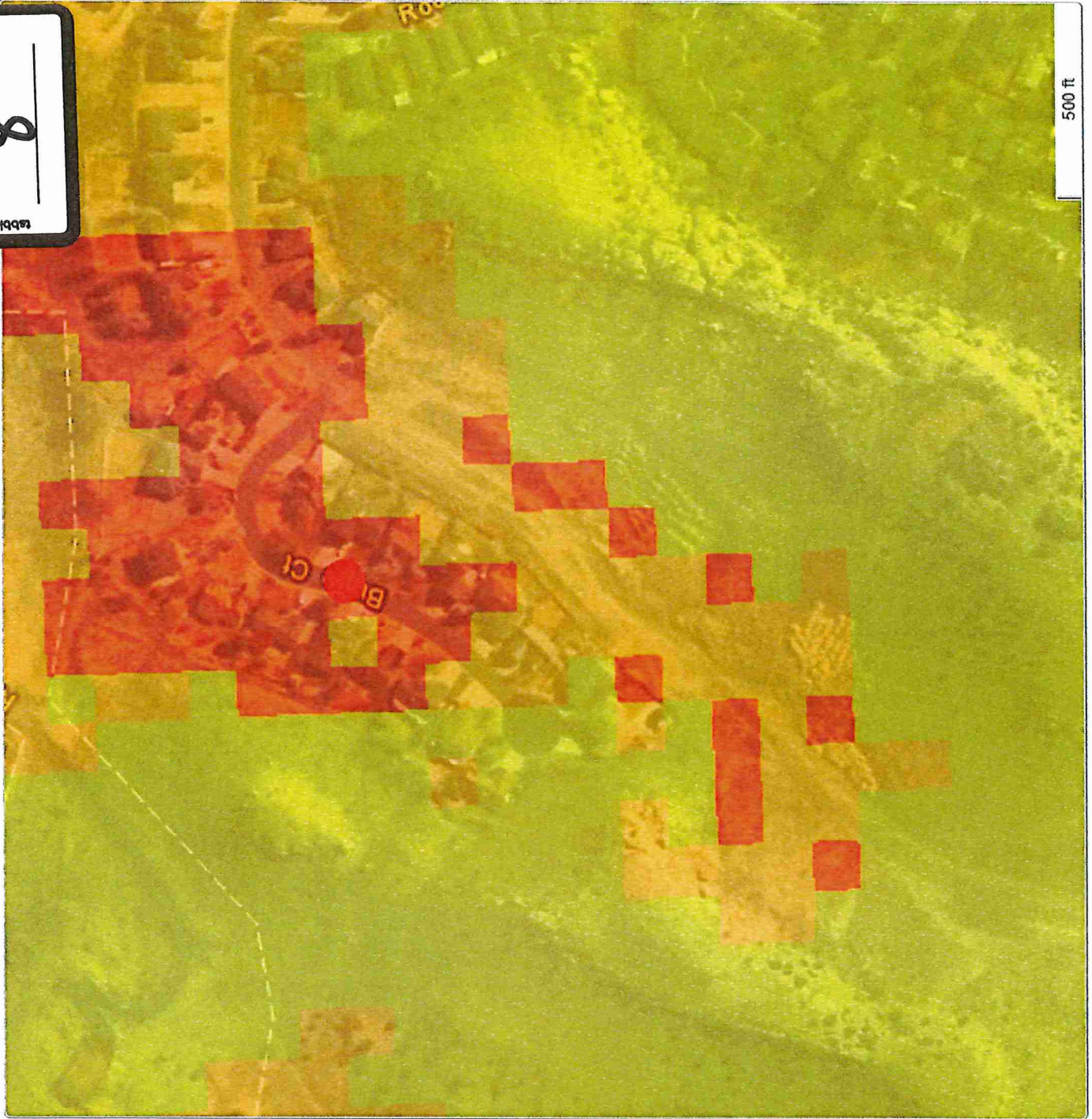
The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

EXHIBIT
8

Tabbles



500 ft



Legend

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

-  Lowest Risk
-  Low Risk
-  Moderate Risk
-  High Risk
-  Highest Risk

Counties



From: [Cathlin Craver](#)
To: [Daniella Acosta](#)
Cc: [Mike Ackerson](#)
Subject: Camelback Gardens ODP No. PLD-2023-121
Date: Monday, February 9, 2026 6:03:51 PM
Attachments: [Camelback Gardens ODP.pdf](#)

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Ms. Acosta,

We are respectfully submitting our comments regarding the proposed Camelback Gardens development at 381 Rana Rd. Our letter is attached to this email.

Thank you,

Cathlin Craver and Richard Ackerson
395 Butte Ct
Grand Junction, CO 81507

Date: February 9, 2026

From: Cathlin Craver and Richard Ackerson 395 Butte Ct. Grand Junction, CO 81507

To: Grand Junction Planning Commission

Regarding: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121

Dear Members of the Planning Commission,

We are writing to formally express our strong opposition to the proposed development of up to 90 homes on the site located at 381 Rana Rd. As a resident of Cobblestone Ridges, we believe this project, as currently designed, represents significant over-development that is incompatible with the established safety and character of our community.

Our concerns are centered on the following critical issues:

1. Pedestrian Safety and Traffic Our neighborhood currently lacks comprehensive sidewalk infrastructure. We are a community of pedestrians—families with strollers, neighbors walking dogs, bikers, seniors exercising and most importantly, children walking to and from school bus stops.

- Adding 90 homes alone will likely introduce 150–200 additional vehicles to our streets daily.
- This does not account for the opening of the corridor from High Desert Road to Rana Road which would result in an even larger increase in the number of vehicles using this new route from existing neighborhoods.
- The influx of traffic into an area without adequate walkways creates a high-risk environment for our most vulnerable residents.

2. Neighborhood Character and Scale The proposed density and height are entirely inconsistent with the surrounding area, which consists exclusively of 1-to-2-story single-family homes. Allowing buildings up to **40 feet high** with minimal **10-foot rear setbacks** ignores the existing character and quality of life and will result in a permanent loss of privacy, light, and views for adjacent homeowners.

3. Storm Water and Drainage Cobblestone Ridges, particularly Rana Road has historically had drainwater issues, and this concern only increases with unpredictable and extreme weather. The proposed development does not address stormwater mitigation.

4. Economic Impact While development is often equated with progress, creating high-density developments into a low-density area can decrease the desirability and property value of

long-standing homes. The reduction in open space and increased crowding detracts from the very qualities that make our neighborhood a stable, sought-after place to live.

Conclusion We urge the Commission to deny this proposal in its current form. Any development on this site should be scaled down to reflect the height, setbacks, and density of the existing neighborhood to ensure the safety and quality of life for all current residents.

Sincerely,

Cathlin Craver and Richard Ackerson



Frank Margos <margosfrank6@gmail.com>

CAMELBACK GARDENS ODP PLD-2023-121 DEVELOPMENT (381 & 409 High Desert Road, Grand Junction, CO)

1 message

Frank Margos <margosfrank6@gmail.com>
To: Frank Margos <margosfrank6@gmail.com>

Fri, Feb 13, 2026 at 9:07 AM

To: Grand Junction City Council

From: Cobblestone Ridges Homeowners Association

Subject: Formal Opposition to the Proposed Camelback Gardens ODP PLD-2023-121 at 381 & 409 High Desert Road.

Date: February 13, 2026


On behalf of the homeowners of the Cobblestone Ridges HOA, the Board of Directors are writing to formally express our collective opposition to the proposed development project located at 381 & 409 High Desert Road. As espoused in our Resolution attached detailing our specific concerns, including traffic congestion, safety hazards, drainage and irrigation impact we request this formal record of our position be included in all public records regarding the Proposed Camelback Gardens ODP PLD-2023-121 located at 381 & 409 High Desert Road.

In addition we express our collective opposition to Resolution No. 13-26 passed by the City Council that would allow adjacent city owned public open space to be used for the purpose of allowing the developers to increase density. We believe this to be an egregious misuse of discretionary powers of the city council.

We urge the City Council to reject the current proposal and seek alternatives that better align with the established residential character of our neighborhood.

Respectfully,

Frank Margos
Cobblestone Ridges HOA

 **Cobblestone Ridges Camelback Gardens Resolution.pdf**
444K

COBBLESTONE RIDGES HOA RESOLUTION
IN OPPOSITION TO PROPOSED CAMELBACK GARDENS DEVELOPMENT, PLD-2023-121
January 21, 2026

The Cobblestone Ridges Homeowners Association (HOA) represents the 43 homeowners in the Cobblestone Ridges subdivision immediately to the north of the proposed Camelback Gardens development (PLD-2023-121). Cobblestone Ridges will suffer the most severe and adverse impacts from the currently proposed Camelback Gardens development. The Cobblestone Ridges HOA Board and members have reviewed Revision 7 of the Camelback Gardens Outline Development Plan (ODP) and have a number of serious concerns about the ODP that we believe the City of Grand Junction Planning Commission needs to address before granting any approval to the development. These concerns fall in five areas:

- Housing density
- Traffic
- Safety
- Drainage
- Irrigation

Our concerns in these five areas are described below, followed by our recommendations for how the Planning Commission should proceed.

1. Housing Density

As discussed in the ODP, housing density is quite varied throughout the Ridges Development, fluctuating from 2 homes per acre (R2) to 24 homes per acre (R24). The ODP states that the Camelback Gardens Development will fit well with existing housing and does not have an impact in this area. However, the ODP does not take into consideration the density of the adjoining Cobblestone Ridges and High Desert neighborhoods, which is consistent with the current RL-4 zoning, and which will be most impacted by the Camelback Gardens development. In addition, the ODP calculations include City of Grand Junction Open Space in their estimation of housing density. By inappropriately including 15.01 acres of Open Space in their density calculations, they arrive at a figure of 3.48 units/acre on page 22 of their ODP. With the Open Space owned by the City excluded, their actual proposed density is 90 units spread over 10.63 acres, or 8.47 units/acre. When the development is broken into the southern lot 1, which comprises Pods A and B with 20 housing units, and the northern lot 2, which comprises Pods C, D, E, F, and G with 70 housing units, the proposed densities are 6.43 units/acre for lot 1 and 9.31 units/acre for lot 2.

On page 23 of the ODP, they state that “Camelback Gardens largely incorporates RL5 (sic) in the PD.” In the first place, RL-5 zoning has a maximum density of 5.5 units/acre, less than the 8.47 units/acre they are proposing. Secondly, the numerous deviations from RL-5 standards they are requesting leave their development more in line with RM-8 standards than RL-5 standards. The proposed density for lot 2 exceeds even the RM-8 maximum density of 8 units/acre.

This is a dramatic contrast to the existing density of 3.82 units/acre on Butte Ct in Cobblestone Ridges. This density does not even include the road surface area of Butte Ct itself, whereas the calculations for Camelback Gardens above do include the road surface area. The density in the rest of Cobblestone Ridges (Rana Rd and Saddle Ct) is also less than 4 units/acre.

Figure 1 below demonstrates the difference in density between the 19 existing units on Butte Ct (outlined in BLUE), as compared to the 70 proposed units of Camelback Gardens lot 2 shaded in RED. The proposed density for Camelback Gardens is inconsistent with the character of the adjoining neighborhoods, and would have a major impact on traffic on Rana Rd as discussed in the next section.

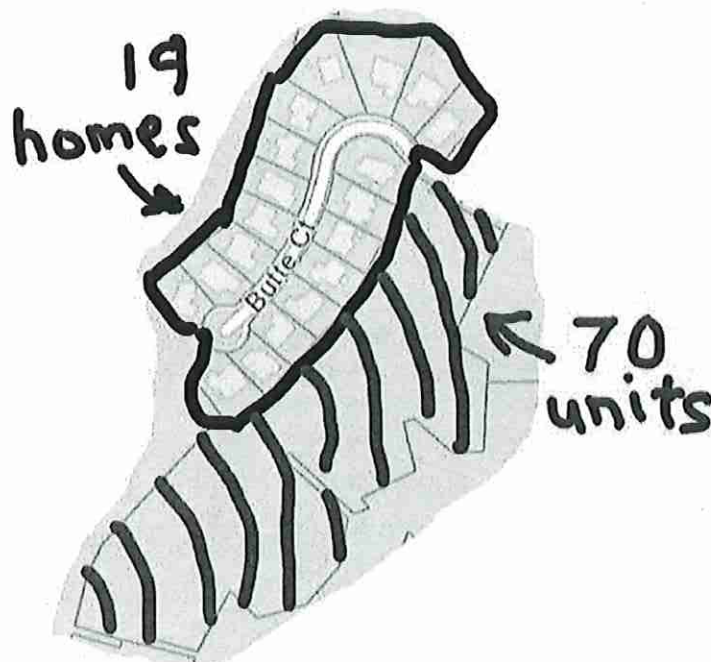


Figure 1. Home density comparison between Butte Ct and Camelback Gardens Lot 2

2. Traffic

At the top of page 17 of the ODP, it is stated that "Commuter traffic is likely to be impacted in a small way." This grossly understates the impact of the proposed development on traffic. Rana Rd, the designated access road for Camelback Gardens, is currently (and has been for over 25 years) a quiet residential road that is effectively a dead-end road when combined with Butte Court. By connecting Rana Rd to High Desert Rd, it opens Rana Rd to much more than just the Camelback Gardens development. This connection will also make Rana Rd the shortest route from the lower (northern) end of the existing High Desert Rd down to the intersection of Ridges Blvd and Ridge Circle Dr on the way to Broadway. Starting at the intersection of High Desert Rd and Club Estates Dr, it is a distance of approximately 0.94 miles down High Desert Rd, Rana Rd, and Ridge Circle Dr to Ridges Blvd. The alternative route that goes up High Desert Rd to Ridges Blvd and then down to Ridge Circle Dr is a distance of approximately 1.25 miles (see Figure 2).

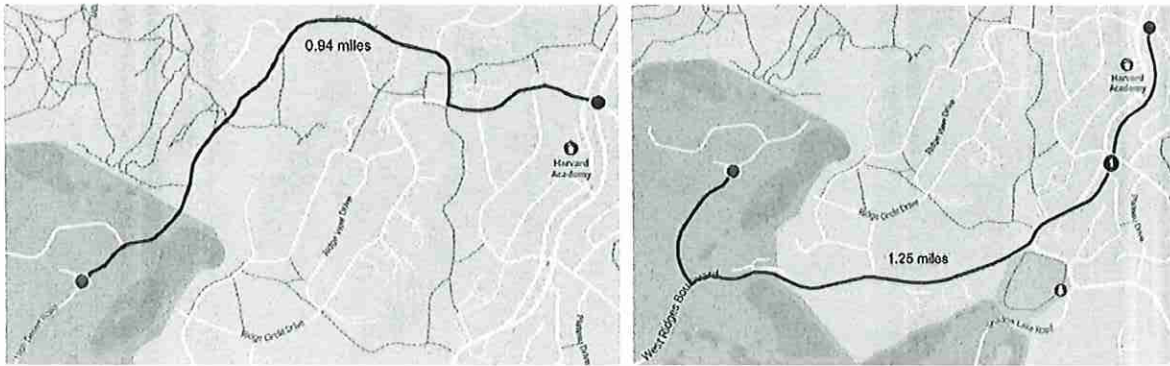


Figure 2. Comparison of Rana Rd and Ridges Blvd routes to intersection of Ridge Circle Dr and Ridges Blvd

Thus, the 36 planned or existing units on High Desert Rd north of Club Estates Dr and in the Lonetree development (T-Club Villas at Redlands Mesa) (see Figure 3), and potentially homes higher on High Desert Rd, are also likely to use Rana Rd once a connection is established.



Figure 3. High Desert Rd and Lonetree units likely to use Rana Rd to access Broadway

Therefore, the proposed Camelback Gardens development would result in a minimum of 126 units newly accessing Rana Rd. The impact of this on traffic is shown in Table 1.

Table 1. Current and Potential Future Housing Units Accessing Each Intersection on Rana Rd

Intersection	Number of Existing Units Accessing Each Intersection	Number of Units Accessing Each Intersection With Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units,	Percent (%) of Increased Access at Each Intersection with Addition of 90 Camelback Gardens Units and 36 High Desert and Lonetree Units
Rana Rd & Ridge Circle Dr	155	281	81%
Rana Rd & Prospector Pt	147	273	86%
Rana Rd & Rana Ct	77	203	164%
Rana Rd & Saddle Ct	59	185	214%
Rana Rd & Rockwood Ln	43	169	293%
Rana Rd & Butte Ct	19	145	663%

Traffic at each intersection along Rana Rd might increase by 81 to 663 percent, hardly a small impact. Rana Rd would change from a quiet residential street to one of the busiest roads in The Ridges, adversely affecting property values and the quality of the neighborhood in Cobblestone Ridges.

3. Safety

Rana Rd is currently a quiet residential street with little traffic. It is popular with pedestrians, both those simply walking through the neighborhood and those using it to access the Open Space that adjoins the proposed Camelback Gardens development. Because Rana Rd has no sidewalks over most of its length, pedestrians are typically walking in the street. These pedestrians would be put at increased risk by the substantially increased traffic that would result from the Camelback Gardens development as proposed.

These pedestrians include school-age children walking to the school bus stop at the intersection of Rana Rd and Ridge Circle Dr. While waiting for the bus, these children stand on the street at that intersection. If cars from 136 additional households are funneling through that intersection around the same time, these children will be placed at risk.

Additional risks are associated with greatly increased traffic making left turns at the intersections of Rana Rd and Ridge Circle Dr, Ridge Circle Dr and Ridges Blvd, and Ridges Blvd and Broadway (both entering and leaving The Ridges).

4. Drainage

This past summer, a major rainstorm (City workers estimated at 4" in one hour) hit the Cobblestone Ridges area. During this rainstorm, the stormwater drain on Rana Rd could not keep up with the runoff and resulted in water filling Rana Rd like a river, and eventually leaving massive mud deposits at the mouth of the storm drain that empties into the holding pond north of Rana Rd in the open area. The City did not have manpower or time to clean up this mud, so homeowners utilized shovels and wheelbarrows to haul the mud back up to the west end of Rana Rd where the Camelback Gardens development is proposed. This same type of challenge with mud and lack of drainage has occurred three times in the last two years.

The ODP does not address drainage in an adequate manner, but briefly mentions soil tests. With the additional area of asphalt connecting to the west end of Rana Rd along with a significant slope that will come off development, drainage issues will be greatly impacted unless additional drainage channels are created. Developed areas, particularly asphalt, concentrate and transport water much faster in a rainstorm than open ground. This can lead to water reaching drainage points faster, which can overwhelm local infrastructure and increase the risk of local or flash flooding.

5. Irrigation

Within the Camelback Gardens ODP, it is mentioned on page 12 with respect to irrigation that the City completed a recent upgrade to the system. The City did complete an upgrade within the Prospector Point area, but no improvements were made in the Cobblestone Ridges area adjacent to Camelback Gardens. Over the past several years, the City continues to clear shells out of the system that create partial and total blockage for homeowners within Cobblestone Ridges, especially on Rana Rd.

With the development of Camelback Gardens, an extension to the irrigation line on Rana Rd will require the City to mitigate the existing shell issues, along with other challenges the irrigation maintenance staff could expand upon. It will be expensive and very labor-intensive.

Summary and Recommendations

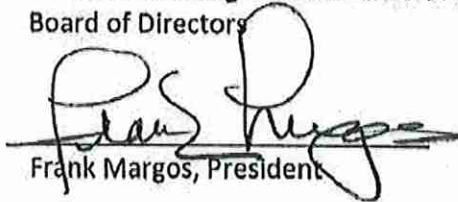
The Camelback Gardens development as currently proposed will have major adverse impacts on Cobblestone Ridges and other current residents who use Rana Rd. The housing density proposed for Camelback Gardens is several times higher than in Cobblestone Ridges and the current High Desert Rd. The proposed interconnection between Rana Rd and High Desert Rd will convert Rana Rd from the current quiet, effectively dead-end status it has enjoyed for the past 25+ years into a major transportation route. This will radically degrade the quality of the Cobblestone Ridges neighborhood and result in a major increase in traffic that will be hazardous to the pedestrians and school children who currently walk on Rana Rd. The development has the potential to exacerbate drainage problems already existing on Rana Rd, and may necessitate renovation of the irrigation system.

To prevent the worst of these impacts from happening and preserve the quality of the neighborhood insofar as possible, the Cobblestone Ridges HOA makes the following recommendations:

1. We recommend that the Camelback Gardens development be given an RL-4 zoning designation with no deviations, allowing the developer to develop his property in a reasonable manner consistent with the adjacent neighborhoods.
2. With respect to both traffic and safety, we recommend that instead of High Desert Rd being extended to connect to Rana Rd, High Desert Rd should be extended only into a cul de sac in the developer's lot 1, while Rana Rd is extended into a cul de sac in lot 2. This will limit the increase in traffic on Rana Rd to just the new units constructed in lot 2, reducing the danger to pedestrians on Rana Rd and to school children waiting for the school bus at Rana Rd and Ridge Circle Dr. It would also greatly reduce the number of left turns from Rana Rd onto Ridge Circle Dr and from Ridge Circle Dr onto Ridges Blvd.
3. We further recommend that the effects of the Camelback Gardens development (in whatever form) on drainage of storm water be more critically assessed to ensure that Rana Rd is not flooded whenever it rains.
4. Finally, we recommend that the expansion of the current irrigation system serving Rana Rd to serve the new Camelback Gardens be better evaluated so that the City is aware of the cost and effort that will be required.

Respectfully submitted,

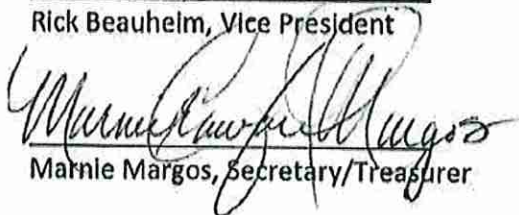
Cobblestone Ridges Homeowners Association
Board of Directors



Frank Margos, President



Rick Beauhelm, Vice President



Marnie Margos, Secretary/Treasurer

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE CAMELBACK GARDENS DEVELOPMENT THEREBY AMENDING THE OVERALL PLAN FOR THE RIDGES LOCATED AT 381 AND 409 HIGH DESERT ROAD

Recitals:

Camelback Gardens, LLC and Upland Homes, Inc (Applicants) are proposing a Planned Development (Project or PD) to be known as Camelback Gardens. Th project is to be constructed on 10.29 acres of land located at 381 and 409 High Desert Road within The Ridges. The proposed PD will establish an Outlined Development Plan (ODP) for the properties to be developed within a 17-year timeframe, which constitutes an amendment to the plan for The Ridges.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD ODP, finding the ODP conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low for the overall Ridges, the rezone criteria, and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable Principles and Strategies, the Residential Low land use designation of the overall Ridges, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBIT A ATTACHED HERETO, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2023-121 IS ADOPTED WITH THE EXHIBIT BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

Lots 1 and 2, Tracts MM and Tract A
CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT as recorded at Reception No. 3148907

And

District Open Space, Parcel No. 2945-202-17-020

County of Mesa, State of Colorado
Parcel contains 25.27 acres.

DEVELOPMENT SCHEDULE

The Camelback Gardens Planned Development Shall consist of three phases, which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to provide flexibility in responding to market conditions. However, each Phase remains subject to the Requirement Expiration Dates shown in the table, which apply to the first, second, or subsequent pod completed within that Phase, regardless of pod designation.

Development and phasing are subject to these deadlines. To satisfy deadline requirements, a pod must obtain the first planning clearance or record the first plat the Requirement Expiration Date. The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follows:

Phase	Pod	Requirement Expiration Date
Phase 1	A, B	Frist Pod by December 2028
		Second Pod by December 2031
Phase 2	C, D, E	First Pod by December 2034
		Second Pod by December 2037
		Third Pod by December 2040
Phase 3	F, G	First Pod by December 2040
		Second Pod by December 2043

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.
2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase’s development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

PARK AND TRAILS IMPROVEMENTS

Park and trail improvements within the Camelback Gardens Planned Development are an integral component of the overall development phasing and shall be provided in coordination with the development of each Pod, as generally depicted on Exhibit B.

Concept Plan and Agreement Requirements

Prior to the commencement of Phase 2, the Applicant/Developer shall submit to the City a conceptual design plan for all park and trail improvements associated with the Planned Development. The conceptual plan shall include the general alignment, layout, and intended design of the improvements and shall be subject to review, approval, and acceptance by the City.

Following City acceptance of the conceptual design plan, and prior to issuance of the first planning clearance or recordation of the first plat within Phase 2, the Applicant/Developer shall execute a Maintenance and Operations Agreement with the City for the park and trail improvements. The agreement shall address long-term responsibilities for maintenance, operations, and any other terms required by the City.

Construction and Acceptance Requirements

The construction of park and trail improvements shall occur in coordination with the development of the Pods to which the improvements are adjacent or directly related. Improvements shall be constructed concurrent with, or prior to, the completion of the Pod they abut, as follows:

- Pod D – Trail improvements
- Pod E – Park improvements
- Pod F – Trail improvements
- Pod G – Trail improvements

Such improvements shall be completed at the time of the City's Initial Acceptance for the pod and shall be included as part of the Initial Acceptance process, together with any other public improvements required to serve the development.

All park and trail improvements shall be incorporated into the applicable Development Improvements Agreement for each pod and shall be securitized in the same manner as other required public infrastructure improvements, including but not limited to streets, utilities, and drainage facilities.

The Applicant/Developer shall ensure that these improvements are constructed in accordance with City-approved plans and are eligible for acceptance concurrent with the City's Initial Acceptance of the pod's public improvements.

ALLOWED USES, DENSITY, AND DIMENSIONAL STANDARDS

Allowed land uses, maximum residential density, and dimensional development standards for the Camelback Gardens Planned Development are established in Exhibit A, attached hereto and incorporated by reference.

In the event of a conflict between the provisions of this Planned Development, including Exhibit A, and the City of Grand Junction Zoning and Development Code, the provisions of the Planned Development shall control.

Where this Planned Development, including Exhibit A, is silent as to a specific use or development standard, the applicable provisions of the Zoning and Development Code shall apply.

INTRODUCED on first reading this 18th day of February 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of March 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
 For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RLS

	MIN LOT SIZE (SQ. FT.)	WIDTH (FT.)	MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (ft)
			FRONT	SIDE (ft)	REAR (ft)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

- NOTES:
- PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
 - MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
 - MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
 - ADJACENT DEVELOPMENT'S RESIDENTIAL PARCELS / OPEN SPACE!
 - BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FINISHE.
 - THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-S. REFER TO PROPOSED DIMENSIONAL STANDARDS TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
 - DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES.
 - EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH IT'S PROPERTY LINE.

CAMELBACK GARDENS IS TO BE PLATED AS A BUILDING FOOTPRINT-BUILDING ENVELOPE MODEL PUD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

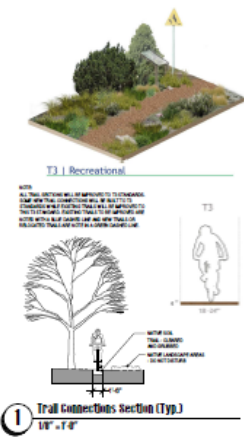
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 28

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTI-FAMILY RESIDENTIAL, COMMUNITY GARDENS
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 78



Land Use Areas

LAND USE BREAKDOWN	EXISTING AND EXISTING ZONE	PROPOSED ZONING	RLS		
LAND USE	AREA	SP	AREA AC	% TOT	(SQ)
LOT 1 (ENTIRE)	54,447	SP	1.25	0.1%	
RESIDENTIAL:					
POD A	54,447	SP	1.25	0.1%	
POD B	61,458	SP	1.41	0.1%	
STREETS:					
SUB-TOTAL:	115,905	SP	2.66	0.0%	10.8%
TOTAL:	115,905	SP	3.11	12.7%	
LOT 2 (NORTH)					
RESIDENTIAL:					
POD C	49,563	SP	1.14	0.1%	
POD D	26,952	SP	0.61	0.1%	
POD E	57,346	SP	1.32	0.1%	
POD F	67,291	SP	1.54	0.1%	
POD G	53,140	SP	1.22	0.1%	
SUB-TOTAL:	204,302	SP	6.81	18.7%	
PUBLIC LAND & OPEN SPACE:					
PUBLIC AREA	1,580	SP	0.04	0.1%	
PUBLIC AREA-TRACT 101	8,405	SP	0.22	0.0%	
PUBLIC AREA-TRACT 101	4,407	SP	0.09	0.0%	
COMMUNITY GARDEN	8,405	SP	0.19	0.0%	
SUB-TOTAL:	23,497	SP	0.54	0.2%	
STREETS:					
TOTAL:	382,619	SP	4.47	16.3%	
PREVIOUSLY DEDICATED OPEN SPACE:					
TOTAL:	1,071,000	SP	28.69	100.0%	3.6%



Project Address:
Camelback Gardens
 Grand Junction, Colorado

DESIGNER:
VISION DESIGN STUDIO, INC.
 1015 20th Street, Suite 101
 Grand Junction, CO 81505
 Phone: 970.244.1430
 Fax: 970.244.1430
 www.visiondesignstudio.com

Registration:
 Professional Engineer
 License No. 10000
 State of Colorado
 License No. 10000

Legend:

- 30% SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

COP NOTES:
 1. THERE ARE NO EXISTING WETLANDS ON SITE.
 2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

DATE:
 December 17, 2025

Scale:
 1" = 60'

Project Title:
Outline Development Plan

Project:
 Camelback Gardens

Date:
 December 17, 2025

Scale:
 1" = 60'

Logo:

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EXHIBIT B

Proposed Dimensional Standards - RLS

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX HEIGHT FEET (6)
	AREA (SQ. FT.)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

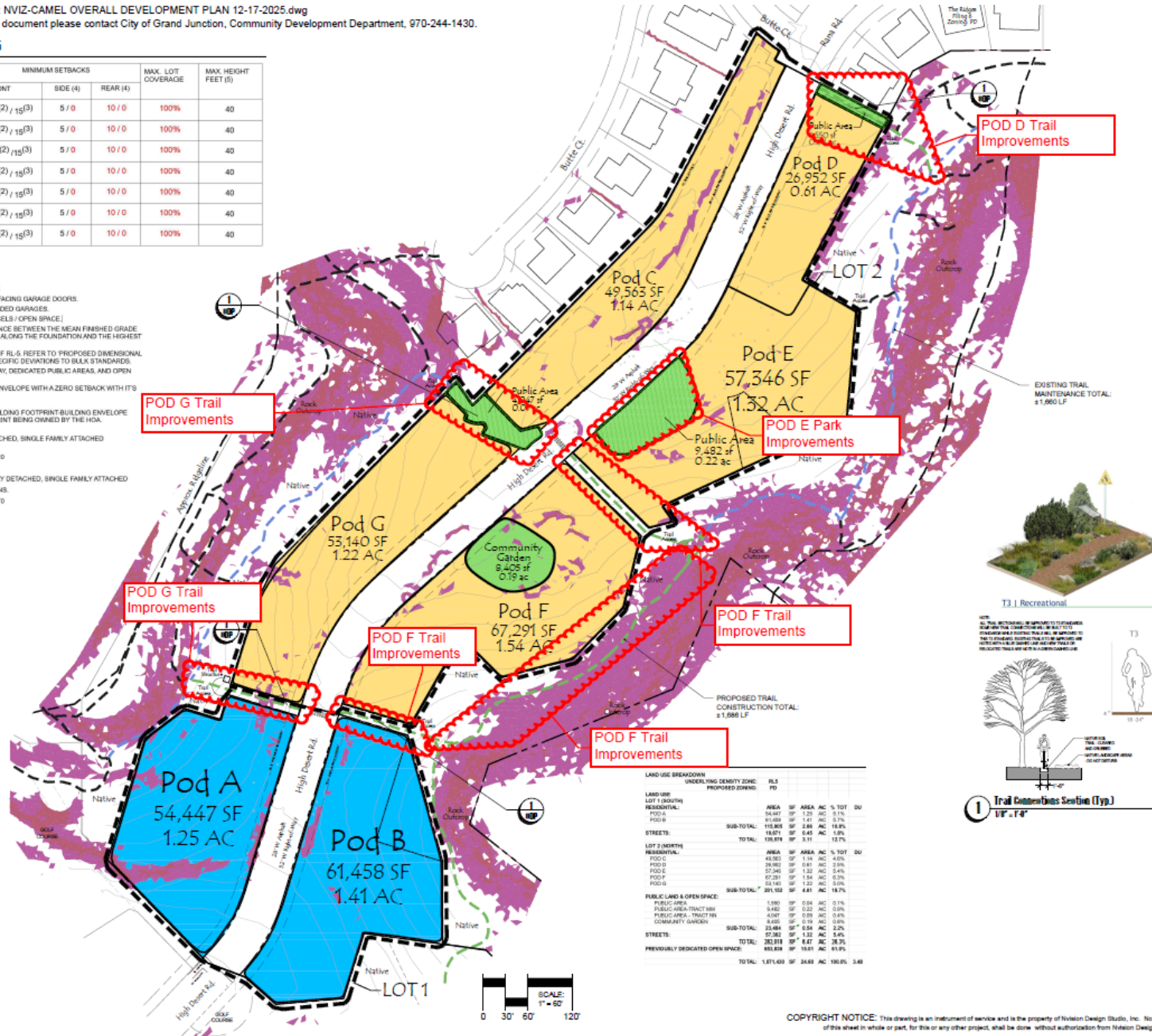
NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE
- BUILDING HEIGHT MEANS THE VERTICAL DISTANCE BETWEEN THE MEAN FINISHED GRADE BETWEEN THE LOWEST AND HIGHEST GRADES ALONG THE FOUNDATION AND THE HIGHEST POINT OF THE ROOF OR FACADE
- THIS POD HAS AN UNDERLYING DEFAULT ZONE OF RLS-6. REFER TO PROPOSED DIMENSIONAL STANDARDS TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS
- DENSITY CALCULATIONS INCLUDE RIGHT OF WAY, DEDICATED PUBLIC AREAS, AND OPEN SPACES
- EACH BUILDING FOOTPRINT IS THE BUILDING ENVELOPE WITH A ZERO SETBACK WITH ITS PROPERTY LINE

CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT BUILDING ENVELOPE MODEL PLD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

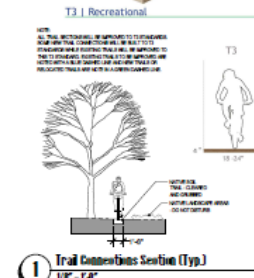
POD A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

POD C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED & MULTIFAMILY RESIDENTIAL, COMMUNITY GARDENS.
 MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70



LAND USE BREAKDOWN

LAND USE	AREA	SF	AREA	AC	% TOT	DU
RESIDENTIAL	14,447	SF	1.29	AC	5.1%	
POD A	54,447	SF	4.74	AC	19.1%	
POD B	61,458	SF	5.32	AC	21.4%	
STREETS	115,905	SF	1.01	AC	4.1%	
TOTAL	138,879	SF	12.1	AC	48.7%	
LOT 1 (WIDTH)	61,458	SF	5.32	AC	21.4%	
RESIDENTIAL	14,447	SF	1.29	AC	5.1%	
POD C	49,563	SF	4.30	AC	17.3%	
POD D	26,952	SF	2.34	AC	9.4%	
POD E	57,346	SF	4.97	AC	19.8%	
POD F	67,291	SF	5.85	AC	23.5%	
POD G	53,140	SF	4.61	AC	18.3%	
STREETS	115,905	SF	1.01	AC	4.1%	
TOTAL	283,318	SF	24.6	AC	96.6%	
PREVIOUSLY DEDICATED OPEN SPACE	18,818	SF	0.16	AC	0.7%	
TOTAL	302,136	SF	26.4	AC	100%	



Camelback Gardens
 Grand Junction, Colorado

Project Address: Camelback Gardens
 Landscape Architect: NIVISION DESIGN STUDIO, INC.
 1177 E. 2nd Street, Grand Junction, CO 81505
 Phone: 970-244-1430
 Website: www.nivisiondesign.com

Registered Professional Engineer
 Robert A. Broaden
 License No. 462
 Original Date of License: 03/31/2009
 Original Date of Renewal: 03/31/2025
 License Expires: 03/31/2025

Legend

- 30%+ SLOPES
- OPEN SPACE / PUBLIC AREA
- MULTI-FAMILY RESIDENTIAL (ATTACHED)
- SINGLE FAMILY RESIDENTIAL (DETACHED)
- EXISTING TRAIL MAINTENANCE
- PROPOSED TRAIL CONSTRUCTION

ODP NOTES:

1. THERE ARE NO EXISTING WETLANDS ON SITE
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAN.

Trail Cross Section (Typ)
 10' - 14'

Outline Development Plan

Project: Camelback Gardens
 Date: December 17, 2025
 Scale: 1" = 60'

ODP

From: [Chris Mcanany](#)
To: [Daniella Acosta](#); [Jamie Beard](#)
Subject: Camelback Gardens ODP, PLD Public Hearing
Date: Saturday, February 14, 2026 12:12:49 PM

EXTERNAL SENDER

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Ms. Beard and Ms. Acosta:

I write in connection with any upcoming public hearings before the Grand Junction City Council on the proposed Camelback Gardens, ODP. If you are not the persons who will be handling these matters, I request that you forward this message to the persons who will be for purposes of a response. I also request that this communication be included in the official record of proceedings on this matter.

First, the February 4, 2026, City Council meeting was noticed to the public as a “Public Hearing.” When I attended that hearing, I specifically asked to be heard before the Council and to make a record before the vote on the resolution “including” City-owned open space in the Camelback Gardens ODP boundary. I did this two times, both by speaking to the City Attorney during a break, and by requesting to be heard when the item was called by the Mayor. In both instances I was prevented from speaking, but I was told that I could speak **after** the decision was made by the Council, during Unscheduled Business. By doing this the City violated basic notions of due process and its own public notice. I was prejudiced in my ability to have any say on this decision, which directly impacts my property (and others).

Second, at the February 10, 2026, Planning Commission (PC) Public Hearing the opponents to the application were allowed three minutes each to speak on the application. City staff and the applicants (who are clearly aligned on this application) were given unlimited time to speak, and provide rebuttal information to the Commission at several points. Again, the City violated basic notions of due process by failing to treat equally situated parties equally in terms of time and an opportunity to be heard.

We understand that a final public hearing is set for a future date before the City Council. I am unclear of that date as I write this. However, so that all persons can have a fair shot in that proceeding, I write to request that the City abide by the following:

1. Supplemental materials by all parties (if any) will be filed simultaneously and served on all parties no later than five days before the public hearing;
2. City staff and the Applicant shall have a combined presentation time of no more than 30 minutes (those parties to proceed first);
3. Opponents shall have a combined presentation time of no more than 30 minutes (proceeding second); and

4. Each side shall be allowed no more than ten minutes for rebuttal (applicant first and opponents second).

As I said to the PC, the issues in this application are not amenable to a three-minute speech. There are substantial legal and factual questions that must be addressed, and which cannot be fairly decided within the City's established procedure—at least as allowed to date.

Please advise if this arrangement is acceptable. I am also open to having a conversation with all interested parties to discuss these issues. I am not, however, interested in a public hearing that is a foregone conclusion or a sham.

Chris McAnany



Christopher G. McAnany

Partner

744 Horizon Court, #300

Grand Junction, CO 81506

(970) 248-5862 (Direct)

(970) 241-5500 (Main)

(970) 243-7738 (Facsimile)

mcanany@dwmk.com

www.dwmk.com

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From: [Daniella Acosta](#)
To: [Daniella Acosta](#)
Cc: [Tamra Allen](#); [Thomas Lloyd](#)
Subject: Upcoming Notice of Rescheduled Hearings – Camelback Gardens
Date: Friday, February 20, 2026 4:52:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello,

This email is to inform you of a change to the hearing schedule for the Camelback Gardens PD/ODP application.

Following the February 10 Planning Commission meeting, courtesy public notice cards were mailed on Wednesday, February 18, indicating a City Council hearing date of March 4. After mailing, staff identified a flaw in the previous mailed notice. Due to this noticing error, the application must be reheard by the Planning Commission before being heard by City Council. New notice cards will be mailed reflecting the updated hearing dates. No hearing on this project will occur on March 4th.

The revised schedule is as follows:

- Planning Commission (rehearing): March 10
- City Council: April 1

If you could assist in sharing this information to others that you know are interested in this project, that would be appreciated.

Respectfully,

Daniella Acosta Stine
Principal Planner
City of Grand Junction
250 N. 5th Street
O: 970-256-4089
gjcity.org | [EngageGJ](#)



From: [Vickie Klein](#)
To: [Daniella Acosta](#)
Subject: Camelback Gardens Objection
Date: Friday, March 6, 2026 10:29:58 AM

EXTERNAL SENDER

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Dear Dani,

As a resident of Redlands Mesa, I would like to make my objection of the high-density planning for Camelback Gardens perfectly clear. After a quick review of the “Outline Development Plan”, it is obvious to me that the developer intends to basically build a city in between two very different subdivisions.

I am appalled that a City Council Resolution No. 13-26, would allow approximately 15 acres of City-owned open space to be included in the density calculations.

Creating such a development in a closed off area would heavily impact either subdivision. The traffic and safety issues alone are adequate to decrease the density, not increase the density.

The developer should have to adhere to the original Residential Low zoning.

I object to the proposed high-density development.

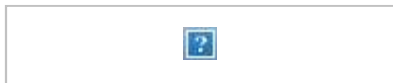
Vickie Klein

2344 Yellow Cat Ct, Grand Junction, CO 81507

From: [Jeremiah Boies](#)
To: [Daniella Acosta](#)
Cc: [Belinda White](#)
Subject: FW: Camelback Gardens Objection
Date: Friday, March 6, 2026 11:00:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Daniella, here's another for the packets.

Jeremiah Boies
Interim City Attorney
City of Grand Junction
250 N. 5th St., Grand Junction, CO 81501
Main: 970-244-1508
Direct: 970-256-4184
gjcity.org | [EngageGJ](#)



This electronic mail transmission is from Jeremiah Boies, Interim City Attorney for the City of Grand Junction, CO. The information contained in this message may be privileged and/or confidential, protected by the attorney-client privilege or the attorney work product doctrine. The privileges are not waived by virtue of this message being sent to you in error. If the person receiving this message or any other reader of the message is not the intended recipient, please note that disclosure, copying, distribution or use of the information contained in the message is prohibited. If you have received this message in error, please immediately return it via e-mail and then delete the message by which it is returned.

From: Council <council@gjcity.org>
Sent: Friday, March 6, 2026 10:50 AM
To: Anna Stout <annas@gjcity.org>; Belinda White <belindaw@gjcity.org>; Ben Van Dyke <ben.vandyke@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Council <council@gjcity.org>; Jason Nguyen <jasonn@gjcity.org>; Jay Valentine <jayva@gjcity.org>; Jeremiah Boies <jeremiahb@gjcity.org>; Johnny McFarland <johnnym@gjcity.org>; Kelsey Coleman <kelsey.coleman@gjcity.org>; Kimberly Bullen <kimberly.bullen@gjcity.org>; Laurel Cole <laurel.cole@gjcity.org>; Mike Bennett <mike.bennett@gjcity.org>; Robert Ballard <robert.ballard@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>
Subject: FW: Camelback Gardens Objection

Councilmembers,

The message below from Vickie Klein regarding Camelback Gardens,

was left on Council's email this morning:

Belinda White
Administrative Specialist
City of Grand Junction
250 N. 5th St.
O: 970-244-1508
gjcity.org | [EngageGJ](#)



From: Vickie Klein <vklein.ebs@gmail.com>
Sent: Friday, March 6, 2026 10:31 AM
To: Council <council@gjcity.org>
Subject: Camelback Gardens Objection

⚠ EXTERNAL SENDER ⚠

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Dear City Council Members,

As a resident of Redlands Mesa, I would like to make my objection of the high-density planning for Camelback Gardens perfectly clear. After a quick review of the “Outline Development Plan”, it is obvious to me that the developer intends to basically build a city in between two very different subdivisions.

I am appalled that a City Council Resolution No. 13-26, would allow approximately 15 acres of City-owned open space to be included in the density calculations.

Creating such a development in a closed off area would heavily impact either subdivision. The traffic and safety issues alone are adequate to decrease the density, not increase the density.

The developer should have to adhere to the original Residential Low zoning.

I object to the proposed high-density development.

Vickie Klein
2344 Yellow Cat Ct, Grand Junction, CO 81507

From: [Jeremiah Boies](#)
To: [Daniella Acosta](#)
Cc: [Belinda White](#)
Subject: FW: Residents Against the plan for Camelback Gardens
Date: Friday, March 6, 2026 8:29:35 AM

Daniella,

Please attach the below email to the Camelback packet for Planning Commission and City Council.

Jeremiah Boies
Interim City Attorney
City of Grand Junction
250 N. 5th St., Grand Junction, CO 81501
Main: 970-244-1508
Direct: 970-256-4184
gjcity.org | EngageGJ

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-----Original Message-----

From: Council <council@gjcity.org>
Sent: Friday, March 6, 2026 8:03 AM
To: Anna Stout <annas@gjcity.org>; Belinda White <belindaw@gjcity.org>; Ben Van Dyke <ben.vandyke@gjcity.org>; Cody Kennedy <codyken@gjcity.org>; Council <council@gjcity.org>; Jason Nguyen <jasonn@gjcity.org>; Jay Valentine <jayva@gjcity.org>; Jeremiah Boies <jeremiahb@gjcity.org>; Johnny McFarland <johnnym@gjcity.org>; Kelsey Coleman <kelsey.coleman@gjcity.org>; Kimberly Bullen <kimberly.bullen@gjcity.org>; Laurel Cole <laurel.cole@gjcity.org>; Mike Bennett <mike.bennett@gjcity.org>; Robert Ballard <robert.ballard@gjcity.org>; Scott Beilfuss <scottb@gjcity.org>
Subject: FW: Residents Against the plan for Camelback Gardens

Councilmembers,

The message below from Neil Forcier regarding Camelback Gardens, was left on Council's email this morning:

Belinda White
Administrative Specialist
City of Grand Junction
250 N. 5th St.
O: 970-244-1508
gjcity.org | EngageGJ

-----Original Message-----

From: Neil Forcier <neilforcier@gmail.com>

Sent: Friday, March 6, 2026 6:32 AM

To: Council <council@gjcity.org>; Daniella Acosta <daniellaa@gjcity.org>

Subject: Residents Against the plan for Camelback Gardens

EXTERNAL SENDER

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Hello,

My wife and I are writing because we are strongly against the concept of Camelback Gardens. We bought and moved into our home at 376 High Desert Rd, Grand Junction, CO 81507 back in June 2024. One of our attractions to the area was that it was a low density residential area. We understood when we bought the home that there would be development around us but we also looked at the zoning of these undeveloped areas and they were zoned for low density residential! Have you seen our neighborhood and the Cobblestone Ridge neighborhood? They are both low density housing and it would look really odd to just stick large condos in between these neighborhoods. I am not sure where you live in the lovely town of Grand Junction, but I would ask you to put yourself in our shoes. You pay a large amount of money for a nice home that is in the neighborhood you like and less than two years in you hear some bureaucrats decide to change the zoning on a whim and wreck the whole vibe of the neighborhood you fell in love with.

Please keep the zoning around our neighborhood to low density residential.

Best regards,

Neil Forcier

From: [Jeremiah Boies](#)
To: [Chris Mcanany](#); [Daniella Acosta](#)
Cc: [Rick Beauheim](#)
Subject: RE: Camelback Gardens ODP
Date: Wednesday, March 4, 2026 12:37:52 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Chris,

We will advise the Planning Commission and the City Council at their respective meetings of request(s) by project opponents for expanded time. The decision whether to grant an extension of time or to permit other speakers to yield their allotted time to another speaker/presenter rests solely with those bodies, and we cannot make that determination on their behalf.

I understand that at past Council meetings, some councils have permitted individuals who are present to donate (i.e., yield) their speaking time to another individual, provided the recipient is also present at the meeting. Whether this City Council and/or the Planning Commission will elect to allow the same here is within each body's discretion. As a practical matter, the City Council and the Planning Commission are generally more likely to allow a donation of time when the individuals donating their time are present for the hearing.

You may also submit a written statement of any length. If you are able to provide your written statement at least one week in advance of the meeting, we can include it in the meeting packet so members may review it prior to the hearing. If you are unable to submit it a week in advance, we will still provide the materials to the respective body; however, if the submission is lengthy and provided shortly before the hearing, members may have limited opportunity to review it in full.

Any materials you submit will be presented to the Planning Commission and/or the City Council, as applicable, and will become part of the official record.

Jeremiah Boies
Interim City Attorney
City of Grand Junction
250 N. 5th St., Grand Junction, CO 81501
Main: 970-244-1508
Direct: 970-256-4184



This electronic mail transmission is from Jeremiah Boies, Interim City Attorney for the City of Grand Junction, CO. The information contained in this message may be privileged and/or confidential, protected by the attorney-client privilege or the attorney work product doctrine. The privileges are not waived by virtue of this message being sent to you in error. If the person receiving this message or any other reader of the message is not the intended recipient, please note that disclosure, copying, distribution or use of the information contained in the message is prohibited. If you have received this message in error, please immediately return it via e-mail and then delete the message by which it is returned.

From: Chris Mcanany <mcanany@dwmk.com>
Sent: Tuesday, March 3, 2026 3:44 PM
To: Daniella Acosta <daniellaa@gjcity.org>; Jeremiah Boies <jeremiahb@gjcity.org>
Cc: Rick Beauheim <rlbeauheim@bresnan.net>
Subject: Camelback Gardens ODP

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Daniella and Jeremiah:

We need to confer about specifics of allocation of time for the upcoming hearings. Someone mentioned to me that I would be the sole speaker for the opposition, which is incorrect. There are several other persons that want to be heard.

I am open to dealing with time limits any way that is fair. As I mentioned, a three-minute presentation is insufficient given the issues in this application.

Chris McAnany



Christopher G. McAnany
Partner
744 Horizon Court, #300
Grand Junction, CO 81506
(970) 248-5862 (Direct)
(970) 241-5500 (Main)

(970) 243-7738 (Facsimile)

mcanany@dwmk.com

www.dwmk.com

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From: rbeauheim@bresnan.net
To: [Daniella Acosta](#)
Cc: [comdev](#)
Subject: Camelback Gardens, PLD-2023-121
Date: Thursday, March 5, 2026 7:24:48 PM
Attachments: [PC Submission 3-5-26.pdf](#)

EXTERNAL SENDER

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Attached please find comments for the Planning Commission meeting on March 10 related to the Camelback Gardens development, PLD-2023-121. Please make these comments part of the official record.

Thank you.

Rick Beauheim

MEMORANDUM

TO: Grand Junction Planning Commission

FROM: Rick Beauheim

RE: Camelback Gardens ODP, PLD-2023-121;
Hearing Date March 10, 2026

DATE: March 5, 2026

With respect to the proposed Camelback Gardens development (PLD-2023-121), the City Community Development Department seems to be acting as an advocate for the developer rather than looking after the best interests of the City and its citizens. Rather than trying to assist the developer in designing a development that conforms with the Comprehensive Plan and the Zoning and Development Code (ZDC), the Community Development Department instead seems to be working with the developer to find any justification, however feeble, to allow the developer to do whatever he proposes to do regardless of the regulations.

The original Outline Development Plan (ODP) for Camelback Gardens submitted to the Community Development Department, reviewed by Daniella Acosta Stine on May 10, 2023, envisioned 90 building envelopes on 10.63 acres (note: the developer is unable to maintain consistent values for areas throughout the ODP). The acknowledged housing density ranged from 6.8 to 8.4 units/acre and no claim to use surrounding open space in the density calculation was made. However, in the City of Grand Junction Application Review Comments dated May 19, 2023¹, GENERAL comment 4 states “As already discussed the two open space tracts abutting the parcels that were part of the Ridges Filing 6 will be used for density calculations.” No information about this earlier discussion, the parties involved, or their authority to make such a decision, has been provided. And yet, at the February 10, 2026 Planning Commission meeting, Daniella Acosta Stine, who appears to be the author of the statement quoted above, stated that there was no precedent for allowing a developer to use city-owned open space in his density calculations.

The second ODP available on the City website, uploaded January 16, 2024², does claim the use of 15 acres of open space in its density calculations and requests R-8 zoning, an honest reflection of what was being proposed. In the City of Grand Junction Application Review Comments dated March 27, 2024³, the Planner states that “A default zone district of R-8 does not conform with the Comprehensive Plan.” Then, under OUTLINE

¹ City of Grand Junction Application Review Comments, 5/19/2023, Comment Round No. 1, PLD-2023-121

² Review 2 General Project Report Camelback Gardens ODP

³ City of Grand Junction Application Review Comments, 3/27/2024, Comment Round No. 2, PLD-2023-121

DEVELOPMENT Plan (ODP), comment 30: “The ODP will need to specify an underlying zoning district. ... R-5 is the most logical underlying zone district to establish a deviation from, which both shows conformance with the Comprehensive Plan and allows the development to meet the proposed densities.” The Planner is aiding the developer in getting around the zoning requirements by suggesting a zoning designation consistent with the Comprehensive Plan, no matter that the development does not meet the standards of that designation. The proposed development is actually more consistent with R(M)-8 specifications than R(L)-5 specifications, and fails to meet even some R(M)-8 requirements. Note that the Planner is not asking for any modification of the developer’s plans, just a change in wording to get around the clear intent of the Comprehensive Plan. Because the specifications of R-5 zoning are not actually met, the developer has proposed numerous deviations from the default standards, all of which the Planner is prepared to accept without the proper justification.

All these problems persist through version 7 of the ODP, which is the current version up for consideration.

At the February 4, 2026 City Council meeting, the Council voted on a resolution (no. 13-26) to allow the Camelback Gardens development to include 15 acres of city-owned open space “within the Camelback Gardens Planned Development and Outline Development Plan boundary for planning and organizational purposes consistent with the clustering provisions of the City of Grand Junction Zoning and Development Code.” No public comment was allowed before the resolution was put to a vote and the Council was misled by the Community Development Department about the history of those 15 acres. In the information provided by Daniella Acosta Stine, the Principal Planner, she states that the 15 acres were "previously dedicated by the applicant for public use." Nothing in the public record supports this assertion. The land was already dedicated as open space in 1981 when the land was platted as part of The Ridges Filing No. Six by the Ridges Development Corporation. There is no reason to give this developer "credit" for this open space, and Ms. Stine herself said at the February 10, 2026 Planning Commission meeting that there was no precedent for such an action. In any case, the clustering provisions of the GJ ZCD only allow open space to be considered in determining the minimum lot size in a clustered development, not to calculate the density of the development. The Planner has nevertheless maintained that the City Council Resolution DOES let the developer use open space in his density calculations.

The same misinformation was provided to the Planning Commission for its February 10, 2026 meeting in Ms. Stine’s Information submittal. That submittal also contains a number of other biased and/or questionable assertions and decisions:

- **EXECUTIVE SUMMARY:** “Adjacent to the site is approximately 15 acres of open space that was previously dedicated to the City by the Applicants for public benefit to facilitate clustered development. Under the clustering provisions, the conserved open space may be included in the density calculation.” First, nothing in the record supports the assertion that the Applicant was in any way connected to the 15 acres becoming open space. Second, the dedication of open space was in no way intended to facilitate clustered development as shown clearly in The Ridges Filing No. Six plats showing the open space and the original associated planned development consisting of approximately 48 unclustered dwellings. Third, the statement about including open space in the density calculations under the clustering provisions is false—the clustering provisions in the Zoning and Development Code are silent on the use of open space in density calculations. Extending the use of the 15 acres of open space to the calculation of housing density for the development is an invention of the Planner dating back to at least May 19, 2023⁴, preceding by 2.5 years the City Council Resolution concerning those 15 acres and going far beyond the wording of that Resolution.
- **BACKGROUND OR DETAILED INFORMATION:** “Approval of the proposed Camelback Gardens PD ODP is therefore necessary to reestablish a legally valid zoning and development framework for the site.” While approval of *some* PD ODP may be necessary to establish a legally valid zoning and development framework for the site, it does not have to be this particular PD ODP.
- **Proposed Use and Zoning Overview:** “Rather than relying on a conventional straight-zone subdivision model based on individual lots and minimum lot dimensions, the proposed PD utilizes a footprint-based development pattern with shared open space. This model allows buildings to be clustered while preserving the surrounding natural landscape as common open space, which functions in place of individual private yards. By concentrating development and minimizing disturbance to the site, the proposed PD supports a low-maintenance and water-wise residential environment, preserves native vegetation, and responds to site constraints such as topography and natural features.” The developer is not proposing to preserve the surrounding natural landscape. The developer is proposing a small park and community garden in lieu of lawns and is asking to be able to cover 100 percent of the lots with buildings, inconsistent with any zoning requirements, to which the City Planner is agreeing.
- **ANALYSIS a:** “The proposal advances Plan Principle 3.6.e (Context-Sensitive Development) by establishing a PD framework that allows flexibility in building

⁴ City of Grand Junction Application Review Comments, 5/19/2023, Comment Round No. 1, PLD-2023-121

placement, massing, and site design to respond to surrounding developmental patterns, topography, and natural features. This approach supports development that contributes positively to neighborhood character while preserving open space and natural resources.” The developer actually has very little flexibility in building placement because he proposes to cover the vast majority of the ground surface. It is certainly not consistent with surrounding developmental patterns and contributes negatively to the character of the neighborhood.

- **ANALYSIS g:** “The proposed PD incorporates a combination of natural features, site design, and built elements to provide appropriate screening and buffering between developmental pds and adjacent properties.” In fact, the City Planner wishes to grant a deviation from the R-4 minimum rear setback of 25 ft to a mere 10 ft, so that adjacent properties on Butte Court will have 40-ft structures looming nearly at their back fences. None of the criteria of GJMC 21.05.050(g) for deviation from development default standards have been met in this case, and yet the Planner wants to approve the deviations.
- **ANALYSIS h:** “The ODP proposes a maximum of 90 dwelling units across approximately 25 acres, inclusive of both developable land and associated open space areas. Pursuant to Section 21.02.150(b) of the 2010 Zoning and Development Code, planned developments may incorporate common open space into density calculations when such open space is permanently preserved and functionally integrated into the development. In this case, the proposed open space areas are contiguous with and serve the residential pods and are therefore appropriately included in the overall density calculation.” First, nothing allows the developer to include 15 acres of open space in his density calculations. The City Council Resolution (no. 13-26) allows the use of the 15 acres in determining the minimum allowable lot size for the clustered development, not the density. Second, Section 21.02.150(b) of the 2010 Code says nothing whatsoever about the inclusion of open space in density calculations—the Planner’s statement is false. Third, the 15 acres of open space being used in the developer’s calculations are in no way functionally integrated into the development. Fourth, significant sections of the 15 acres of pre-existing open space are in no way contiguous with or serving any of the pods. The Planner appears to be trying to serve the developer by making misleading and untrue statements.
- **ANALYSIS i:** The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the underlying default zone district...” It has previously been stated by Ms. Acosta that “The Camelback Gardens PD application was originally submitted in 2023 and is therefore reviewed under the Zoning and Development Code in effect at the time of submittal (2010 Code).” RL-5 zoning only came into existence with the 2024 Code.

The area (and immediately adjacent neighborhoods) was historically zoned as R-4 and that is the zoning that should be applied to this project. The current RL-4 zoning is more consistent with the old R-4 zoning than RL-5. In any case, RL-5 cannot be considered the default zone district any more than RL-4 could; the Comprehensive Plan merely designates it as RL. RL-5 zoning is simply more advantageous to the developer than RL-4. The City Planner repeats the unjustified statement that RL-5 is the default zoning 11 times in their document, before stating in the STAFF FINDINGS OF FACT AND RECOMMENDATION that it should be defined as such, with no discussion of why RL-5 might be more appropriate than RL-4.

- **ANALYSIS I, *Standards Preserved from RL-5*:** “The ODP preserves several core RL-5 standards to maintain compatibility with surrounding development and the Comprehensive Plan.” Again, this ODP is being reviewed against the 2010 Code, not the 2024 code. Surrounding development was done under R-4, which is more similar to the current RL-4 than RL-5. The deviations from even RL-5 standards that the developer is requesting, and that the City Planner apparently wants to approve, make a mockery of even that designation. The developer’s proposal is more in line with RM-8 standards than with RL-5 standards, but even those are too restrictive to accomplish the developer’s goals.
- **ANALYSIS i, *Targeted Deviations from RL-5 Bulk Standards*:** “The ODP proposes the following deviations from RL-5 standards to enable clustering and efficient site design:
 - **Minimum Lot Size:** The minimum lot size is reduced from 4,000 square feet (RL-5) across all development pods to allow for a building-footprint platting model. Minimum lot sizes are proposed at 2,400 square feet in Pods A and B and 1,200 square feet in Pods C through G, as shown on the ODP.” The 2010 GJMC Section 21.03.060 (c) (3) states “In no event shall any lot be less than 3,000 square feet.” while the 2024 ZDC, Section 21.03.040(f) (E) states “In no event shall any lot be less than 2,000 square feet.” Under either set of regulations, lot sizes of 1,200 square feet are unacceptable, and yet the Planner appears willing to accept them.
 - **“Rear Setbacks:** The RL-5 rear setback of 15 feet is reduced to 10 feet where it abuts another residential parcel and to 0 feet where it abuts open space. This deviation supports compact building placement while maintaining appropriate separation between residential uses.” This ODP was supposedly being evaluated against the 2010 GJMC, which mandated a 25 feet rear setback for the R-4 zoning that Butte Court was developed under and which applied to this area at the time of initial platting. A rear setback of 25 feet is also required for RL-4 zoning under the 2024 ZDC. There is no justification

whatsoever for allowing a setback of only 10 feet, other than to please the developer.

- **Planned Development Requirement Analysis g:** “Second, where setbacks are reduced, the design is offset by increased buffering and access to common open space.” Those factors in no way reduce the impact of the reduced setbacks to the residents of Butte Court, who face the prospect of 40-ft-tall buildings 10 ft from their back fences. There will be no increased buffering or access to common open space between the residents of Butte Court and Pod C of Camelback Gardens.
- **Planned Development Requirement Analysis h:** “In other words, the PD dedicates approximately 59 percent of the total site area as open space, which substantially exceeds the required twenty percent minimum. This does not include the additional 15,079 square feet (approximately 0.35 acres) of newly dedicated public park and trail corridor land.” The developer is not providing the 15 acres of open space—it is already city property. And the developer can hardly take credit for the 15,079 square feet of park and trail corridor when they received 12,782 square feet of city-owned open space in return.
- **Planned Development Requirement Analysis m, Open Space Dedication:** “The Planned Development provides open space well in excess of the minimum required by the default zone. The project preserves approximately 15.01 acres of open space, representing approximately 59 percent of the overall site area, which substantially exceeds the required twenty percent minimum.” The 15 acres of open space is not being preserved by the development—it is already City property. The new open space provided by the project in fact falls far short of the twenty percent minimum. Note also the existence of a Restrictive Covenant (Assessor’s reception # 1574915), signed by the developer (R.M. Stubbs) on July 1, 1991, pledging to exceed the minimum open space requirement for Lot 1, Block 23, which includes the area for Camelback Gardens and Upland Homes, by at least 5,000 square ft. No demonstration has been offered that this pledge has been met.

In summary, the Community Development Department appears to be assisting the developer in coming up with a combination of falsehoods, misleading statements, and semi-plausible arguments to avoid complying with the Comprehensive Plan and the zoning restrictions laid out in the 2024 Zoning and Development Code. At no time during the years-long review process for this development has the Community Development Department pushed back against the developer and said that any aspects of the proposed development are inappropriate and must be changed. Instead, the Community Development Department has developed half-true rationalizations to permit whatever the developer wants. There is nothing preventing the developer from coming up with an ODP consistent

with RL-4 zoning, with no deviations. Instead of steering the developer in that direction, the Community Development Department seems to be determined to support whatever inappropriate development the developer wants, to the detriment of the current citizens of Grand Junction who will be neighbors to the new development.

I ask that the Community Development Department cease its inappropriate behavior, and that the current Camelback Gardens ODP be denied.

Sincerely,

A handwritten signature in black ink that reads "Rick Beauheim". The signature is written in a cursive style with a large, prominent "R" and "B".

Rick Beauheim
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rlbeauheim@bresnan.net