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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JUNE 9, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-6-9-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Grand Junction Land Company, LLC to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road
2. Consider a request by Grand Junction Land Company, LLC to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway
3. Consider a request for a Conditional Use Permit (CUP) for a proposed 4,755 sf bank with a drive-through on a 1.06-acre property located at 1211 Wellington Ave in an MU-1 (Mixed-used Neighborhood) zone district.

Other Business

1. Election of Chair and Vice-Chair

Adjournment

GRAND JUNCTION PLANNING COMMISSION
April 28, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Ian Moore (Virtually), Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. 2426 G Road ROW Vacation

VAC-2025-202

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

Staff Presentation

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

There were no questions from Commissioner's for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Palmer seconded; Motion passed 7-0.

2. Brookfield West Comprehensive Plan Amendment CPA-2025-52

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:05 p.m. on April 28, 2026.

Discussion

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner

Palmer also said that the request matches with what is already in the area. Commissioner Zyvan voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

Motion and Vote

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Quintero seconded; Motion passed 7-0.

3. Brookfield West Rezone

RZN-2025-62

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:24 p.m. on April 28, 2026.

Discussion

There was no discussion among Commissioner's on this item.

Motion and Vote

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendments – Q2 2026

ZCA-2026-191

Consider a request by the City of Grand Junction to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:52 p.m. on April 28, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-191, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report."

Commissioner Zyvan seconded; Motion passed 7-0.

5. Zoning Code Amendments – Drive-Through Facilities

ZCA-2026-211

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities.

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via www.gjcity.org.

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

The public hearing was closed at 7:08 p.m. on April 28, 2026.

Discussion

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-211, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:41 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: June 9, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Land Company, LLC to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

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

BACKGROUND OR DETAILED INFORMATION:

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

NOTIFICATION REQUIREMENTS

Pursuant to GJDC Section 21.02.030(c)(3)(ii), the required Neighborhood Meeting for the proposed Right-of-Way Vacation was waived by the Community Development Director. The waiver was granted because the proposed traffic flow, roundabout, and related roadway changes were previously discussed during an Outreach Meeting held on October 21, 2025, for the related Redlands 360 ODP Amendment and Annexation project, and the proposed vacation was determined to have little potential to create material negative impacts on the surrounding neighborhood..

Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJZDC. The subject properties were posted with an application sign on June 30, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on May 29, 2026. The notice of the Planning Commission public hearing was published on May 30, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public right-of-way shall be reviewed in light of the following:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The proposed right-of-way vacation is consistent with the Comprehensive Plan and adopted transportation policies because it facilitates the reconfiguration and modernization of the roadway network associated with the approved Redlands 360 development. The vacation allows the existing roadway alignments and excess right-of-way areas to be redesigned into a more efficient public street system that accommodates multimodal improvements, enhanced circulation, and supporting public infrastructure designed to current City standards.

The request is necessary to accommodate construction of the new street configuration, including a roundabout, revised roadway alignments, detached pedestrian and bicycle facilities, sidewalks, and associated public improvements. The reconfigured roadway network improves vehicle circulation and safety while creating a more balanced transportation system that better serves pedestrians and bicyclists. The proposal is consistent with Comprehensive Plan Principle 5.4, which promotes integration of transportation mode choices into existing and new neighborhoods by improving connectivity between residential areas, open space, and community destinations through enhanced multimodal infrastructure.

The proposed vacation also facilitates reconfiguration of excess and irregular right-of-way areas into a more efficient and modernized public street layout. As illustrated in the proposed roadway plan, the vacated right-of-way area allows for development of a parking pod intended to support public access to adjacent open space, trail connections, and recreational amenities within the Redlands 360 development. The existing right-of-way configuration limits the ability to incorporate these improvements in a coordinated manner. By vacating and realigning portions of the corridor, the proposal creates sufficient area for multimodal infrastructure, traffic calming improvements, pedestrian and bicycle facilities, and organized public parking while maintaining safe vehicular circulation.

The proposal also advances the infrastructure improvement objectives of Principle 5.4

by enabling reconstruction of the corridor with modern transportation design features intended to improve safety, mobility, and neighborhood livability. The proposed roundabout functions as a traffic calming measure by reducing vehicle speeds and minimizing vehicle conflict points while maintaining efficient traffic flow. Additional multimodal improvements further improve accessibility and safety for all transportation users.

The request is similarly consistent with Principle 6.1.1 of the Comprehensive Plan, which promotes development of a safe, balanced, and well-connected transportation system. The vacation facilitates implementation of Complete Streets principles by allowing the roadway corridor to be redesigned with integrated pedestrian, bicycle, vehicle, and parking improvements rather than maintaining an older roadway configuration with limited multimodal accommodations. The proposed improvements balance the needs of all transportation modes and improve connectivity between neighborhoods, open space areas, and adjacent destinations.

Staff finds this criteria is met.

b. No parcel shall be landlocked as a result of the vacation;

The proposed right-of-way vacation will not result in any parcel becoming landlocked or losing legal access to the public street system. Existing and future lots within the Redlands 360 development area will continue to be served by the reconfigured public roadway network, including access to South Broadway and 23 Road through the newly constructed roadway alignments and roundabout configuration.

The vacation area consists primarily of portions of existing right-of-way that are no longer necessary due to the approved redesign of the roadway network. As shown on the vacation and roadway exhibit, the existing roadway geometry is being replaced with a new circulation pattern that relocates and consolidates public access into a more efficient configuration. The proposed roadway improvements include construction of a new roundabout, revised roadway alignments, detached pedestrian and bicycle facilities, and associated infrastructure that maintain continuous public access throughout the area.

The green-hatched area proposed for vacation is generally located within portions of the former roadway corridor and residual right-of-way created by the roadway realignment. The vacation removes obsolete right-of-way areas that will no longer function as part of the active transportation network once the new street system is constructed. Access functions currently served by the existing roadway segments are being replaced by the newly aligned public streets shown on the exhibit. Because the replacement roadway system is being constructed concurrently with the vacation, no interruption of access to adjacent properties is anticipated.

The vacation areas are separated from the surrounding single-family lots by the existing and proposed public roadway network and do not remove driveway access or eliminate

connections between existing properties and South Broadway or 23 Road. The existing residential properties surrounding the intersection area will continue to maintain access through the reconfigured public street system. Access to the homes north of South Broadway will remain available from Broadway and 23 Road, while properties south of the intersection will continue to maintain access from South Broadway and the improved roadway network. The proposed roadway redesign replaces outdated roadway geometry with a consolidated and modernized street configuration that continues to provide public access to all adjacent properties.

Therefore, staff finds this criterion met.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

The proposed right-of-way vacation will not unreasonably restrict access to any parcel, create economically prohibitive access conditions, or reduce the utility or value of surrounding properties. The vacation areas consist of portions of excess and remnant right-of-way associated with the existing roadway configuration that are being replaced through the approved roadway realignment and public infrastructure improvements associated with the Redlands 360 development.

All existing residential properties in the surrounding area will continue to maintain direct access to the public street network through South Broadway, 23 Road, and the redesigned roadway system. The proposal does not eliminate existing driveway connections without replacement access being provided, nor does it create isolated or circuitous access routes for adjacent property owners. The roadway redesign maintains connectivity while improving overall traffic circulation and access management in the area.

The proposed improvements associated with the vacation are intended to enhance, rather than diminish, functionality of the surrounding transportation network. The redesigned intersection and roadway alignments reduce vehicle conflict points, improve traffic operations, and incorporate modern multimodal infrastructure including detached pedestrian and bicycle facilities. The proposed roundabout functions as a traffic calming feature intended to improve safety and reduce vehicle speeds while maintaining efficient traffic flow through the corridor.

The vacation also facilitates coordinated public improvements that support accessibility and usability of the surrounding area, including improved pedestrian connectivity and public parking intended to serve adjacent open space and trail amenities. These improvements increase the overall functionality of the corridor and improve access opportunities for both residents and visitors.

Therefore, staff finds this criteria met.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

The proposed right-of-way vacation will not adversely impact the health, safety, or welfare of the general community, nor will it reduce the quality or availability of public facilities and services provided to surrounding properties. The vacation is part of a coordinated roadway reconstruction and realignment project associated with the approved Redlands 360 development and is being processed concurrently with new right-of-way dedications, utility easements, roadway improvements, and associated public infrastructure upgrades.

The existing roadway configuration at South Broadway and 23 Road contains multiple intersecting movements, irregular roadway geometry, and numerous vehicle conflict points associated with the current intersection layout. The proposed roadway redesign replaces the existing configuration with a modern roundabout and consolidated street network intended to improve traffic operations, reduce conflict areas, and enhance overall transportation safety for motorists, pedestrians, and bicyclists.

According to Federal Highway Administration research, conversion of traditional intersections to single-lane roundabouts can reduce total vehicle conflict points from approximately 32 conflict points at a conventional four-leg intersection to approximately 8 conflict points at a roundabout configuration, substantially reducing the potential for severe vehicle collisions and turning conflicts. Roundabouts are also associated with lower travel speeds and reductions in severe injury crashes due to elimination of high-speed angle conflicts. The proposed roadway improvements incorporate these design principles to improve overall corridor safety and traffic function.

The vacation also facilitates installation of detached pedestrian and bicycle facilities, improved roadway alignments, and traffic calming infrastructure intended to improve multimodal safety and accessibility throughout the corridor. These improvements support safer circulation for all users while modernizing the transportation network to current City standards.

Police, fire, and emergency services will continue to maintain adequate access to all surrounding properties through the redesigned public street system. The proposed roadway network maintains continuous public access and is designed to improve circulation efficiency and operational reliability compared to the existing roadway configuration.

Existing utilities located within the current right-of-way and easement areas will either remain protected through retained easements or be relocated and reconstructed as part of the coordinated public infrastructure improvements associated with the roadway project. The vacation therefore does not reduce the availability or functionality of utility services to adjacent properties.

Therefore, staff finds this criterion met.

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

The proposed right-of-way vacation will not inhibit the provision of adequate public facilities or services to surrounding properties. The vacation is being processed in conjunction with the coordinated reconstruction and realignment of the public roadway and utility network associated with the approved Redlands 360 development. New roadway improvements, utility relocations, drainage infrastructure, and associated public facilities will be constructed to current City standards as part of the overall project.

All affected properties will continue to be served by adequate public access, emergency services, utilities, drainage facilities, and transportation infrastructure following completion of the roadway improvements. Existing utilities located within the vacation area will either remain protected through retained easements or be relocated into the new right-of-way and utility easement areas established through the associated development approvals.

f. The proposal shall not hinder public and City functions.

The proposed right-of-way vacation will not hinder public or City functions. The vacation is being processed in conjunction with a coordinated roadway realignment and public infrastructure improvement project that modernizes the transportation network and improves overall circulation within the area. The proposal maintains public access, emergency response capabilities, utility service provision, and multimodal connectivity through the redesigned roadway system.

The vacation removes portions of excess and obsolete right-of-way that are no longer necessary following construction of the new roadway configuration, including the roundabout and associated street realignments. Public functions currently served by the existing right-of-way will continue to be accommodated through the replacement roadway network and associated public improvements. Utility infrastructure will either remain protected through retained easements or be relocated into new public right-of-way and easement areas as part of the project improvements.

Staff finds that this criterion has been met.

FINDING OF FACT, STAFF RECOMMENDATION AND CONDITIONS

After reviewing the request to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, City file number VAC-2025-329, the following finding of fact has been made:

The request conforms with Section 21.02.050(p)(iii)(B) of the Zoning and Development Code.

Therefore, staff recommends approval of the request subject to the following conditions:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the City, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of Brothers Boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the City, and permanent access has been established for all affected properties.
- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the City Engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the City, and opened to public use.
- New public right-of-way for road(s) and easement(s) shall be dedicated to the City by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. The roadway improvements, and associated public infrastructure improvements shown on the approved Redlands 360 Construction Site Plan, as depicted on Exhibit 5, and necessary to maintain the public transportation network and access to adjacent properties shall be constructed, accepted by the City, and available for public use, or a development improvements agreement shall be provided to the City for the construction of the same with acceptable security as deemed appropriate by the City. All utilities in the vacated road(s) and easement(s) shall be relocated to the satisfaction of the City and the utility companies, or a development improvements agreement shall be provided to the City for the relocation of the same with acceptable security as deemed appropriate by the City.

SUGGESTED MOTION:

Chair, on the request to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, City file number VAC-2025-329, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 1. Development Application

2. Exhibit 2. Neighborhood Comment Meeting Waiver
3. Exhibit 3. Supplementary Vacations & Road Realignment Exhibit
4. Exhibit 4. ROW Vacation Ordinance
5. Exhibit 5. New Roadway Configuration

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

PROPERTY DESCRIPTION AS SURVEYED

A parcel of land situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded at Reception Number 2003808 of the records in the office of the Mesa County Clerk and Recorder. Said parcel being more particularly described as follows:

Beginning at a 3.25" aluminum cap in a monument box marked MESA COUNTY SURVEY MARKER NO 230-1 - PLS 24953 for the north 1/16th corner of said Section 18 and Section 17, whence a 2.25" brass cap in concrete marked MESA COUNTY SURVEY MARKER NO 352 - 1966 for the quarter corner of said Section 18 and Section 17 bears South 00°02'39" East with all bearings herein relative thereto;

thence South 00°02'39" East along the east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 236.67 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 80°35'56" West along Right-of-Way as described at Reception Number 978834, a distance of 25.34 feet to a 1.5" aluminum cap marked PLS 38274;

thence continuing along said Right-of-Way the following four courses:

- thence South 00°02'39" East, a distance of 466.71 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN at the beginning of a curve concave to the east having a radius of 50.00 feet and a central angle of 119°54'39" and being subtended by a chord which bears South 00°02'39" East 86.60 feet;
- thence southwesterly along said curve, a distance of 104.71 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 00°02'39" East, a distance of 6.70 feet to a 1.5" aluminum cap marked PLS 38274;
- thence North 89°57'53" East, a distance of 25.00 feet to a 1.5" aluminum cap in concrete;

thence South 00°02'39" East along the said east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 527.31 feet to the hereinabove described quarter corner;

Thence North 89°54'43" East along the north line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1322.08 feet to a 2.5" aluminum cap marked LS 33650 - 2006 for the center-west sixteenth of said Section 17;

thence South 00°22'02" East along the east line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1321.36 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1196 for the southwest sixteenth corner of said Section 17;

thence North 89°42'27" West along the south line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1315.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1197 for the south sixteenth on the west line of said Section 17;

thence South 89°43'41" West along the south line of the northeast quarter of the southeast quarter of said Section 18, a distance of 1318.65 feet to a 3.25" brass cap marked HDS 24953 2021 for the southeast sixteenth corner of said Section 18;

thence South 89°43'57" West along the south line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1314.58 feet to a 3" brass cap marked MESA COUNTY SURVEY MARKER NO. for the center-south sixteenth corner of said Section 18;

thence North 00°18'55" West along the west line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1318.40 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1203 for the center-quarter corner of said Section 18;

thence South 89°51'36" West along the south line of the southeast quarter of the northwest quarter of said Section 18, a distance of 1131.99 feet to the center line of the Redlands Water and Power Company Second Lift Canal, thence along said centerline the following five courses;

- thence North 39°27'47" West, a distance of 133.57 feet;
- thence North 09°06'47" West, a distance of 142.56 feet;
- thence North 01°57'13" East, a distance of 108.17 feet;
- thence North 20°06'13" East, a distance of 228.20 feet;
- thence North 31°31'47" West, a distance of 341.77 feet to the center line of the Redlands Water and Power Company First Lift Canal, thence along said centerline the following two courses;

- thence North 55°01'13" East, a distance of 403.97 feet;
- thence North 65°28'42" East, a distance of 441.74 feet to the north line of the southeast quarter of the northwest quarter of said Section 18;

thence North 89°41'02" East, a distance of 598.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO 1204 for the center-north 1/16th of said Section 18;

thence North 22°25'01" West, a distance of 361.74 feet to the center line of said First Lift Canal, thence along said centerline the following two courses;

- thence North 48°38'44" East, a distance of 56.08 feet;
- thence North 21°39'49" East, a distance of 54.16 feet to the south boundary of South Easter Hill Subdivision as recorded at Reception Number 727359;

thence South 58°55'11" East along said south boundary, a distance of 248.17 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 32°21'11" East along said south boundary, a distance of 329.00 feet to a 1.5" aluminum cap marked PLS 38274 on the westerly line of Easter Hill Drive Right-of-Way, thence continuing along said Right-of-Way the following six courses;

- thence South 05°17'49" West, a distance of 68.10 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 06°47'49" West, a distance of 230.30 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 68°22'11" East, a distance of 165.00 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 74°40'11" East, a distance of 130.10 feet to a 1.5" aluminum cap marked PLS 38274;
- thence North 44°01'49" East, a distance of 866.20 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN;
- thence North 40°25'49" East, a distance of 38.18 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 07°38'49" West, a distance of 85.86 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence South 23°05'11" East, a distance of 64.50 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence South 67°04'11" East, a distance of 64.03 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence North 72°42'49" East, a distance of 112.51 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 85°44'49" East, a distance of 152.14 feet to a 1.5" aluminum cap marked PLS 38274;

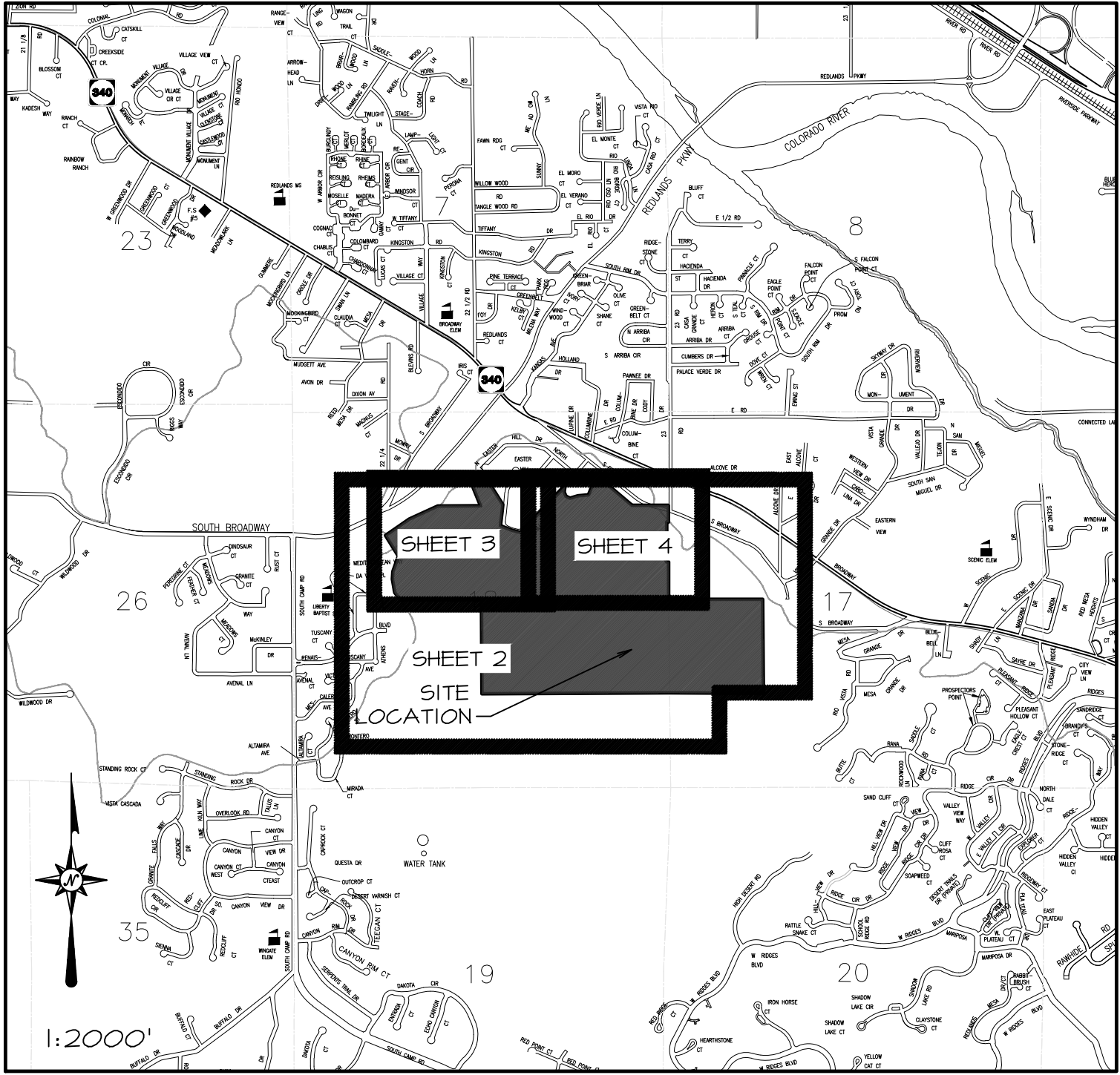
thence North 21°20'49" East, a distance of 102.82 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 40°25'49" East, a distance of 210.00 feet to a 1.5" brass washer marked PLS 38274;

thence South 49°34'08" East, a distance of 621.65 feet to a 1.5" brass washer marked PLS 38274;

thence North 89°57'30" East along the north line of the southeast quarter of the northeast quarter, a distance of 473.32 feet to the Point of Beginning.

Said parcel containing 237.73 acres more or less.



Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th Corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53" East, as shown hereon.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

There exists on this parcel a complex network of trails of indeterminate origin. There exists "NO TRESPASSING" signs posted throughout this parcel. Some of these trails have apparently been used by the public for a substantial period of time, which may favor the development of unwritten rights.

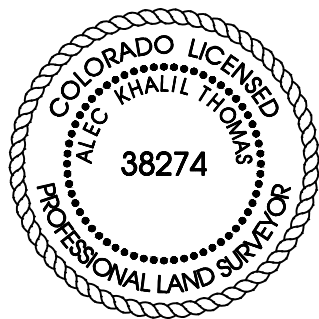
Rebar found and accepted by this survey were affixed with a 1.5" aluminum cap marked PLS 38274.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, 6JC65051840-3, dated June 02, 2022. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
Colorado PLS 38274



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____
Deposit Number _____



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcowest.com

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number
2945-181-00-052

Situated in Section 18 and the
Northwest Quarter of the Southwest
Quarter of Section 17, Township 1 South,
Range 1 West of the Ute Meridian.

Sheet 1 of 4 Date: 2/13/2023 Job No. 1988-005

Surveyed: SLG Drawn: AKT Checked: BDM

Drawing name: S:\PROJECTS\1988 Le Plata Committee, Inc\005 Easter Hill Survey\CHW\1988-005 SP.dwg

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

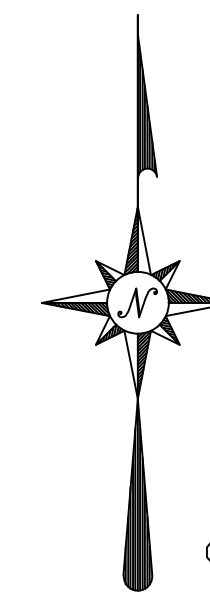
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1841356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side." said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.

Lineal Units of Measurement are U.S. Survey Feet.

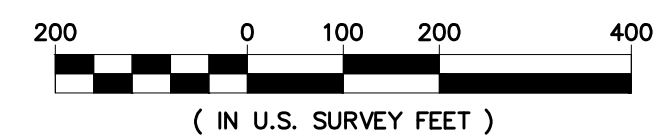
MCLGS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 34°08'22.12"146N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.0002181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53"East, as shown hereon.



SCALE



(IN U.S. SURVEY FEET)

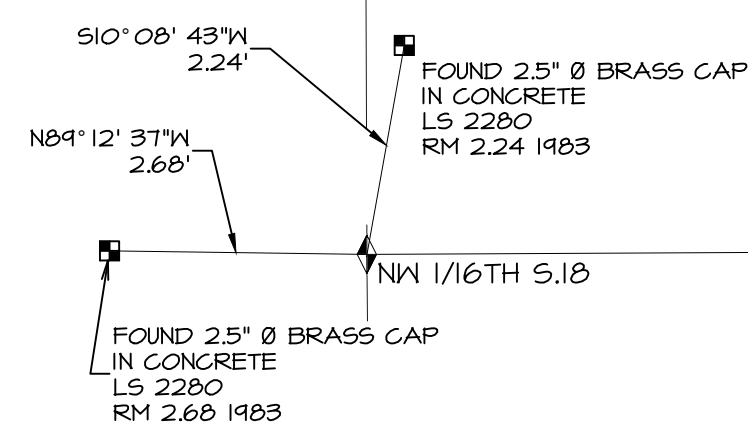
SECTION 17

SEE SHEET 4 FOR ADDITIONAL BOUNDARY DATA.

SECTION 18

SEE SHEET 3 FOR ADDITIONAL BOUNDARY DATA.

DETAIL A - 1:2'



NO MONUMENT FOUND, ACTUAL POSITION IMPRACTICAL TO MONUMENT.

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1203
C-1/4 S.18

584°51'21"W 2625.62'

FOUND 2.25" Ø BRASS CAP
IN CONCRETE
MESA COUNTY SURVEY MARKER NO 352 1966
N 1/4 S.17

FOUND 2.5" Ø ALUMINUM CAP
ON PIPE
LS 33650
2006
C-N 1/16TH S.17

NW1/4
SE1/4

NE1/4
SE1/4

NW1/4
SW1/4

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1202
C-S 1/16TH S.18

584°43'57"W 1314.58'
LOT 100
CANYON RIM 360 SUBDIVISION
FILING NUMBER ONE
REC NO 3002807

FOUND 3.25" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1197
S 1/16 S.17 S.18

584°43'41"W 1318.65'

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1197
S 1/16 S.17 S.18

584°42'21"E 1315.71'

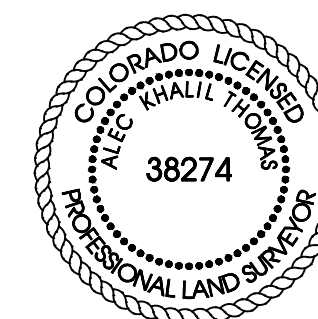
FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1196
SW 1/16TH S.17

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office

Date

Deposit Number



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

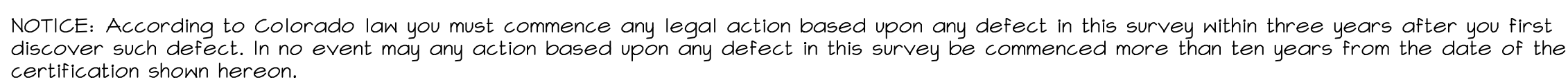
Sheet 2 of 4	Date: 2/13/2023	Job No. 1988-005
Surveyed: SLG	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1988 Le Plata Committee, Inc\005_Easter Hill Survey\CHW\1988-005 SP.dwg		

Mesa County Parcel Number 2945-181-00-052

NOTE A:
Deed at Reception Number 1177140 #1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

NOTE B:
Deeds at Reception Number 1171440 & 1248158 describe a pipeline easement that includes calls to piping, a settling pit, a pump house and a steel storage tank. The bearings and distances within the descriptions do not coincide with irrigation features as surveyed, this surveyor considered the location of said easement to be paramount when determining the easements as shown herein. An access easement is also noted as follows: "Easement 20 feet in width, extending from said water storage tank to the southline of Easter Hill Drive". No evidence of access was observed during survey.

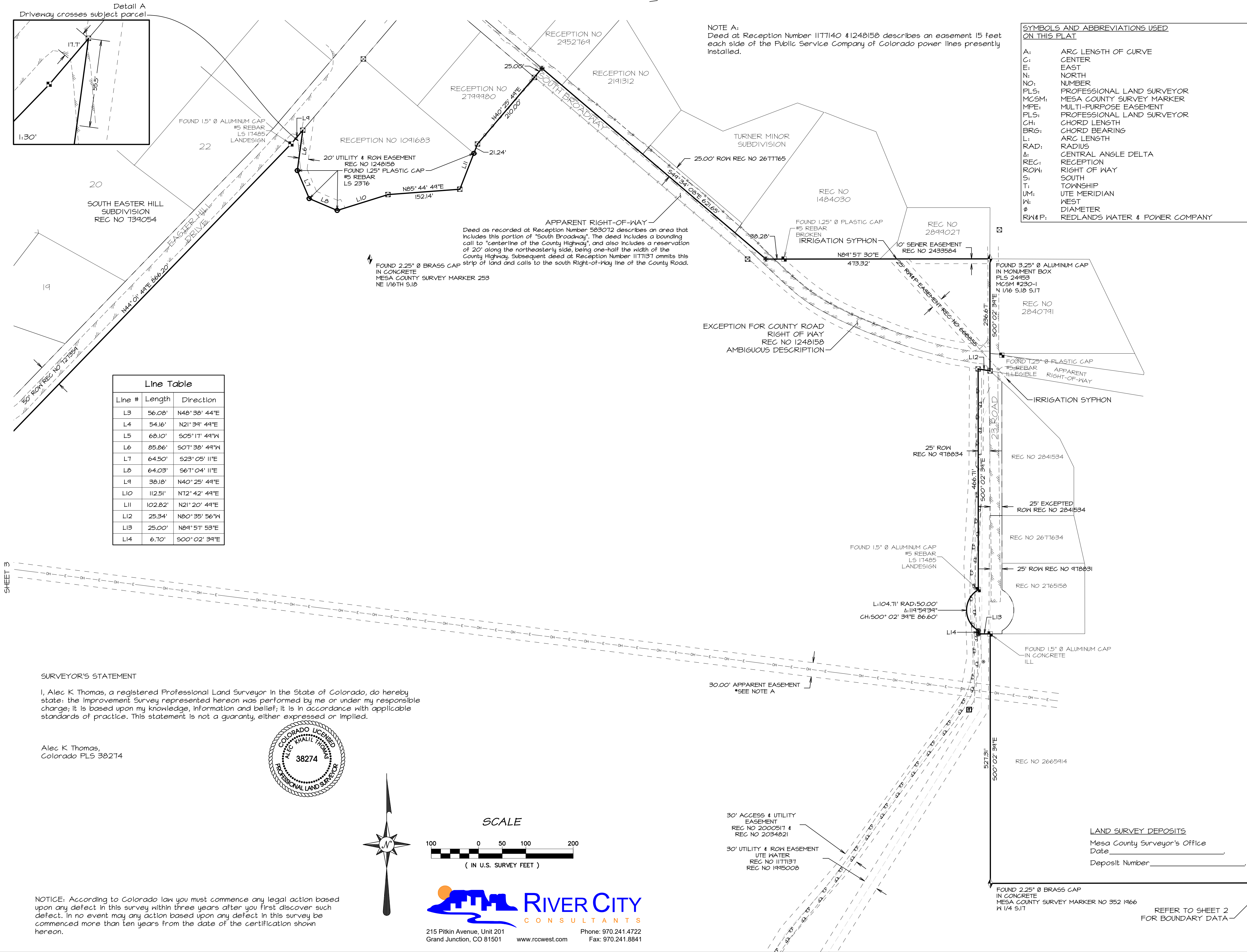
NOTE C:
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1891356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side.." said document claims to have acquired "valid rights, perspective or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.



IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.



**No Physical Address,
Grand Junction, CO
Tax Parcel Nos. 2945-181-22-998 & 2945-181-23-001
Owner(s): Grand Junction Land Company, LLC**

Proposed Use: South Broadway and 23 Road are being realigned with construction of Redlands 360 Filing 3, which has planning approval. Filing 3 will plat/replat ROW and install infrastructure. The installation of streets and utilities will facilitate future filings of the Redlands 360 master planned community.

B. Public Benefit

The ROW vacations facilitate the realignment of infrastructure which includes a roundabout that is a marked safety improvement as it reduces conflict points by approximately 75%, benefiting the community. All utility providers (Xcel, Ute Water and Persigo) have signed off on the realignment of ROW and MPEs.

C. Neighborhood Meeting

The Community Development Director waived the requirement for an Outreach Meeting. Infrastructure, traffic patterns, etc. were discussed at the Outreach Meeting held on October 21, 2025, related to the ODP Amendment, Annexation and overall Redlands 360 project.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The ROW/MPE vacation request is in compliance with Section 21.02.050(p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement. The ROW/MPE vacation request supports the comprehensive plan by installing pedestrian and bicycle facilities as part of the new infrastructure and new dedication of ROW with Filing 3 construction. There are currently no sidewalks or on street bike/ped paths.

2) Land use in the surrounding area:

The land use in the surrounding area is a mixture of undeveloped parcels and low-density single-family homes. Surrounding zoning consists of:

North and east – County RSF-4
West and South – City PD

3) Site access and traffic patterns:

South Broadway and 23 Road will be realigned. The right-of-way vacation will have no effect on existing traffic patterns in conjunction with the construction of the new infrastructure in Filing 3.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sewer
City of Grand Junction Storm Sewer
Xcel Energy (gas & electric)
Redlands Water and Power Company
City of Grand Junction Fire – Station 5
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

A fire flow form was submitted with the major subdivision application and indicates location of fire hydrants, as well as proposed locations on the construction plans.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the right-of-way vacation. Utilities in existing ROW will be relocated to the realigned ROW.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The right-of-way vacation will have no adverse effect on public facilities. All utilities will be relocated to the new alignment with construction of Filing 3. Traffic circulation is improved as a result of the new alignment for emergency services. Pedestrian connections and bicycle facilities will be put in place where there were none previously.

7) Hours of operation:

This criterion is not applicable for this submittal.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

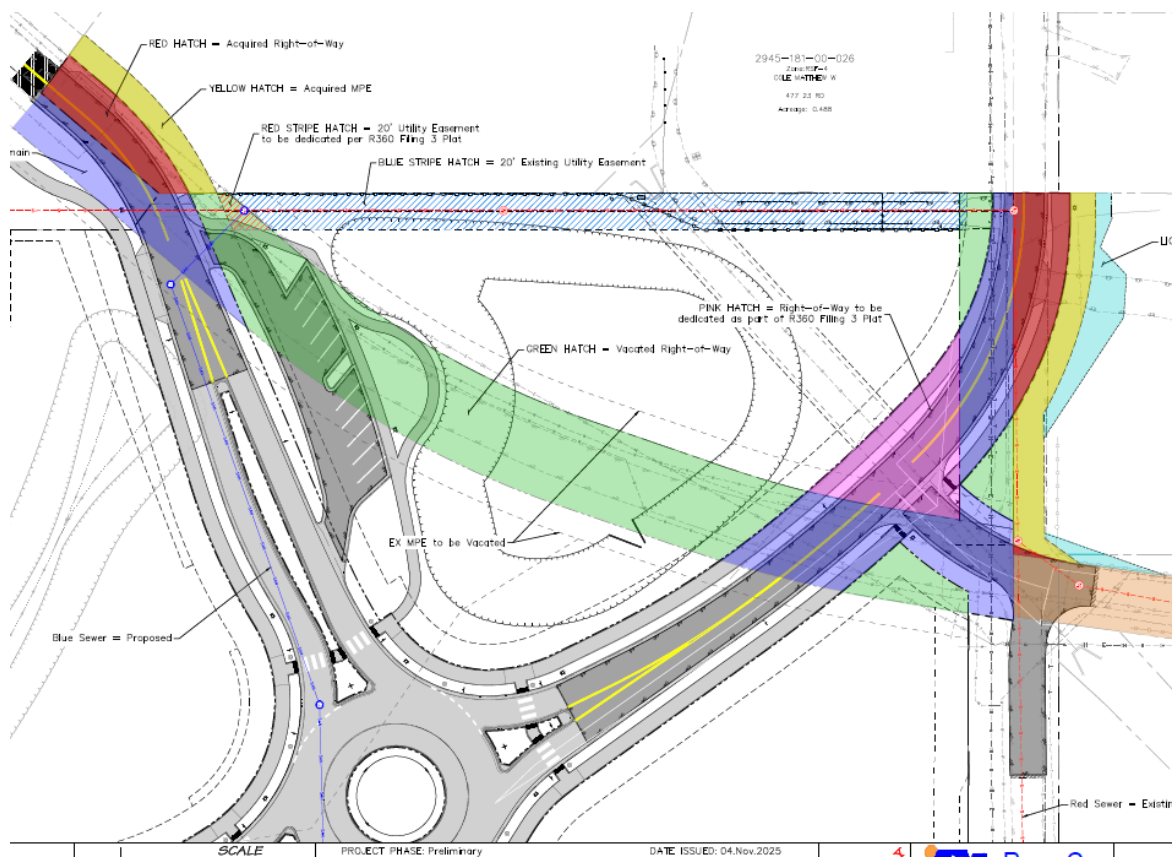
Section 21.02.050 (p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement:

(B) The Planning Commission shall recommend to and the City Council shall decide on all other request in light of the following criteria:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The major subdivision for Redlands 360 Filing 3 has been approved. The new roadway system still provides connections to South Broadway and 23 Road and still provides access to all adjacent landowners. The proposed vacation and realignment of ROW and MPEs does not conflict with the Grand Junction Circulation plan or the Comprehensive plan and supports the Comprehensive Plan with the construction of dedicated pedestrian and bicycle paths, promoting Plan Principle 6: Efficient and Connected Transportation. More specifically it supports 6:1, Continue to develop a safe, balanced and well-connected transportation system that enhances mobility for all modes; a., d. and f.

The ROW vacation facilitates the construction of a roundabout and detached pedestrian/bicycle trail improving safety for all users and reducing points of conflict. It provides balanced modes of transportation, bicycling, walking and driving. It provides for specific improvements including sidewalks and buffered bike lines along an Active Transportation Corridor, and traffic calming measures with the roundabout.



b. No parcel shall be landlocked as a result of the vacation;

All adjacent parcels will still have access to South Broadway and 23 Road. No parcel will be landlocked as a result of the vacation. The portions of existing ROW that are being vacated are located south and west of existing residential lots, creating no impact. The existing ROW being vacated is no longer needed to facilitate function of the realigned roadway.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

As explained, all adjacent landowners still have access to South Broadway and 23 Road through the extended street system. The vacation and subsequent infrastructure construction of relocated access does not reduce or devalue adjacent properties. Most of the residential properties are located south and west of the proposed vacation and are not impacted. The newly aligned infrastructure creates safer access, reducing points of conflict and providing detached trails for pedestrians and bicyclists for all nearby residents and is a benefit to the community.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced,

including, but not limited to, police and fire protection and utility services;

The vacation request has no effect on the health, safety and welfare of the general community. Police and fire have direct access to adjacent properties from the realigned South Broadway and 23 Road street network. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. Points of conflict will be reduced by approximately 75%. Existing utilities within existing ROW will be relocated to the new ROW.

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

The vacation does not inhibit the provision of adequate public facilities or services. Any utilities that are located within ROW or multi-purpose easements to be vacated are being relocated within the proposed realignment and will still serve all existing properties.

f. The proposal shall not hinder public and City functions.

The vacation will not hinder public and City functions. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. The areas to be vacated are located within existing ROW and will revert back to the property owner. Existing utilities within existing ROW will be relocated to the new ROW.

F. Development Schedule

This criterion is not applicable for this submittal.

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Right-of-way

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: No physical address

Site Acreage: 201 +/- acres

Site Tax No(s): 2945-181-22-999

Site Zoning: PD

Project Description: Vacation of portions of ROW as dedicated by Redlands 360 Filing 1 subdivision plat, as recorded at
Recording Number 0000475

Property Owner Information

Applicant Information

Representative Information

Name: Grand Junction Land Company

Name: Redlands 360, LLC

Name: River City Consultants, Inc.

Street Address: 600 E. Hopkins Ave #1

Street Address: 422 E. Verjijo Ave. #10

Street Address: 215 Pitkin Ave #201

City/State/Zip: Aspen, CO 81611

City/State/Zip: Colorado Springs, CO

City/State/Zip: Grand Jct. CO 81501

Business Phone #: 970-925-9046

Business Phone #: 970-712-0006

Business Phone #: 970-241-4722

E-Mail: mmaple@dunrene.com

E-Mail: jane.quimby@onelaplata.com

E-Mail: tstates@rccwest.com

Fax #:

Fax #:

Fax #:

Contact Person: Mike Maple

Contact Person: Jane Quimby

Contact Person: Tracy States

Contact Phone #: 970-925-9046

Contact Phone #: 970-712-0006

Contact Phone #: 970-241-4722

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application Tracy States

Digitally signed by Tracy States
Date: 2025.05.20 13:34:07 -06'00'

Date May 20, 2025

Signature of Legal Property Owner

Date 5/20/2025

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R105278

Certificate Number 134873

Parcel 294518122999

Acres 201.120

Order Number

Assessed To

Vendor ID Counter

GRAND JUNCTION LAND COMPANY LLC
C/O:DUNRENE MGMT LLC
600 HOPKINS AVE STE 303
ASPEN, CO 81611

Legal Description

Situs Address

LOT 999 REDLANDS 360 FILING 1 LOCATED IN SEC 17 AND SEC 18 1S 1W UM RECD
6/14/2023 RN-3066475 MESA CO RECDS - 201.12AC (RESERVED FOR FUTURE
DEVELOPMENT)

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$8,942.52	\$0.00	\$0.00	(\$8,942.52)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/27/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 14104 - 14104

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$0.43	100 AC AND UP	\$3,100	\$860
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.12	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$6.88	Total	\$3,100	\$860
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$1.02			
LIBRARY DISTRICT	3.0050000	\$2.58			
MESA COUNTY	11.3140000*	\$9.73			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.12			
SCHOOL DIST #51 GEN	31.1710000	\$26.80			
SCHOOL DIST# 51 BOND	11.3250000	\$9.74			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$2.22			

Taxes Billed 2024 69.3550000 \$59.64

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14105 - 14105

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$9.98	100 AC AND UP	\$71,410	\$19,920
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$2.73	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$159.36	Total	\$71,410	\$19,920
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$23.59			
LIBRARY DISTRICT	3.0050000	\$59.86			
MESA COUNTY	11.3140000*	\$225.37			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$2.73			
REDLANDS 360 METROPOLITAN D	15.0000000	\$298.80			
SCHOOL DIST #51 GEN	31.1710000	\$620.93			
SCHOOL DIST# 51 BOND	11.3250000	\$225.60			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$51.41			

Taxes Billed 2024 84.3550000 \$1,680.36

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14108 - 14108

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$14.65	100 AC AND UP	\$104,800	\$29,240
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$4.01	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$233.92	Total	\$104,800	\$29,240

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount	Values	Actual	Assessed
CITY OF GRAND JUNCTION	8.0000000	\$233.92	Total	\$104,800	\$29,240
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$34.62			
LIBRARY DISTRICT	3.0050000	\$87.87			
MESA COUNTY	11.3140000*	\$330.81			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$4.01			
SCHOOL DIST #51 GEN	31.1710000	\$911.45			
SCHOOL DIST# 51 BOND	11.3250000	\$331.15			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$75.47			

Taxes Billed 2024 69.3550000 \$2,027.96

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14111 - 14111

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$0.13	100 AC AND UP VACANT LAND	\$920	\$260
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.04			
CITY OF GRAND JUNCTION	8.0000000	\$2.08	Total	\$920	\$260
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$0.31			
LIBRARY DISTRICT	3.0050000	\$0.78			
MESA COUNTY	11.3140000*	\$2.93			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.04			
SCHOOL DIST #51 GEN	31.1710000	\$8.11			
SCHOOL DIST# 51 BOND	11.3250000	\$2.95			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$0.67			

Taxes Billed 2024 69.3550000 \$18.04

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14109 - 14109

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$5.38	100 AC AND UP VACANT LAND	\$38,500	\$10,740
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$1.47			
CITY OF GRAND JUNCTION	8.0000000	\$85.92	Total	\$38,500	\$10,740
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$12.72			
LIBRARY DISTRICT	3.0050000	\$32.27			
MESA COUNTY	11.3140000*	\$121.51			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$1.47			
SCHOOL DIST #51 GEN	31.1710000	\$334.79			
SCHOOL DIST# 51 BOND	11.3250000	\$121.63			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$27.72			

Taxes Billed 2024 69.3550000 \$744.88

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14110 - 14110

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$2.30	100 AC AND UP VACANT LAND	\$16,440	\$4,590
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.63			
CITY OF GRAND JUNCTION	8.0000000	\$36.72	Total	\$16,440	\$4,590
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$5.43			
LIBRARY DISTRICT	3.0050000	\$13.79			
MESA COUNTY	11.3140000*	\$51.92			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.63			
SCHOOL DIST #51 GEN	31.1710000	\$143.07			

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount
SCHOOL DIST# 51 BOND	11.3250000	\$51.98
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$11.85
Taxes Billed 2024	69.3550000	\$318.32
* Credit Levy		

Tax Billed at 2024 Rates for Tax Area 14107 - 14107

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$9.09	100 AC AND UP	\$65,040	\$18,150
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$2.49	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$145.20	Total	\$65,040	\$18,150
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$21.49			
LIBRARY DISTRICT	3.0050000	\$54.54			
MESA COUNTY	11.3140000*	\$205.34			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$2.49			
SCHOOL DIST #51 GEN	31.1710000	\$565.76			
SCHOOL DIST# 51 BOND	11.3250000	\$205.55			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$46.85			
Taxes Billed 2024	69.3550000	\$1,258.80			
* Credit Levy					

Tax Billed at 2024 Rates for Tax Area 14106 - 14106

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$20.48	100 AC AND UP	\$146,480	\$40,870
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$5.60	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$326.96	Total	\$146,480	\$40,870
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$48.39			
LIBRARY DISTRICT	3.0050000	\$122.81			
MESA COUNTY	11.3140000*	\$462.40			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$5.60			
SCHOOL DIST #51 GEN	31.1710000	\$1,273.95			
SCHOOL DIST# 51 BOND	11.3250000	\$462.85			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$105.48			
Taxes Billed 2024	69.3550000	\$2,834.52			
* Credit Levy					

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY CERTIFICATE OF TAXES DUE

MESA COUNTY TREASURER, SHEILA REINER



Mesa County Treasurer
PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction Land Company, LLC ("Entity") is the owner of the following property:

(b) No physical address - Parcel No. 2945-181-22 - 999

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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

(e) None

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

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

Signature of Entity representative: [Signature]

Printed name of person signing: Michael C. Maple as COO of Dunrene Management, Inc. Manager of Grand Junction

State of Colorado)

County of Pitkin) ss.

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

by MICHAEL C. MAPLE

Witness my hand and seal.

My Notary Commission expires on 7/23/2027

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Audrey Ellis
Notary Public Signature

3 PAGE DOCUMENT

Book 2536 PAGE 654
 1882943 01/08/99 0331PM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REC FEE \$15.00 SURCHG \$1.00
 DOCUMENTARY FEE \$120.00

WARRANTY DEED**Grantors(s):**

Loren A. Saxe, Trustee of George B. Saxe and Dorothy E. Saxe 1992 Irrevocable Trust for
 Issue of Children U/T/A dated October 9, 1992

whose address is

c/o George Saxe: 2600 El Camino Real, Palo Alto, California 94306

*County of

, and State of

California

, for the consideration of

One million, two hundred thousand and no/100-----

----- dollars, in hand paid, hereby sell(s)

and convey(s) to:

GRAND JUNCTION LAND COMPANY, LLC, A Colorado Limited Liability Company

whose legal address is 525 East Cooper, Aspen, Colorado 81611

*County of Pitkin

, and State of

Colorado

the following real property, in the

*County of Mesa

, and State of Colorado,

to wit:

TAX SCHEDULE NUMBER: 2945-181-00-027, 031, 040, 2945-182-00-025,
 SEE ATTACHED LEGAL

also known by the street and number as vacant land located on the Redlands, Grand Junction, Colorado 81503

with all its appurtenances, and warrant(s) the title to the same, subject to

current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, easements and
 easements, and rights of way, existing or apparent, or of record, if any.

Signed this 21 st day of

December

, 1998

Loren A. Saxe
 Loren A. Saxe, Trustee of George B.
 Saxe and Dorothy E. Saxe 1992
 Irrevocable Trust for Issue of Children
 U/T/A dated October 9, 1992

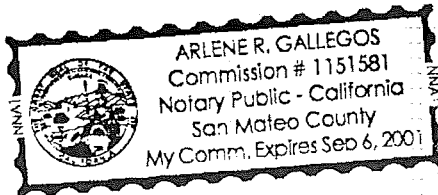


STATE OF

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

BOOK 2536 PAGE 655

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC,
personally appeared LOREN A. SAXE and proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same in his authorized capacity and that
by his signature on the instrument the person, or the entity upon behalf of which the
person acted, executed the instrument.



WITNESS my hand and official seal.

Arlene R. Gallegos
Arlene R. Gallegos

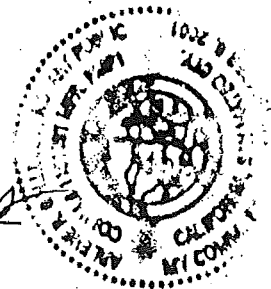


EXHIBIT "A"

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter ($S\frac{1}{2}$ NW $\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}$ NW $\frac{1}{4}$), the North Half of the Southeast Quarter ($N\frac{1}{2}$ SE $\frac{1}{4}$), and the Northeast Quarter ($NE\frac{1}{4}$) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 18 bears South $00^{\circ}38'29''$ East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the $NE\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, South $00^{\circ}38'29''$ East, a distance of 1312.69 feet to the Southeast corner of the said $NE\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18; thence along the South line of the said $NE\frac{1}{4}$ SE $\frac{1}{4}$ and the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, South $89^{\circ}44'21''$ West, a distance of 2633.27 feet, to the SW corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18; thence along the West line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$, North $00^{\circ}18'07''$ West, a distance of 1318.44 feet, to the Center Quarter Corner (C $\frac{1}{4}$) of said Section 18; thence along the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, South $89^{\circ}52'29''$ West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North $39^{\circ}27'14''$ West, a distance of 133.57 feet; 2) thence North $09^{\circ}06'14''$ West, a distance of 192.56 feet; 3) thence North $01^{\circ}57'46''$ East, a distance of 108.17 feet; 4) thence North $20^{\circ}06'46''$ East, a distance of 228.20 feet; 5) thence North $31^{\circ}31'14''$ West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North $55^{\circ}01'46''$ East, a distance of 403.97 feet; 2) thence North $65^{\circ}29'46''$ East, a distance of 441.63 feet to a point on the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18; thence along the said North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18, North $89^{\circ}41'38''$ East, a distance of 598.71 feet, to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence North $22^{\circ}24'45''$ West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North $48^{\circ}35'51''$ East, a distance of 56.08 feet; 2) thence North $21^{\circ}40'15''$ East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South $58^{\circ}54'45''$ East, a distance of 248.17 feet; 2) thence South $32^{\circ}20'45''$ East, a distance of 329.00 feet; 3) thence South $05^{\circ}18'15''$ West, a distance of 68.10 feet; 4) thence South $06^{\circ}48'15''$ West, a distance of 230.30 feet; 5) thence South $68^{\circ}21'45''$ East, a distance of 165.00 feet; 6) thence South $74^{\circ}39'45''$ East, a distance of 130.10 feet; 7) thence North $44^{\circ}02'15''$ East, a distance of 866.20 feet; 8) thence North $40^{\circ}26'15''$ East, a distance of 38.18 feet; thence South $07^{\circ}39'15''$ West, a distance of 85.86 feet; thence South $23^{\circ}04'45''$ East, a distance of 64.50 feet; thence South $67^{\circ}03'45''$ East, a distance of 64.03 feet; thence North $72^{\circ}43'15''$ East, a distance of 112.51 feet; thence North $85^{\circ}45'15''$ East, a distance of 152.14 feet; thence North $21^{\circ}21'15''$ East, a distance of 102.82 feet; thence North $40^{\circ}26'15''$ East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South $49^{\circ}33'45''$ East, a distance of 592.43 feet, to a point of intersection with the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the said North line of SE $\frac{1}{4}$ NE $\frac{1}{4}$, North $89^{\circ}57'50''$ East, a distance of 511.84 feet, to the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the East line of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, South $00^{\circ}01'53''$ East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North $80^{\circ}35'30''$ West, a distance of 25.34 feet; 2) thence South $00^{\circ}01'53''$ East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of $120^{\circ}00'00''$, with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South $00^{\circ}01'53''$ East, and a chord length of 86.60 feet; 4) thence South $00^{\circ}01'53''$ East, a distance of 6.70 feet; 5) thence North $89^{\circ}58'07''$ East, a distance of 25.00 feet, to a point on the East line of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18; thence along the said East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, South $00^{\circ}01'53''$ East, a distance of 527.43 feet, to the E $\frac{1}{4}$ corner of said Section 18, the POINT OF BEGINNING, Mesa County, Colorado.

QUITCLAIM DEED

BOOK 2536 PAGE 657
1882944 01/08/99 0331PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

This Quitclaim Deed dated as of December 15, 1998 is from LOREN A. SAXE as Trustee for the GEORGE B. SAXE AND DOROTHY R. SAXE 1992 IRREVOCABLE TRUST FOR ISSUE OF CHILDREN ("Grantor"), with an address of c/o George B. Saxe, 2600 El Camino Real, Palo Alto, California, to GRAND JUNCTION LAND COMPANY, LLC, a Colorado limited liability company ("Grantee"), with an address of 525 East Cooper, Aspen, Colorado.

RECITALS

A. Grantor has conveyed to Grantee by Warranty Deed of even date herewith, among other things, that certain real estate described in Exhibit A attached hereto and made a part hereof.

B. Grantor now desires to convey mineral rights, historic water rights and other interests to Grantee.

CONVEYANCE

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby remises, releases, sells and quitclaims to Grantee the following interests (collectively, the "Property"):

(i) all right, title and interest of Grantor in and to any and all oil, gas and other minerals in and under, and that may be produced from the real estate described in Exhibit A hereto;

(ii) all right, title and interest of Grantor in and to any and all water, water rights, ditches, ditch rights, wells, and all water taps and sewer taps or pre-paid tap fees attributable to or historically used upon the real estate described in Exhibit A hereto; except those fifty (50) shares of stock in the Redlands Water and Power Company owned by Grantor or George B. Saxe.

(iii) all right, title and interest of Grantor in and to any and all easements, rights-of-way, hereditaments and other rights appurtenant to the ownership of or benefiting the real estate described in Exhibit A hereto.

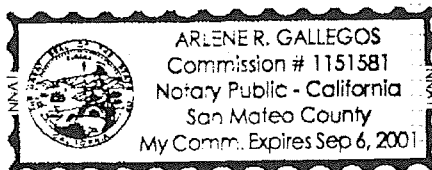
(iv) all right, title and interest of Grantor in and to any interest Grantor possesses as a fee, easement, reversion or otherwise in and to existing or historic public roads and rights-of-way.

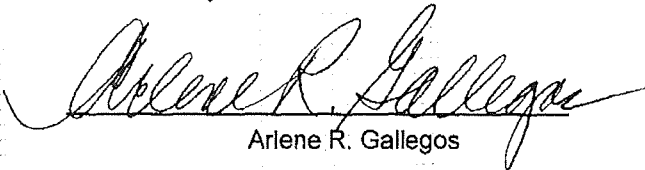
STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Book 2536 Page 658

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC,
personally appeared LOREN A. SAXE and proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same in his authorized capacity and that
by his signature on the instrument the person, or the entity upon behalf of which the
person acted, executed the instrument.

WITNESS my hand and official seal.




Arlene R. Gallegos



To have and to hold the Property unto Grantee, and its successors and assigns, forever.

EXECUTED this 18th day of December, 1998, and effective as of the date first above written.

LOREN A. SAXE as Trustee for the
GEORGE B. SAXE AND DOROTHY R. SAXE
1992 IRREVOCABLE TRUST FOR ISSUE OF
CHILDREN

By: *Loren A. Saxe*
Name: Loren A. Saxe
Title: Trustee

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of December, 1998, by Loren A. Saxe, as the Trustee of the George B. Saxe and Dorothy R. Saxe 1992 Irrevocable Trust for the Issue of Children.

Witness my hand and official seal.

Notary Public

My commission expires:



EXHIBIT "A"

BOOK 2536 PAGE 660

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18; thence along the South line of the said NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18; thence along the West line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C $\frac{1}{4}$) of said Section 18; thence along the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, South 89°52'29" West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet to a point on the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18; thence along the said North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43 feet, to a point of intersection with the North line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the said North line of SE $\frac{1}{4}$ NE $\frac{1}{4}$, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the East line of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North 80°35'30" West, a distance of 25.34 feet; 2) thence South 00°01'53" East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of 120°00'00", with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South 00°01'53" East, and a chord length of 86.60 feet; 4) thence South 00°01'53" East, a distance of 6.70 feet; 5) thence North 89°58'07" East, a distance of 25.00 feet, to a point on the East line of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18; thence along the said East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 18, South 00°01'53" East, a distance of 527.43 feet, to the E $\frac{1}{4}$ corner of said Section 18, the POINT OF BEGINNING, Mesa County, Colorado.

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Grand Junction Land Company, LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Company

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 600 E. Hopkins Suite 303, Aspen, CO 81611

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Robert D. Macgregor as President or Michael C. Maple as Chief Operating Officer of Dunrene Management, Inc.,
Manager of Grand Junction Land Company, LLC

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 3rd day of November, 2024

[Signature]
Signature

Michael C. Maple, Chief Operating Officer

Print

STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 3rd day of December, 2024, by Michael C. Maple (name) as Chief Operating Officer (insert office held or role) for Dunrene Management, Inc. Manager of Grand Junction Land Company, LLC (insert name of corporation or LLC).

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Witness my hand and official seal.

My commission expires: 7/23/2027

[Signature]
Notary Public

From: [Tamra Allen](#)
To: [Daniella Acosta](#)
Cc: [Thomas Lloyd](#)
Subject: Outreach Meeting - Redlands 360 S. Broadway & 23 Road ROW Vacate
Date: Wednesday, May 20, 2026 9:29:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi, Daniella. The GJMC provides for the Director to waive an Application Outreach Meeting if the project will have little potential to create material negative impacts on the surrounding neighborhood. If the meeting is waived, the Director will provide the applicant a written explanation of the reasons why the meetings was waived for inclusion with the project application.

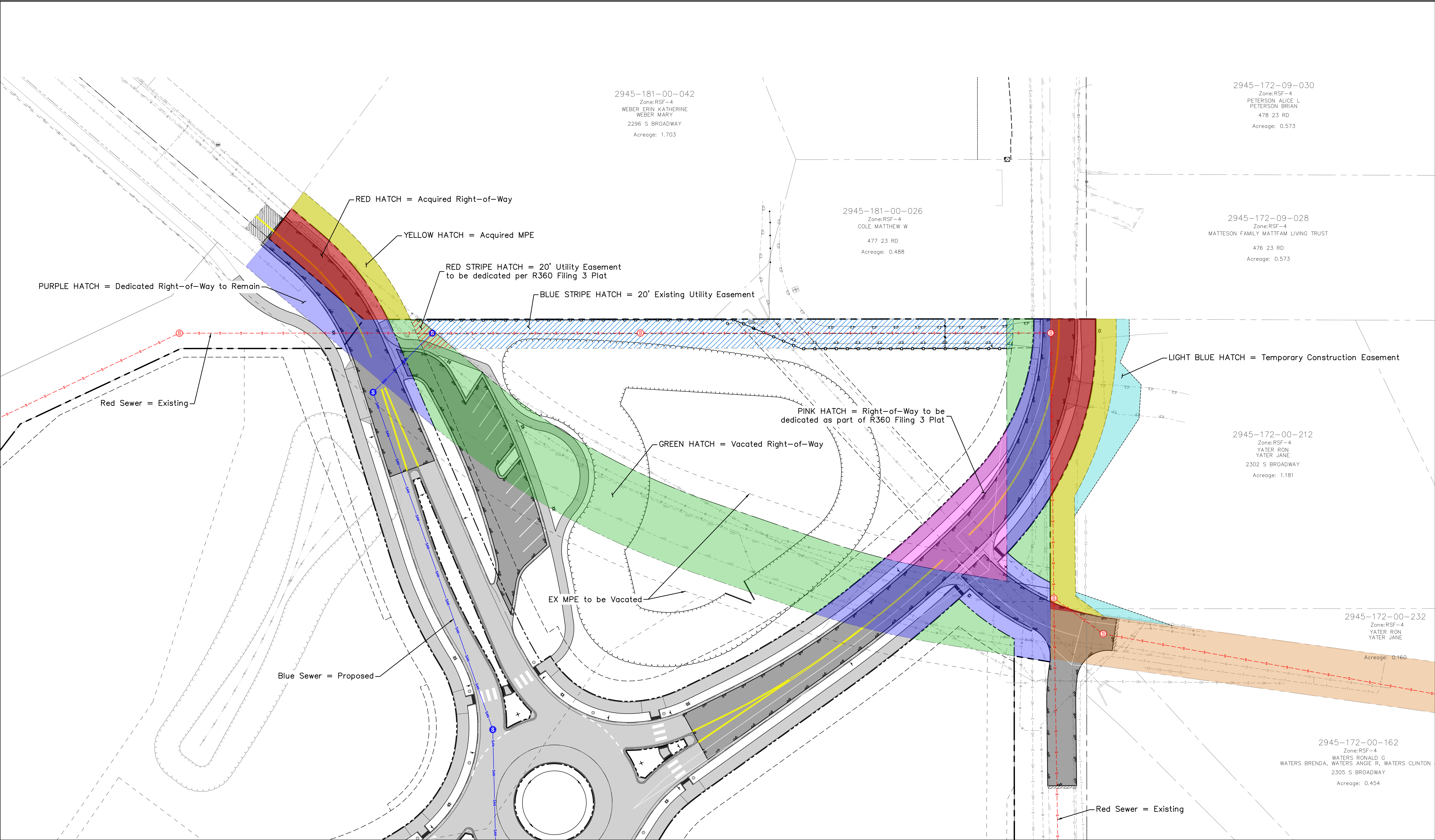
Regarding the application for the Redlands 360 S. Broadway & 23 Road ROW Vacate, Jessica Johnson as the previous project planner, had made the request to waive this meeting for which I approved. The justification for doing so was the traffic flow, roundabout, and related roads (new and to be vacated) were discussed as part of an Outreach Meeting held on October 21, 2025 related to the ODP Amendment and Annexation and overall Redlands 360 project. Because Jessica Johnsen is no longer with the City, I have confirmed these representations with the Applicant. As the proposed changes to the roads were discussed at the previous meeting, and because the change will be an improvement and will not “create material negative impacts on the surrounding neighborhood” I have waived the requirement for an Outreach Meeting.

Please let me know if you have any questions.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | [EngageGJ](#)







UNCC
Utility Notification
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811
Know what's below.
Call before you dig.

Project Benchmark
TBD

NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:

SCALE
(FEET)
0 30 60
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: FT

PROJECT PHASE: Preliminary

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 RoW Map.dwg [RoW Map] 11/4/2025 11:31:42 AM

DATE ISSUED: 04.Nov.2025

PRELIMINARY



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: djf PROJECT: 1988-033
CHECKED BY:

ORIGINAL SHEET SIZE: 22 x 34

LA PLATA

R360 Development

Persigo RoW/Easement Exhibit

EX1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE VACATING PORTIONS OF RIGHT-OF-WAY
ALONG SOUTH BROADWAY AND 23 ROAD**

Recitals:

The Grand Junction Land Company, LLC (Applicant) has requested vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road. The Applicant is requesting this vacation to facilitate the realignment of South Broadway and 23 Road associated with the approved Redlands 360 Filing 3 development and construction of a new roundabout intersection. The proposed vacation and associated right-of-way and easement reconfiguration are necessary to accommodate the revised roadway geometry, roadway improvements, utility infrastructure, and circulation network planned as part of the overall Redlands 360 master-planned community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT B IS HEREBY VACATED SUBJECT TO THE FOLLOWING CONDITIONS:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the city, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of brothers boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the city, and permanent access has been established for all affected properties.
- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the city engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the city, and opened to public use.
- New public right-of-way for road(s) and easement(s) shall be dedicated to the city by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. The roadway improvements, and associated public infrastructure improvements shown on the approved Redlands 360 construction site plan, as depicted on Exhibit 5, and necessary to maintain the public

transportation network and access to adjacent properties shall be constructed, accepted by the city, and available for public use, or a development improvements agreement shall be provided to the city for the construction of the same with acceptable security as deemed appropriate by the city. All utilities in the vacated road(s) and easement(s) shall be relocated to the satisfaction of the city and the utility companies, or a development improvements agreement shall be provided to the city for the relocation of the same with acceptable security as deemed appropriate by the city.

Portions of that fifty (50') foot Right-Of-Way as dedicated to the City of Grand Junction by Redlands 360 Filing 1 Subdivision, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066475, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 434.81 feet along the north line of said southeast quarter of the northeast quarter of Section 18 to the Point of Beginning 1;

Thence South 49°34'08" East, a distance of 52.34 feet to the beginning of a curve;

*Thence southeasterly a distance of 187.29 feet along said curve concave to the northeast, having a radius of 500.00 feet and a central angle of 21°27'42" and being subtended by a chord bearing South 60°17'59" East a distance of 186.20 feet;
Thence South 71°01'50" East, a distance of 77.60 feet to the beginning of a curve;*

Thence easterly a distance of 47.60 feet along said curve concave to the north, having a radius of 550.00 feet and a central angle of 04°57'31" and being subtended by a chord bearing South 73°30'35" East a distance of 47.58 feet; to the beginning of a non-tangent curve concave to the northwest having a radius of 832.50 feet and a central angle of 02°19'56" and being subtended by a chord which bears South 50°26'19" West 33.88 feet;

Thence southwesterly along said curve, a distance of 33.89 feet to a point of compound curvature;

Thence southwesterly a distance of 27.83 feet along said curve concave to the northwest having a radius of 485.00 feet and a central angle of 03°17'14" and being subtended by a chord which bears South 53°14'54" West 27.82 feet; to the beginning of a non-tangent curve concave to the north having a radius of 600.00 feet and a central

angle of 01°21'15" and being subtended by a chord which bears North 71°42'28" West 14.18 feet;

Thence westerly along said curve, a distance of 14.18 feet;

Thence North 71°01'50" West, a distance of 77.60 feet to the beginning of a curve;

Thence westerly a distance of 202.45 feet along said curve concave to the northeast, having a radius of 550.00 feet and a central angle of 21°05'24" and being subtended by a chord bearing North 60°29'08" West a distance of 201.31 feet;

Thence North 23°08'12" West, a distance of 71.68 feet non-tangent to said curve, to the beginning of a curve;

Thence northwesterly a distance of 9.22 feet along said curve concave to the southwest, having a radius of 182.50 feet and a central angle of 02°53'36" and being subtended by a chord bearing North 24°35'00" West a distance of 9.22 feet; to a point of cusp;

Thence North 89°57'30" East, a distance of 21.86 feet to the Point of Beginning 1.

Said portion containing 17,304 square feet or 0.40 acres more or less.

Together with:

Commencing at said north sixteenth corner for Sections 17 and 18;

Thence South 0°02'39" East, a distance of 236.67 feet along the easterly line of said Section 18;

Thence North 80°35'56" West, a distance of 25.34 feet to Point of Beginning 2;

Thence North 80°35'56" West, a distance of 54.99 feet to the beginning of a curve;

Thence westerly a distance of 15.95 feet along said curve concave to the north, having a radius of 600.00 feet and a central angle of 01°31'25" and being subtended by a chord bearing North 79°50'14" West a distance of 15.95 feet; to a point of cusp on a curve concave to the northwest having a radius of 887.50 feet and a central angle of 02°43'35" and being subtended by a chord which bears North 49°17'43" East 42.23 feet;

Thence northeasterly along said curve, a distance of 42.23 feet to the beginning of a curve concave to the northeast having a radius of 173.00 feet and a central angle of 15°34'38" and being subtended by a chord which bears South 53°59'41" East 46.89 feet;

Thence southeasterly along said curve, a distance of 47.03 feet;

Thence South 00°02'39" East, a distance of 11.77 feet to the Point of Beginning 2.

Said portion containing 1,325 square feet or 0.03 acres more or less.

AND

Portions of that thirty (30') foot Right-Of-Way as conveyed to the City of Grand Junction, Grantee, by the Grand Junction Land Company LLC, Grantor, as recorded with the Mesa County Clerk and Recorder at Reception Number 3066476, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said portions more particularly described as follows:

Commencing at the north sixteenth corner of said Section 18 and Section 17 whence the east quarter corner of said Section 18 bears South 00°02'39" East, with all bearings herein relative thereto;

Thence South 89°57'30" West, a distance of 11.46 feet to the Point of Beginning 3;

Thence South 00°04'07" East, a distance of 3.25 feet to the beginning of a curve;

Thence southerly a distance of 75.32 feet along said curve concave to the west, having a radius of 149.53 feet and a central angle of 28°51'34" and being subtended by a chord bearing South 14°21'40" West a distance of 74.52 feet; to a point of cusp;

Thence North 00°02'45" West, a distance of 75.43 feet to the north line of said southeast quarter of the northeast quarter of Section 18;

Thence North 89°57'30" East, a distance of 18.54 feet along said north line to the Point of Beginning 3.

Said portion containing 964 square feet or 0.02 acres more or less.

Together with:

Commencing at said north sixteenth corner of Section 18 and Section 17;

Thence South 00°02'39" East, a distance of 123.02 feet along the east line of said Section 18 to the Point of Beginning 4;

Thence South 00°02'39" East, a distance of 58.87 feet along said east line to the beginning of a non-tangent curve concave to the northeast having a radius of 127.00 feet and a central angle of 16°17'13" and being subtended by a chord which bears North 55°16'35" West 35.98 feet;

Thence northwesterly along said curve, a distance of 36.10 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 228.05 feet and a central angle of 12°11'19" and being subtended by a chord which bears North 37°34'25" East 48.42 feet;

Thence northeasterly along said curve, a distance of 48.51 feet to the east line of said Section 18 and the Point of Beginning 4.

Said portion containing 859 square feet or 0.02 acres more or less.

Introduced on first reading this 17th day of June 2026 and ordered published in pamphlet form.

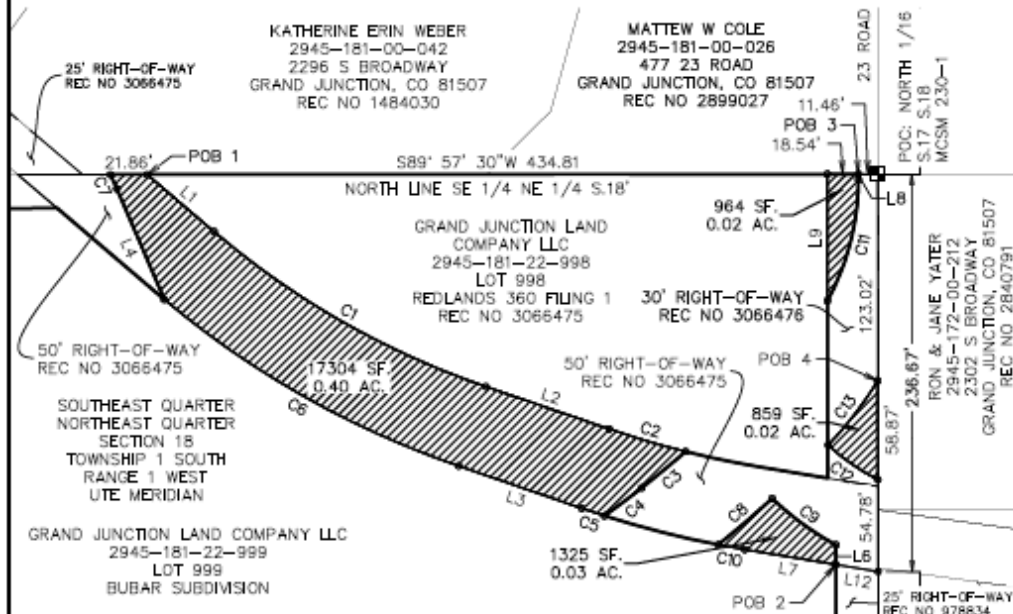
Adopted on second reading this 1st day of July 2026 and ordered published in pamphlet form.

ATTEST:

Selestina Sandoval
City Clerk

Laurel Lutz
City Council President

EXHIBIT B



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	187.29'	500.00'	021°27'42"	186.20'	S60° 17' 59"E
C2	47.60'	550.00'	004°57'31"	47.58'	S73° 30' 35"E
C3	33.89'	832.50'	002°19'56"	33.88'	S50° 26' 19"W
C4	27.83'	485.00'	003°17'14"	27.82'	S53° 14' 54"W
C5	14.18'	600.00'	001°21'15"	14.18'	N71° 42' 28"W
C6	202.45'	550.00'	021°05'24"	201.31'	N60° 29' 08"W
C7	9.22'	182.50'	002°53'36"	9.22'	N24° 35' 00"W
C8	42.23'	887.50'	002°43'35"	42.23'	N49° 17' 43"E
C9	47.03'	173.00'	015°34'38"	46.89'	S53° 59' 41"E
C10	15.95'	600.00'	001°31'25"	15.95'	N79° 50' 14"W
C11	75.32'	149.53'	028°51'34"	74.52'	S14° 21' 40"W
C12	36.10'	127.00'	016°17'13"	35.98'	S55° 16' 35"E
C13	48.51'	228.05'	012°11'19"	48.42'	S37° 34' 25"W

Line Table

Line #	Length	Direction
L1	52.34'	S49° 34' 08"E
L2	77.60'	S71° 01' 50"E
L3	77.60'	N71° 01' 50"W
L4	71.68'	N23° 08' 12"W
L6	11.77'	S00° 02' 39"E

Line Table

Line #	Length	Direction
L7	54.99'	N80° 35' 56"W
L8	3.25'	S00° 04' 07"E
L9	75.43'	N00° 02' 45"W
L12	25.34'	N80° 35' 56"W

POC: POINT OF COMMENCEMENT
POB: POINT OF BEGINNING
REC NO: RECEPTION NUMBER
MCSM: MESA COUNTY SURVEY MONUMENT

ROW TO BE VACATED
GEOMETRY POINT



1" = 80'
0 80

U.S. Survey feet
S:\PROJECTS\188 La Plata Communities, Inc\021\021-033 SH840-23 Road-Main Entry\Survey\DNSV188-033 ROW VACATION.dwg

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVER CITY CONSULTANTS
215 Fifth Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8541
www.rciconsult.com

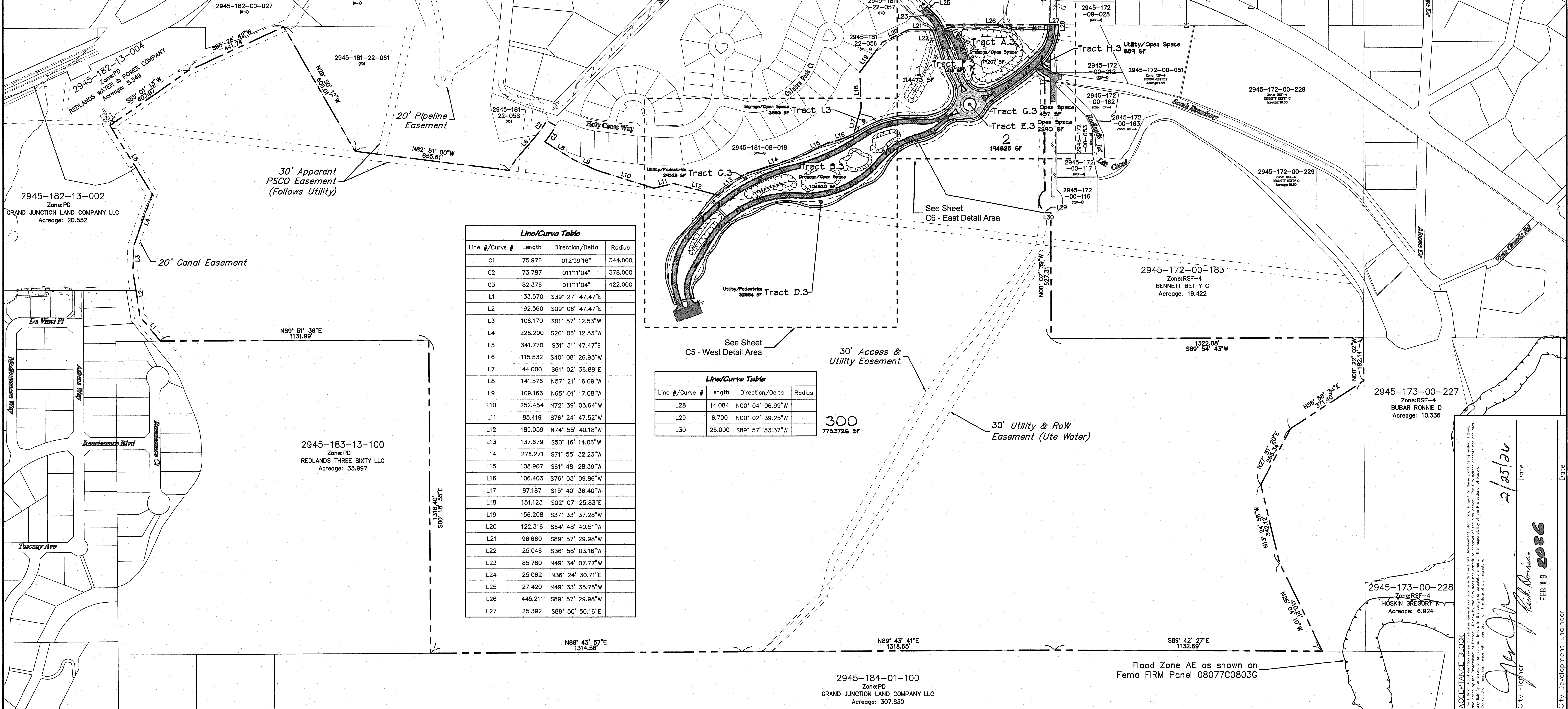
Drawn: TJC Checked: AKT T/14/25 Job No. 188-033

Site Breakdown			
Tract A.3	79,207 sf	1.818 ac	0.93%
Tract B.3	104,620 sf	2.402 ac	1.23%
Tract C.3	29,325 sf	0.673 ac	0.35%
Tract D.3	32,564 sf	0.748 ac	0.38%
Tract E.3	2,290 sf	0.053 ac	0.03%
Tract F.3	1,418 sf	0.033 ac	0.02%
Tract G.3	457 sf	0.010 ac	0.01%
Tract H.3	859 sf	0.020 ac	0.01%
Tract I.3	3,653 sf	0.084 ac	0.04%
Right of Way	143,548 sf	3.295 ac	1.69%
Lot 1	114,473 sf	2.628 ac	1.35%
Lot 2	194,825 sf	4.473 ac	2.29%
Lot 300	7,783,725 sf	178.690 ac	91.67%
Total	8,490,966 sf	194.926 ac	100.00%

UTILITY PROVIDERS	
Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Redlands Water & Power
Fire	City of Grand Junction

NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.



Line/Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
C1	75.976	012°39'16"	344.000
C2	73.787	011°11'04"	378.000
C3	82.376	011°11'04"	422.000
L1	133.570	S39° 27' 47.47"E	
L2	192.560	S09° 06' 47.47"E	
L3	108.170	S01° 57' 12.53"W	
L4	228.200	S20° 08' 12.53"W	
L5	341.770	S31° 31' 47.47"E	
L6	115.532	S40° 08' 26.93"W	
L7	44.000	S61° 02' 36.88"E	
L8	141.576	N57° 21' 16.09"W	
L9	109.166	N65° 01' 17.08"W	
L10	252.454	N72° 39' 03.64"W	
L11	85.419	S76° 24' 47.52"W	
L12	180.059	N74° 55' 40.18"W	
L13	137.679	S50° 16' 14.06"W	
L14	278.271	S71° 55' 32.23"W	
L15	108.907	S61° 48' 28.39"W	
L16	106.403	S76° 03' 09.86"W	
L17	87.187	S15° 40' 36.40"W	
L18	151.123	S02° 07' 25.83"E	
L19	156.208	S37° 33' 37.28"W	
L20	122.316	S64° 48' 40.51"W	
L21	96.660	S89° 57' 29.98"W	
L22	25.046	S36° 58' 03.16"W	
L23	85.780	N49° 34' 07.77"W	
L24	25.062	N36° 24' 30.71"E	
L25	27.420	N49° 33' 35.75"W	
L26	445.211	S89° 57' 29.98"W	
L27	25.392	S89° 50' 50.16"E	

Line/Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
L28	14.084	N00° 04' 06.99"W	
L29	6.700	N00° 02' 39.25"W	
L30	25.000	S89° 57' 53.37"W	

UNCC
UNION COUNTY COMMUNITY COLLEGE
800.922.1987
www.uncc.edu
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
(FEET)
0 200 400
HORIZONTAL
VERTICAL: N/A

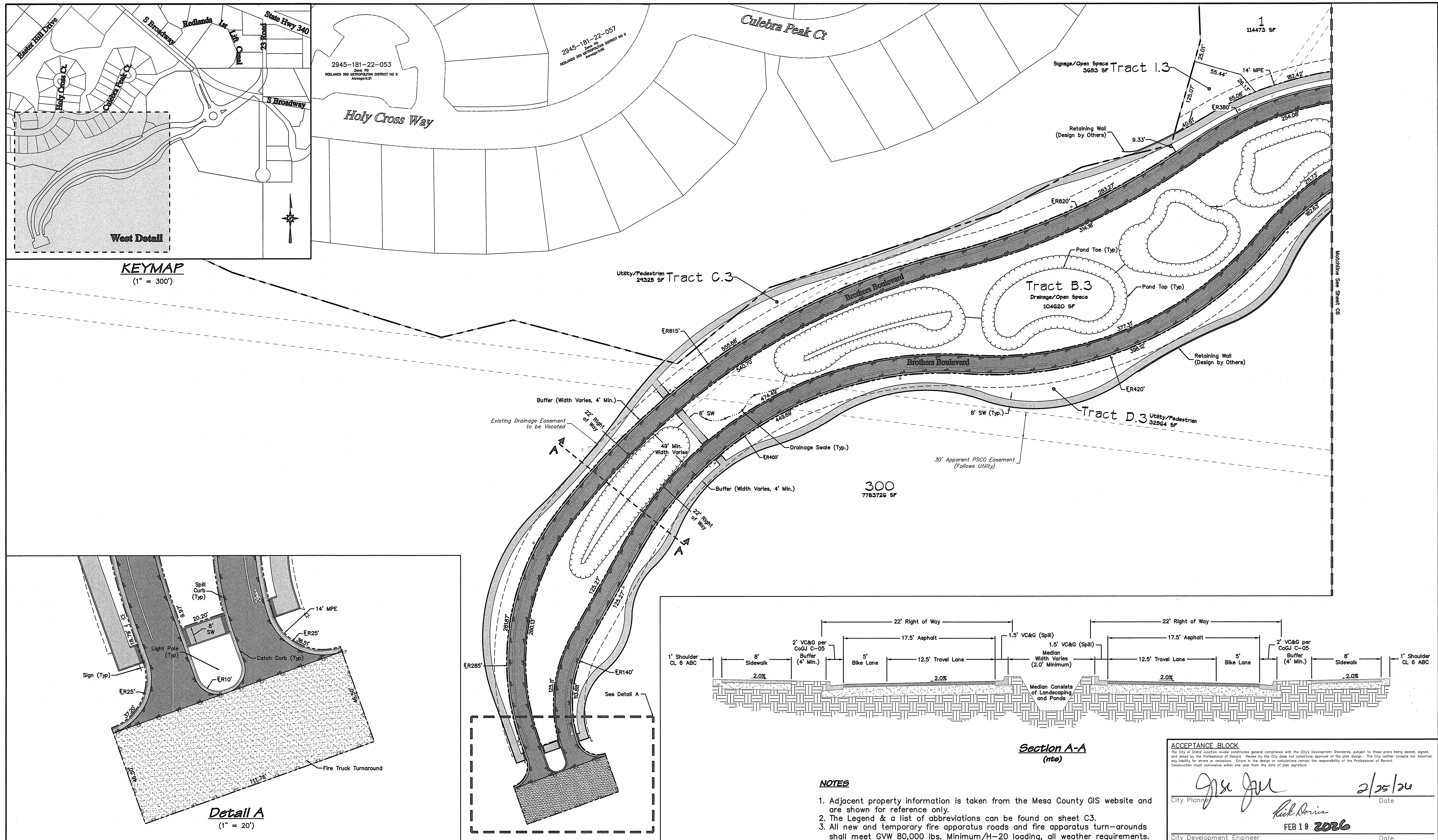
PROJECT PHASE: Issued for Construction DATE ISSUED: 29-Jan-2026

NO.	DATE	REVISION	BY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com Phone: 970.241.4722 Fax: 970.241.8841
DRAWN BY: jef PROJECT: 1988-033
CHECKED BY: dji
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 3
Site Plan Overall

City Planner: *[Signature]* Date: 2/25/26
City Development Engineer: *[Signature]* Date: FEB 19 2026



UNCC
UTAH NUTRIENT COUNCIL
800.922.1987
www.uncc.org
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SCALE
(FEET)
0 50 100
HORIZONTAL
VERTICAL: N/A

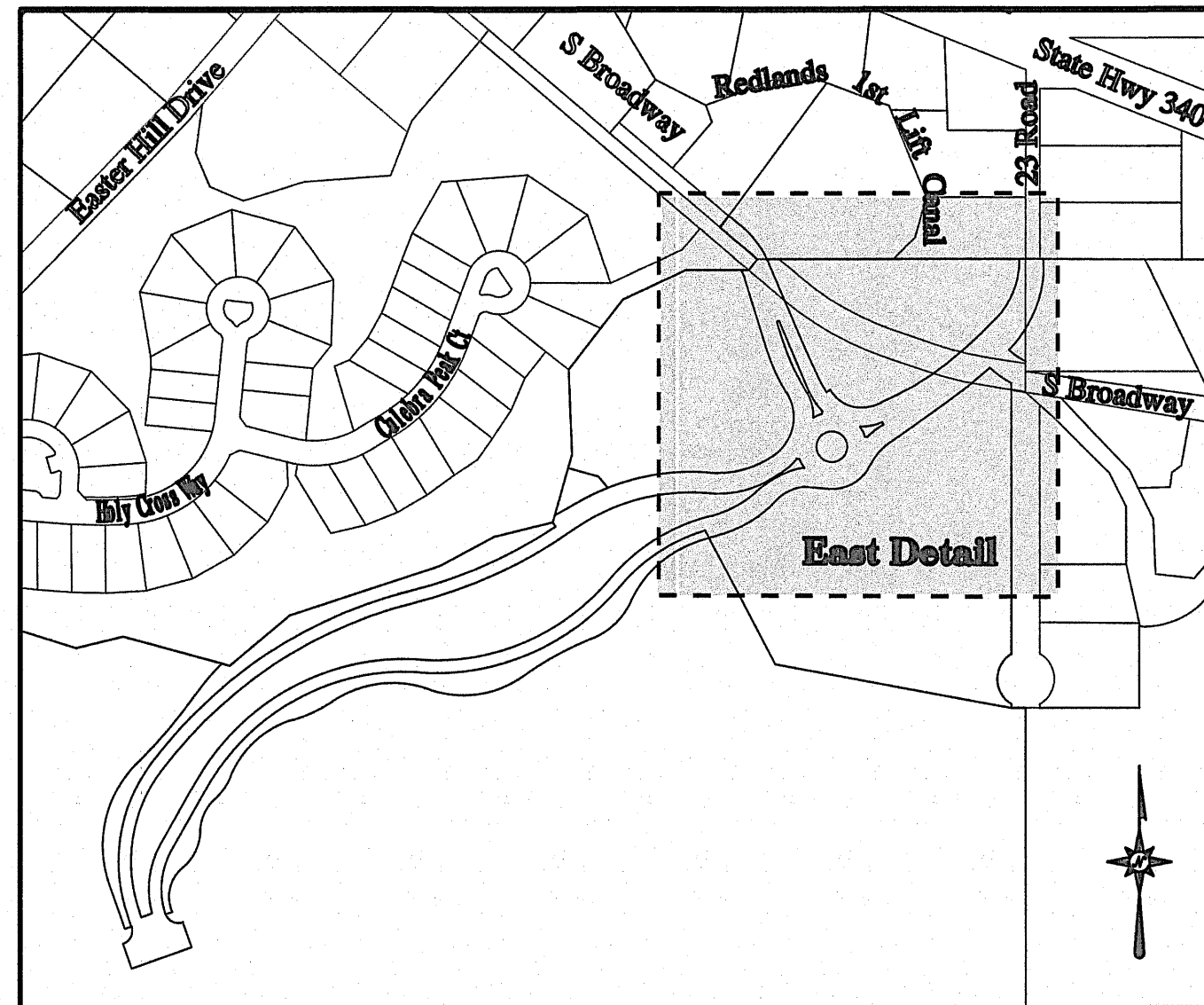
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DRAWN BY: je PROJECT: 1988-033
CHECKED BY: dfl
ORIGINAL SHEET SIZE: 22 x 34

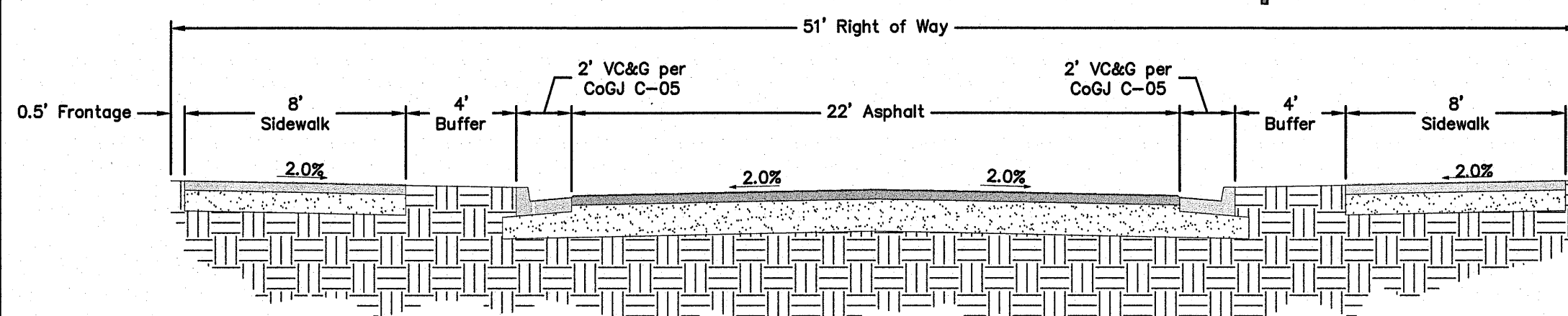
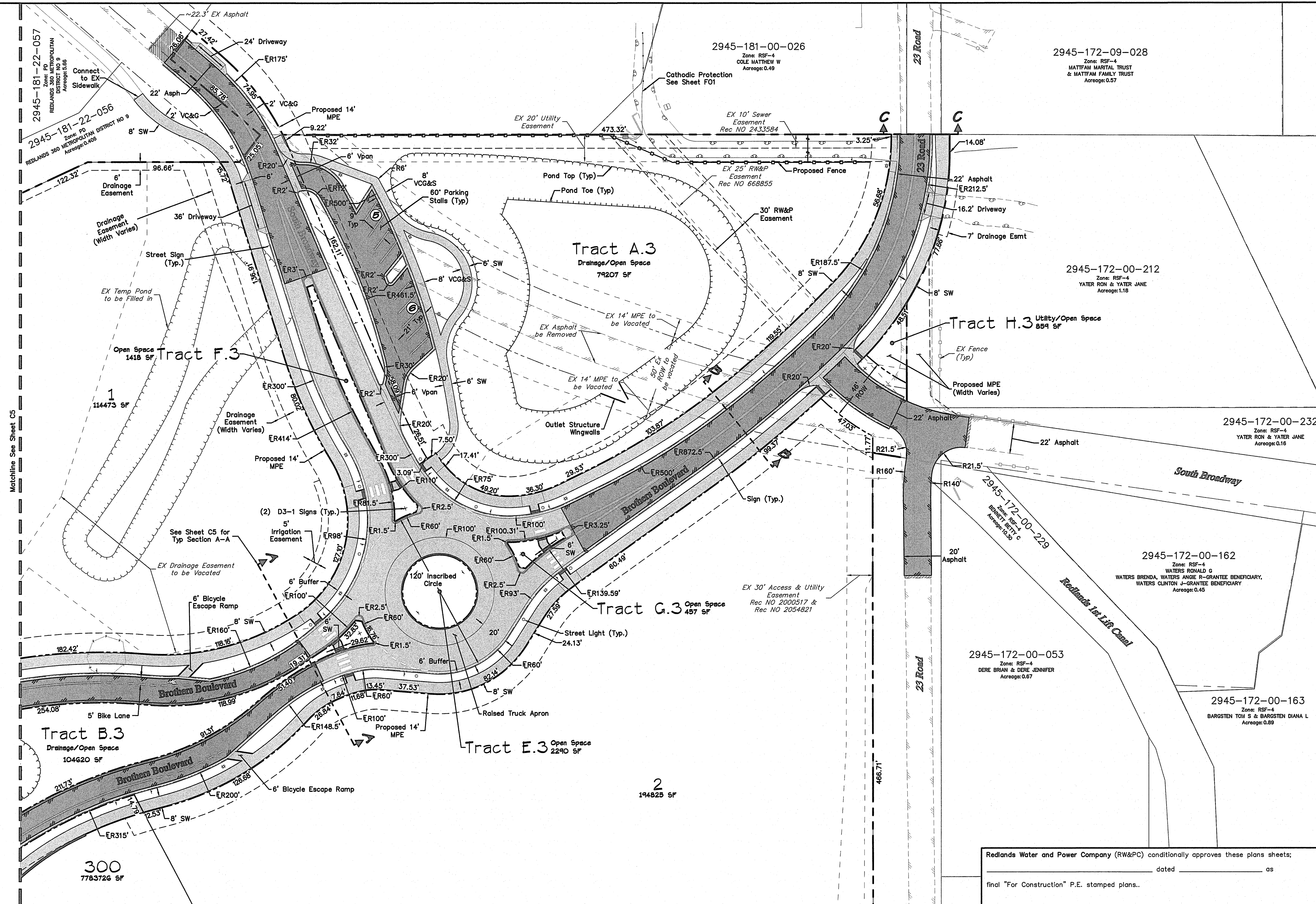
REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 3
Site Plan
West Detail Area



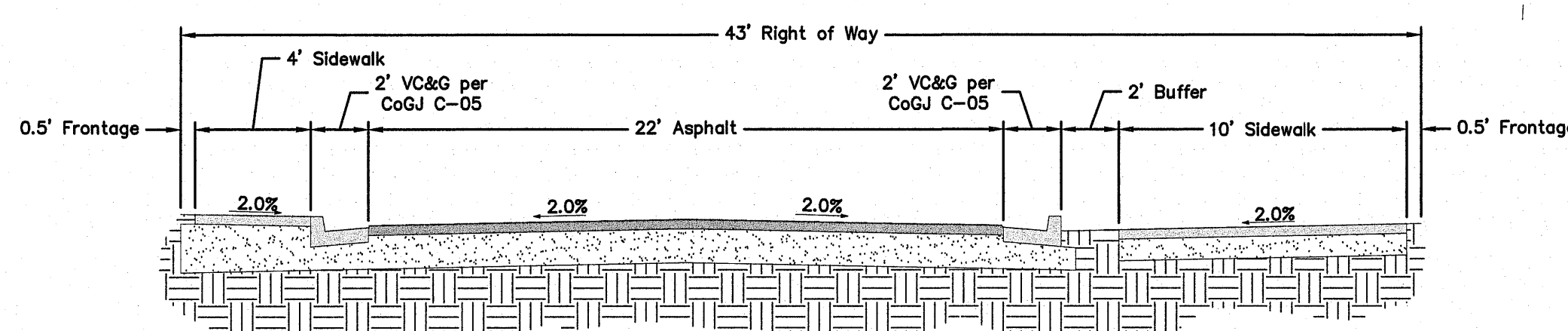
KEYMAP
(1" = 300')

NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.



Section B-B
(mta)



Section C-C
(mta)

Redlands Water and Power Company (RW&PC) conditionally approves these plans sheets;

dated _____ as

final "For Construction" P.E. stamped plans.

RW&PC Representative

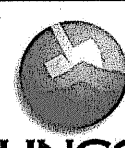
ACCEPTANCE BLOCK
The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

[Signature]
City Planner

[Signature]
Date 2/25/2026

City Development Engineer

FEB 19 2026



UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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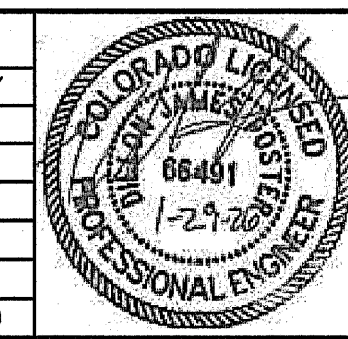


SCALE
(FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Issued for Construction

DATE ISSUED: 29-Jan-2026

NO.	DATE	REVISION	BY



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com
Phone: 970.241.4722
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DRAWN BY: jef
CHECKED BY: djd
PROJECT: 1988-033
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC

Redlands 360 Filing 3

Site Plan
East Detail Area

C6



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: June 9, 2026
Presented By: Daniella Acosta, Principal Planner
Department: Community Development
Submitted By: Daniella Acosta, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Land Company, LLC to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Grand Junction Land Company, LLC is requesting to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway to accommodate the new road design for the Redlands 360 Development.

BACKGROUND OR DETAILED INFORMATION:

Grand Junction Land Company, LLC is requesting to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway to accommodate the new road design for the Redlands 360 Development.

NOTIFICATION REQUIREMENTS

Pursuant to GJDC Section 21.02.030(c)(3)(ii), the required Neighborhood Meeting for the proposed Easement Vacation was waived by the Community Development Director. The waiver was granted because the proposed traffic flow, roundabout, and related roadway changes were previously discussed during an Outreach Meeting held on October 21, 2025, for the related Redlands 360 ODP Amendment and Annexation project, and the proposed vacation was determined to have little potential to create material negative impacts on the surrounding neighborhood..

Notice was completed consistent with the provisions in Section 21.02.030(g) of the GJZDC. The subject properties were posted with an application sign on June 30, 2025.

Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject properties on May 29, 2026. The notice of the Planning Commission public hearing was published on May 30, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth Section 21.02.050(p)(iii)(B) of the Zoning and Development Code, which provides that a request to vacate a public easement shall be reviewed in light of the following:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The proposed multipurpose easement vacation is consistent with the Comprehensive Plan and adopted transportation policies because it facilitates the coordinated reconstruction and modernization of the South Broadway corridor associated with the approved Redlands 360 development. The vacation of approximately 0.31 acres of existing multipurpose easements allows for reconfiguration of the roadway corridor and associated public improvements to accommodate the redesigned street network, multimodal infrastructure, and utility layout constructed to current City standards.

The easement vacation coincides with the associated South Broadway right-of-way vacation and roadway realignment, including construction of the proposed roundabout, revised roadway alignments, detached pedestrian and bicycle facilities, sidewalks, and supporting public infrastructure. The proposed improvements enhance circulation and safety for vehicles, pedestrians, and bicyclists while improving connectivity between surrounding neighborhoods, open space areas, and community destinations.

The vacation also supports implementation of Comprehensive Plan Principle 5.4 by facilitating integration of multimodal transportation infrastructure into the developing neighborhood. Removal of the existing easement areas allows the corridor to be redesigned more efficiently to accommodate improved pedestrian and bicycle connectivity, traffic calming improvements, and supporting public amenities, including parking intended to improve access to adjacent open space and trail facilities.

The proposal is similarly consistent with Principle 6.1.1, which promotes development of a safe, balanced, and well-connected transportation system. The easement vacation facilitates implementation of Complete Streets improvements by allowing the corridor to be reconstructed with integrated pedestrian, bicycle, vehicular, parking, and utility infrastructure as part of the overall roadway modernization effort.

Staff finds this criteria is met.

b. No parcel shall be landlocked as a result of the vacation;

The proposed multipurpose easement vacation will not result in any parcel becoming

landlocked or losing legal or physical access to the public street system. All existing and future lots within the Redlands 360 development area will continue to maintain access through the reconfigured roadway network, including South Broadway and 23 Road. The easement areas proposed for vacation are located within portions of the corridor being reconstructed as part of the associated South Broadway roadway realignment and public infrastructure improvements. The existing easements are no longer necessary in their current configuration due to the redesigned roadway layout and updated utility and infrastructure placement associated with the project.

The proposed improvements maintain continuous public access throughout the area and do not remove driveway access or eliminate roadway connections serving adjacent properties.

Therefore, staff finds this criterion met.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

The proposed multipurpose easement vacation will not unreasonably restrict access to any parcel or reduce the utility or value of surrounding properties. The easement areas proposed for vacation are associated with portions of the corridor being reconstructed through the approved South Broadway roadway realignment and related public infrastructure improvements.

All surrounding properties will continue to maintain access through the redesigned public street network, including South Broadway and 23 Road. The proposal does not eliminate driveway access or create isolated or circuitous access routes for adjacent properties. Existing multipurpose easements are being vacated because they are no longer necessary in their current configuration due to the updated roadway, utility, and multimodal infrastructure layout.

The proposed roadway and infrastructure improvements are intended to improve overall corridor functionality through enhanced traffic circulation, multimodal connectivity, traffic calming measures, and public access improvements associated with the Redlands 360 development.

Therefore, staff finds this criteria met.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced, including, but not limited to, police and fire protection and utility services;

The proposed multipurpose easement vacation will not adversely impact the health, safety, or welfare of the general community or reduce the quality of public facilities and

services provided to surrounding properties. The easement vacation is associated with the coordinated reconstruction and realignment of the South Broadway corridor as part of the approved Redlands 360 development and is being processed concurrently with roadway, utility, drainage, and multimodal infrastructure improvements.

The proposed roadway redesign replaces the existing intersection configuration with a modern roundabout and updated roadway network intended to improve traffic operations, reduce vehicle conflict points, and enhance safety for motorists, pedestrians, and bicyclists. The project also includes detached pedestrian and bicycle facilities, traffic calming improvements, and upgraded public infrastructure constructed to current City standards.

Police, fire, emergency access, and utility services will continue to be adequately provided through the redesigned public street and utility system. Existing utilities within the easement areas will either remain protected through retained easements or be relocated as part of the coordinated infrastructure improvements associated with the project.

Therefore, staff finds this criterion met.

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

The proposed multipurpose easement vacation will not inhibit the provision of adequate public facilities or services to surrounding properties. The vacation is being processed concurrently with the coordinated reconstruction of the South Broadway corridor associated with the approved Redlands 360 development, including roadway, utility, drainage, and multimodal infrastructure improvements constructed to current City standards.

All affected properties will continue to be adequately served by public access, emergency services, utilities, drainage facilities, and transportation infrastructure following completion of the project improvements. Existing utilities within the easement areas will either remain protected through retained easements or relocated into new easement and right-of-way areas established through the associated development approvals.

Therefore, staff finds this criterion met.

f. The proposal shall not hinder public and City functions.

The proposed multipurpose easement vacation will not hinder public or City functions. The vacation is being processed concurrently with the coordinated reconstruction and modernization of the South Broadway corridor associated with the approved Redlands 360 development.

The existing multipurpose easements are no longer necessary in their current configuration due to the redesigned roadway, utility, drainage, and multimodal infrastructure layout associated with the project improvements. Public functions currently served by the easement areas will continue to be accommodated through retained or relocated easements and the reconstructed public infrastructure network. The proposed improvements maintain public access, emergency response capabilities, utility service provision, and multimodal connectivity throughout the corridor.

Staff finds that this criterion has been met.

FINDING OF FACT, STAFF RECOMMENDATION AND CONDITIONS

After reviewing the request to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway, City file number VAC-2025-328, the following finding of fact has been made:

The request conforms with Section 21.02.050(p)(iii)(B) of the Zoning and Development Code.

Therefore, staff recommends approval of the request subject to the following conditions:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the City, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of Brothers Boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the City, and permanent access has been established for all affected properties.
- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the City Engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the City, and opened to public use.
- New public multipurpose easement(s) and/or utility easement(s) shall be dedicated to the City by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. All utilities in the vacated multipurpose easement(s) as shown on the approved Redlands 360 Construction Site Plan, as depicted on Exhibit 5, shall be relocated to the satisfaction of the City and the utility companies, or a development improvements agreement shall be provided to the City for the relocation of the same with acceptable security as deemed appropriate by the City.

SUGGESTED MOTION:

Madame Chair, on the request to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway, City file number VAC-2025-328, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Neighborhood Comment Meeting Waiver
3. Exhibit 3. Supplementary Vacation and Road Reconfiguration Exhibit
4. Exhibit 4. Vacation Resolution
5. Exhibit 5. New Roadway Configuration

MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R105278

Certificate Number 134873

Parcel 294518122999

Acres 201.120

Order Number

Assessed To

Vendor ID Counter

GRAND JUNCTION LAND COMPANY LLC
C/O:DUNRENE MGMT LLC
600 HOPKINS AVE STE 303
ASPEN, CO 81611

Legal Description

Situs Address

LOT 999 REDLANDS 360 FILING 1 LOCATED IN SEC 17 AND SEC 18 1S 1W UM RECD
6/14/2023 RN-3066475 MESA CO RECDS - 201.12AC (RESERVED FOR FUTURE
DEVELOPMENT)

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$8,942.52	\$0.00	\$0.00	(\$8,942.52)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/27/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 14104 - 14104

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$0.43	100 AC AND UP	\$3,100	\$860
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.12	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$6.88	Total	\$3,100	\$860
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$1.02			
LIBRARY DISTRICT	3.0050000	\$2.58			
MESA COUNTY	11.3140000*	\$9.73			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.12			
SCHOOL DIST #51 GEN	31.1710000	\$26.80			
SCHOOL DIST# 51 BOND	11.3250000	\$9.74			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$2.22			

Taxes Billed 2024 69.3550000 \$59.64

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14105 - 14105

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$9.98	100 AC AND UP	\$71,410	\$19,920
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$2.73	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$159.36	Total	\$71,410	\$19,920
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$23.59			
LIBRARY DISTRICT	3.0050000	\$59.86			
MESA COUNTY	11.3140000*	\$225.37			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$2.73			
REDLANDS 360 METROPOLITAN D	15.0000000	\$298.80			
SCHOOL DIST #51 GEN	31.1710000	\$620.93			
SCHOOL DIST# 51 BOND	11.3250000	\$225.60			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$51.41			

Taxes Billed 2024 84.3550000 \$1,680.36

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14108 - 14108

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$14.65	100 AC AND UP	\$104,800	\$29,240
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$4.01	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$233.92	Total	\$104,800	\$29,240

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount	Values	Actual	Assessed
CITY OF GRAND JUNCTION	8.0000000	\$233.92	Total	\$104,800	\$29,240
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$34.62			
LIBRARY DISTRICT	3.0050000	\$87.87			
MESA COUNTY	11.3140000*	\$330.81			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$4.01			
SCHOOL DIST #51 GEN	31.1710000	\$911.45			
SCHOOL DIST# 51 BOND	11.3250000	\$331.15			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$75.47			

Taxes Billed 2024 69.3550000 \$2,027.96

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14111 - 14111

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$0.13	100 AC AND UP VACANT LAND	\$920	\$260
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.04			
CITY OF GRAND JUNCTION	8.0000000	\$2.08	Total	\$920	\$260
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$0.31			
LIBRARY DISTRICT	3.0050000	\$0.78			
MESA COUNTY	11.3140000*	\$2.93			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.04			
SCHOOL DIST #51 GEN	31.1710000	\$8.11			
SCHOOL DIST# 51 BOND	11.3250000	\$2.95			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$0.67			

Taxes Billed 2024 69.3550000 \$18.04

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14109 - 14109

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$5.38	100 AC AND UP VACANT LAND	\$38,500	\$10,740
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$1.47			
CITY OF GRAND JUNCTION	8.0000000	\$85.92	Total	\$38,500	\$10,740
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$12.72			
LIBRARY DISTRICT	3.0050000	\$32.27			
MESA COUNTY	11.3140000*	\$121.51			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$1.47			
SCHOOL DIST #51 GEN	31.1710000	\$334.79			
SCHOOL DIST# 51 BOND	11.3250000	\$121.63			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$27.72			

Taxes Billed 2024 69.3550000 \$744.88

* Credit Levy

Tax Billed at 2024 Rates for Tax Area 14110 - 14110

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$2.30	100 AC AND UP VACANT LAND	\$16,440	\$4,590
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$0.63			
CITY OF GRAND JUNCTION	8.0000000	\$36.72	Total	\$16,440	\$4,590
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$5.43			
LIBRARY DISTRICT	3.0050000	\$13.79			
MESA COUNTY	11.3140000*	\$51.92			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$0.63			
SCHOOL DIST #51 GEN	31.1710000	\$143.07			

MESA COUNTY CERTIFICATE OF TAXES DUE

Authority	Mill Levy	Amount
SCHOOL DIST# 51 BOND	11.3250000	\$51.98
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$11.85
Taxes Billed 2024	69.3550000	\$318.32
* Credit Levy		

Tax Billed at 2024 Rates for Tax Area 14107 - 14107

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$9.09	100 AC AND UP	\$65,040	\$18,150
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$2.49	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$145.20	Total	\$65,040	\$18,150
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$21.49			
LIBRARY DISTRICT	3.0050000	\$54.54			
MESA COUNTY	11.3140000*	\$205.34			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$2.49			
SCHOOL DIST #51 GEN	31.1710000	\$565.76			
SCHOOL DIST# 51 BOND	11.3250000	\$205.55			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$46.85			
Taxes Billed 2024	69.3550000	\$1,258.80			
* Credit Levy					

Tax Billed at 2024 Rates for Tax Area 14106 - 14106

Authority	Mill Levy	Amount	Values	Actual	Assessed
COLORADO RIVER WATER CONSER	0.5010000	\$20.48	100 AC AND UP	\$146,480	\$40,870
MESA CNTY ROAD & BRIDGE-GRA	0.1370000	\$5.60	VACANT LAND		
CITY OF GRAND JUNCTION	8.0000000	\$326.96	Total	\$146,480	\$40,870
GRAND RIVER MOSQUITO CTRL	1.1840000*	\$48.39			
LIBRARY DISTRICT	3.0050000	\$122.81			
MESA COUNTY	11.3140000*	\$462.40			
COUNTY ROAD & BRIDGE-1/2 LE	0.1370000	\$5.60			
SCHOOL DIST #51 GEN	31.1710000	\$1,273.95			
SCHOOL DIST# 51 BOND	11.3250000	\$462.85			
SCHOOL DIST# 51 2024 OVERRI	2.5810000	\$105.48			
Taxes Billed 2024	69.3550000	\$2,834.52			
* Credit Levy					

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

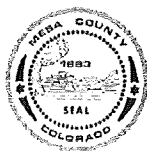
Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY CERTIFICATE OF TAXES DUE

MESA COUNTY TREASURER, SHEILA REINER



Mesa County Treasurer
PO Box 20000
544 Rood Ave
Grand Junction CO 81502-5027

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: 2025.05.20 13:34:07 -06'00'

Date

Signature of Legal Property Owner

Date

**No Physical Address,
Grand Junction, CO
Tax Parcel Nos. 2945-181-22-998 & 2945-181-23-001
Owner(s): Grand Junction Land Company, LLC**

Proposed Use: South Broadway and 23 Road are being realigned with construction of Redlands 360 Filing 3, which has planning approval. Filing 3 will plat/replat ROW and install infrastructure. The installation of streets and utilities will facilitate future filings of the Redlands 360 master planned community.

B. Public Benefit

The ROW vacations facilitate the realignment of infrastructure which includes a roundabout that is a marked safety improvement as it reduces conflict points by approximately 75%, benefiting the community. All utility providers (Xcel, Ute Water and Persigo) have signed off on the realignment of ROW and MPEs.

C. Neighborhood Meeting

The Community Development Director waived the requirement for an Outreach Meeting. Infrastructure, traffic patterns, etc. were discussed at the Outreach Meeting held on October 21, 2025, related to the ODP Amendment, Annexation and overall Redlands 360 project.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The ROW/MPE vacation request is in compliance with Section 21.02.050(p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement. The ROW/MPE vacation request supports the comprehensive plan by installing pedestrian and bicycle facilities as part of the new infrastructure and new dedication of ROW with Filing 3 construction. There are currently no sidewalks or on street bike/ped paths.

2) Land use in the surrounding area:

The land use in the surrounding area is a mixture of undeveloped parcels and low-density single-family homes. Surrounding zoning consists of:

North and east – County RSF-4
West and South – City PD

3) Site access and traffic patterns:

South Broadway and 23 Road will be realigned. The right-of-way vacation will have no effect on existing traffic patterns in conjunction with the construction of the new infrastructure in Filing 3.

4) Availability of utilities, including proximity of fire hydrants-

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sewer
City of Grand Junction Storm Sewer
Xcel Energy (gas & electric)
Redlands Water and Power Company
City of Grand Junction Fire – Station 5
Charter/Spectrum (Cable)
CenturyLink/Lumen (Phone)

A fire flow form was submitted with the major subdivision application and indicates location of fire hydrants, as well as proposed locations on the construction plans.

5) Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.):

There will be no special or unusual demands on utilities as a result of the right-of-way vacation. Utilities in existing ROW will be relocated to the realigned ROW.

6) Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.):

The right-of-way vacation will have no adverse effect on public facilities. All utilities will be relocated to the new alignment with construction of Filing 3. Traffic circulation is improved as a result of the new alignment for emergency services. Pedestrian connections and bicycle facilities will be put in place where there were none previously.

7) Hours of operation:

This criterion is not applicable for this submittal.

8) Number of employees:

This criterion is not applicable for this submittal.

9) Signage:

This criterion is not applicable for this submittal.

10) Site Soils Geology (such as per SCS soils mapping):

This criterion is not applicable for this submittal.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

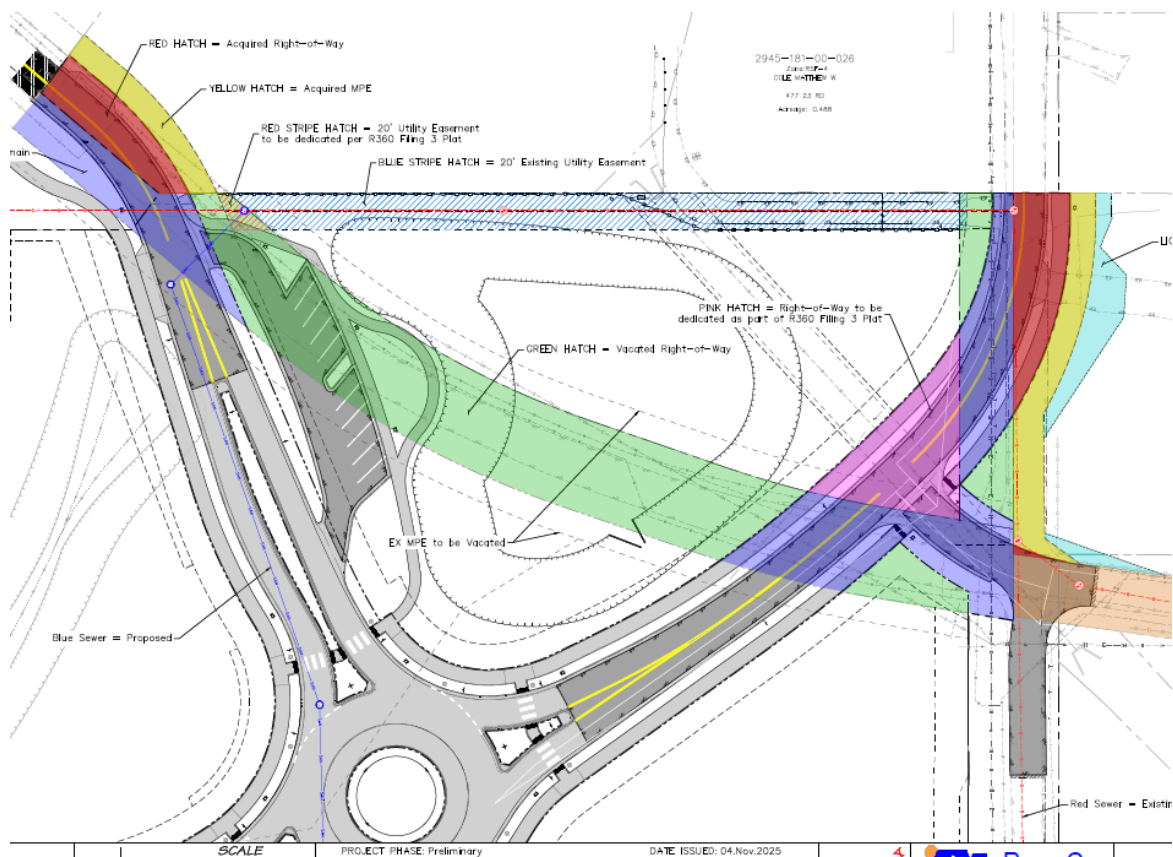
Section 21.02.050 (p)(2)(iii)(B) Review Criteria for Vacation of Public Right-of-Way or Easement:

(B) The Planning Commission shall recommend to and the City Council shall decide on all other request in light of the following criteria:

a. The vacation is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;

The major subdivision for Redlands 360 Filing 3 has been approved. The new roadway system still provides connections to South Broadway and 23 Road and still provides access to all adjacent landowners. The proposed vacation and realignment of ROW and MPEs does not conflict with the Grand Junction Circulation plan or the Comprehensive plan and supports the Comprehensive Plan with the construction of dedicated pedestrian and bicycle paths, promoting Plan Principle 6: Efficient and Connected Transportation. More specifically it supports 6:1, Continue to develop a safe, balanced and well-connected transportation system that enhances mobility for all modes; a., d. and f.

The ROW vacation facilitates the construction of a roundabout and detached pedestrian/bicycle trail improving safety for all users and reducing points of conflict. It provides balanced modes of transportation, bicycling, walking and driving. It provides for specific improvements including sidewalks and buffered bike lines along an Active Transportation Corridor, and traffic calming measures with the roundabout.



b. No parcel shall be landlocked as a result of the vacation;

All adjacent parcels will still have access to South Broadway and 23 Road. No parcel will be landlocked as a result of the vacation. The portions of existing ROW that are being vacated are located south and west of existing residential lots, creating no impact. The existing ROW being vacated is no longer needed to facilitate function of the realigned roadway.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

As explained, all adjacent landowners still have access to South Broadway and 23 Road through the extended street system. The vacation and subsequent infrastructure construction of relocated access does not reduce or devalue adjacent properties. Most of the residential properties are located south and west of the proposed vacation and are not impacted. The newly aligned infrastructure creates safer access, reducing points of conflict and providing detached trails for pedestrians and bicyclists for all nearby residents and is a benefit to the community.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced,

including, but not limited to, police and fire protection and utility services;

The vacation request has no effect on the health, safety and welfare of the general community. Police and fire have direct access to adjacent properties from the realigned South Broadway and 23 Road street network. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. Points of conflict will be reduced by approximately 75%. Existing utilities within existing ROW will be relocated to the new ROW.

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

The vacation does not inhibit the provision of adequate public facilities or services. Any utilities that are located within ROW or multi-purpose easements to be vacated are being relocated within the proposed realignment and will still serve all existing properties.

f. The proposal shall not hinder public and City functions.

The vacation will not hinder public and City functions. ROW and MPEs are being realigned in conjunction with the new ROW and MPE dedications associated with Filing 3 and additional ROW acquisitions by the City. The proposed street network will improve access and traffic function and will be constructed to full City ROW standards. The areas to be vacated are located within existing ROW and will revert back to the property owner. Existing utilities within existing ROW will be relocated to the new ROW.

F. Development Schedule

This criterion is not applicable for this submittal.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

PROPERTY DESCRIPTION AS SURVEYED

A parcel of land situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded at Reception Number 2003808 of the records in the office of the Mesa County Clerk and Recorder. Said parcel being more particularly described as follows:

Beginning at a 3.25" aluminum cap in a monument box marked MESA COUNTY SURVEY MARKER NO 230-1 - PLS 24953 for the north 1/16th corner of said Section 18 and Section 17, whence a 2.25" brass cap in concrete marked MESA COUNTY SURVEY MARKER NO 352 - 1966 for the quarter corner of said Section 18 and Section 17 bears South 00°02'39" East with all bearings herein relative thereto;

thence South 00°02'39" East along the east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 236.67 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 80°35'56" West along Right-of-Way as described at Reception Number 978834, a distance of 25.34 feet to a 1.5" aluminum cap marked PLS 38274;

thence continuing along said Right-of-Way the following four courses:

- thence South 00°02'39" East, a distance of 466.71 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN at the beginning of a curve concave to the east having a radius of 50.00 feet and a central angle of 119°59'39" and being subtended by a chord which bears South 00°02'39" East 86.60 feet;
- thence southwesterly along said curve, a distance of 104.71 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 00°02'39" East, a distance of 6.70 feet to a 1.5" aluminum cap marked PLS 38274;
- thence North 89°57'53" East, a distance of 25.00 feet to a 1.5" aluminum cap in concrete;

thence South 00°02'39" East along the said east line of the southeast quarter of the northeast quarter of said Section 18, a distance of 527.31 feet to the hereinabove described quarter corner;

Thence North 89°54'43" East along the north line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1322.08 feet to a 2.5" aluminum cap marked LS 33650 - 2006 for the center-west sixteenth of said Section 17;

thence South 00°22'02" East along the east line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1321.36 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1196 for the southwest sixteenth corner of said Section 17;

thence North 89°42'27" West along the south line of the northwest quarter of the southwest quarter of said Section 17, a distance of 1315.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1197 for the south sixteenth on the west line of said Section 17;

thence South 89°43'41" West along the south line of the northeast quarter of the southeast quarter of said Section 18, a distance of 1318.65 feet to a 3.25" brass cap marked HDS 24953 2021 for the southeast sixteenth corner of said Section 18;

thence South 89°43'57" West along the south line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1314.58 feet to a 3" brass cap marked MESA COUNTY SURVEY MARKER NO. for the center-south sixteenth corner of said Section 18;

thence North 00°18'55" West along the west line of the northwest quarter of the southeast quarter of said Section 18, a distance of 1318.40 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO. 1203 for the center-quarter corner of said Section 18;

thence South 89°51'36" West along the south line of the southeast quarter of the northwest quarter of said Section 18, a distance of 1131.99 feet to the center line of the Redlands Water and Power Company Second Lift Canal, thence along said centerline the following five courses;

- thence North 39°27'47" West, a distance of 133.57 feet;
- thence North 09°06'47" West, a distance of 192.56 feet;
- thence North 01°57'13" East, a distance of 108.17 feet;
- thence North 20°06'13" East, a distance of 228.20 feet;
- thence North 31°31'47" West, a distance of 341.77 feet to the center line of the Redlands Water and Power Company First Lift Canal, thence along said centerline the following two courses;

- thence North 55°01'13" East, a distance of 403.97 feet;
- thence North 65°28'42" East, a distance of 441.74 feet to the north line of the southeast quarter of the northwest quarter of said Section 18;

thence North 89°41'02" East, a distance of 598.71 feet to a 3" brass cap marked COUNTY SURVEY MARKER NO 1204 for the center-north 1/16th of said Section 18;

thence North 22°25'01" West, a distance of 361.74 feet to the center line of said First Lift Canal, thence along said centerline the following two courses;

- thence North 48°38'44" East, a distance of 56.08 feet;
- thence North 21°39'49" East, a distance of 54.16 feet to the south boundary of South Easter Hill Subdivision as recorded at Reception Number 727359;

thence South 58°55'11" East along said south boundary, a distance of 248.17 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 32°21'11" East along said south boundary, a distance of 329.00 feet to a 1.5" aluminum cap marked PLS 38274 on the westerly line of Easter Hill Drive Right-of-Way, thence continuing along said Right-of-Way the following six courses;

- thence South 05°17'49" West, a distance of 68.10 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 06°47'49" West, a distance of 230.30 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 68°22'11" East, a distance of 165.00 feet to a 1.5" aluminum cap marked PLS 38274;
- thence South 74°40'11" East, a distance of 130.10 feet to a 1.5" aluminum cap marked PLS 38274;
- thence North 44°01'49" East, a distance of 866.20 feet to a 1.5" aluminum cap marked LS 17485 - LANDESIGN;
- thence North 40°25'49" East, a distance of 38.18 feet to a 1.5" aluminum cap marked PLS 38274;

thence South 07°38'49" West, a distance of 85.86 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence South 23°05'11" East, a distance of 64.50 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence South 67°04'11" East, a distance of 64.03 feet to a 1.25" plastic cap on #5 rebar marked LS 2376;

thence North 72°42'49" East, a distance of 112.51 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 85°44'49" East, a distance of 152.14 feet to a 1.5" aluminum cap marked PLS 38274;

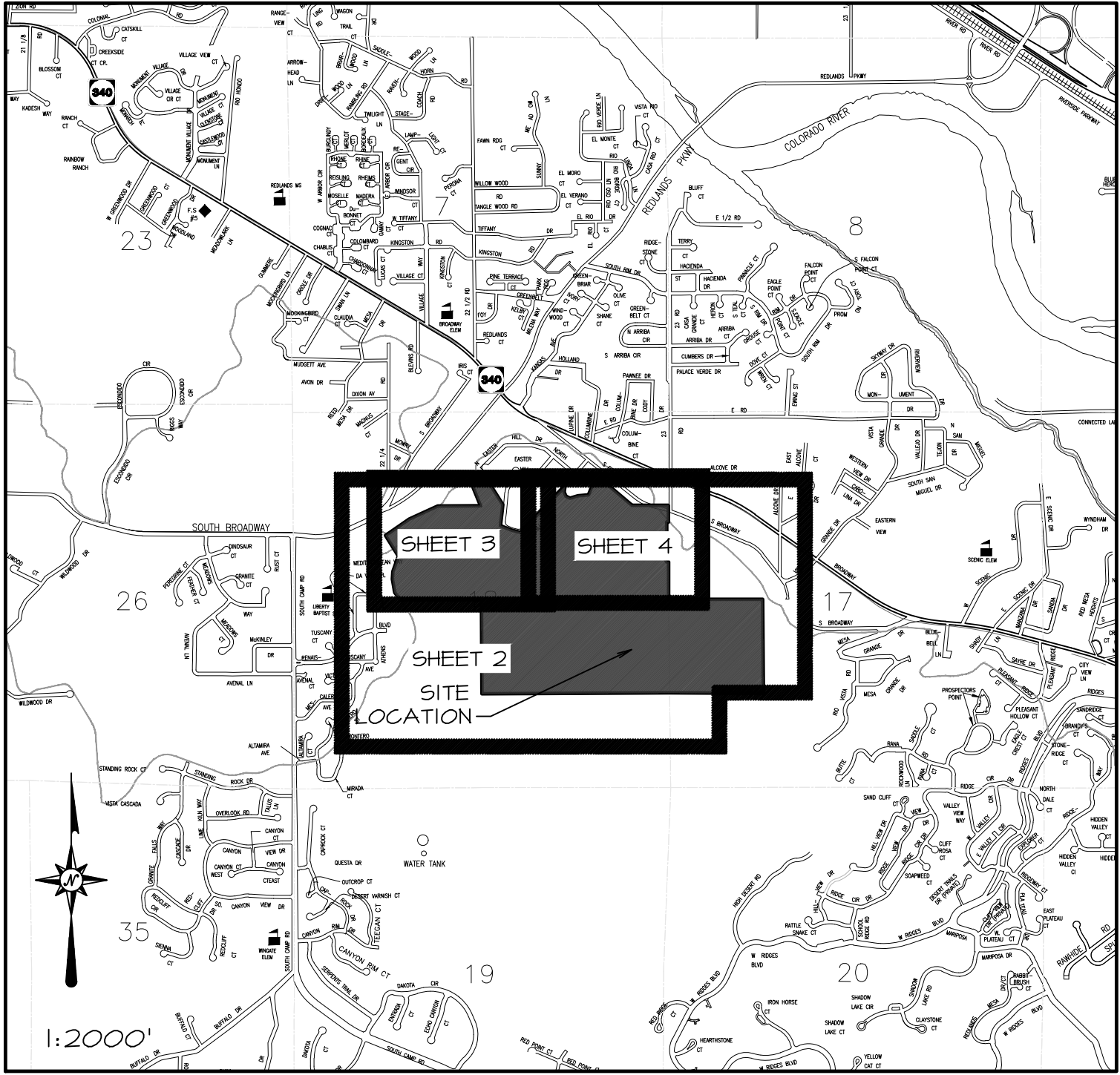
thence North 21°20'49" East, a distance of 102.82 feet to a 1.5" aluminum cap marked PLS 38274;

thence North 40°25'49" East, a distance of 210.00 feet to a 1.5" brass washer marked PLS 38274;

thence South 49°34'08" East, a distance of 621.65 feet to a 1.5" brass washer marked PLS 38274;

thence North 89°57'30" East along the north line of the southeast quarter of the northeast quarter, a distance of 473.32 feet to the Point of Beginning.

Said parcel containing 237.73 acres more or less.



Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th Corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53" East, as shown hereon.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

There exists on this parcel a complex network of trails of indeterminate origin. There exists "NO TRESPASSING" signs posted throughout this parcel. Some of these trails have apparently been used by the public for a substantial period of time, which may favor the development of unwritten rights.

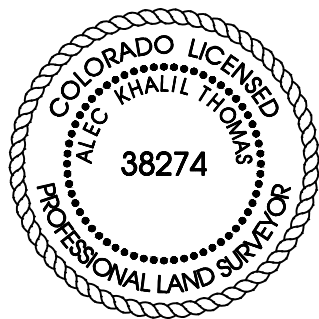
Rebar found and accepted by this survey were affixed with a 1.5" aluminum cap marked PLS 38274.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, 6JC65051840-3, dated June 02, 2022. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
Colorado PLS 38274



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____
Deposit Number _____



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcowest.com

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number
2945-181-00-052

Situated in Section 18 and the
Northwest Quarter of the Southwest
Quarter of Section 17, Township 1 South,
Range 1 West of the Ute Meridian.

Sheet 1 of 4 Date: 2/13/2023 Job No. 1988-005

Surveyed: SLG Drawn: AKT Checked: BDM

Drawing name: S:\PROJECTS\1988 Le Plata Committee, Inc\005 Easter Hill Survey\CHW\1988-005 SP.dwg

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

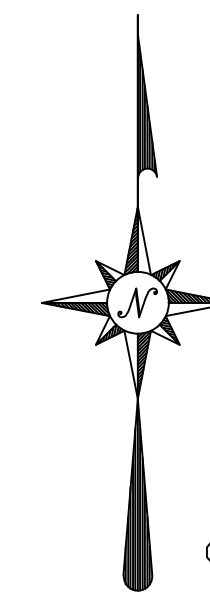
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1841356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side." said document claims to have acquired "valid rights, perscriptive or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.

Lineal Units of Measurement are U.S. Survey Feet.

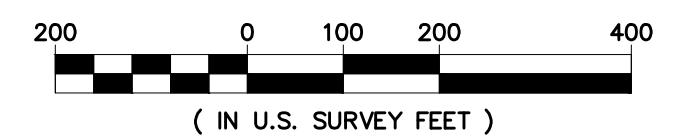
MCLGS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 34°08'22.12"146N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the east line of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, the east 1/4 corner of said Section 18, being a 2.25" brass cap in concrete marked "MESA COUNTY SURVEY MARKER NO 352, 1966" whence the south 1/16th corner of said Section 18 and Section 17, being a 3" brass cap in concrete marked "COUNTY SURVEY MARKER NO 1196", bears South 00°38'53"East, as shown hereon.



SCALE



(IN U.S. SURVEY FEET)

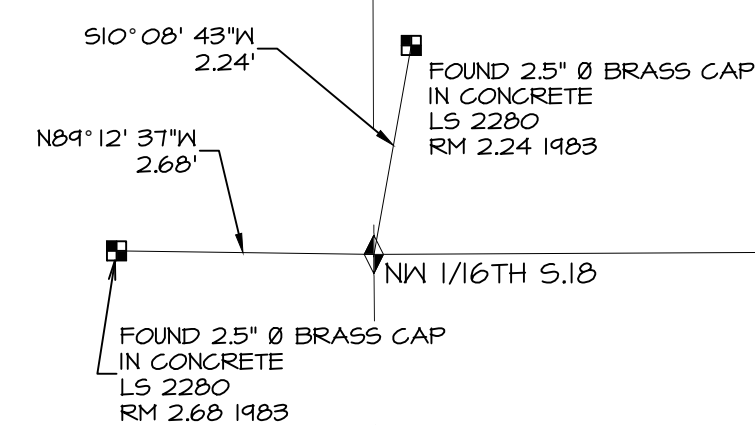
SECTION 17

SEE SHEET 4 FOR ADDITIONAL BOUNDARY DATA.

SECTION 18

SEE SHEET 3 FOR ADDITIONAL BOUNDARY DATA.

DETAIL A - 1:2'



FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1203
C-1/4 S.18

584°51'21"W 2625.62'

FOUND 2.25" Ø BRASS CAP
IN CONCRETE
MESA COUNTY SURVEY MARKER NO 352 1966
N 1/4 S.17

FOUND 2.5" Ø ALUMINUM CAP
ON PIPE
LS 33650
2006
C-N 1/16TH S.17

NW1/4
SE1/4

NE1/4
SE1/4

NW1/4
SW1/4

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1202
C-S 1/16TH S.18

584°43'51"W 1314.58'
LOT 100
CANYON RIM 360 SUBDIVISION
FILING NUMBER ONE
REC NO 3002807

FOUND 3.25" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1197
S 1/16 S.17 S.18

584°43'41"W 1318.65'

FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1197
S 1/16 S.17 S.18

584°42'21"E 1315.71'

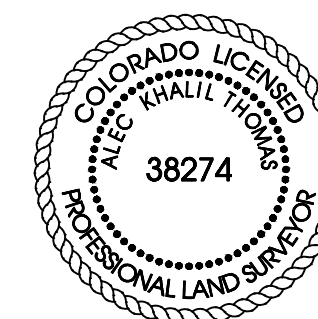
FOUND 3" Ø BRASS CAP
IN CONCRETE
COUNTY SURVEY MARKER NO 1196
SW 1/16TH S.17

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office

Date

Deposit Number



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com
Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2945-181-00-052
Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

Sheet 2 of 4	Date: 2/13/2023	Job No. 1988-005
Surveyed: SLG	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1988 Le Plata Committee, Inc\005_Easter Hill Survey\CHW\1988-005 SP.dwg		

IMPROVEMENT SURVEY PLAT

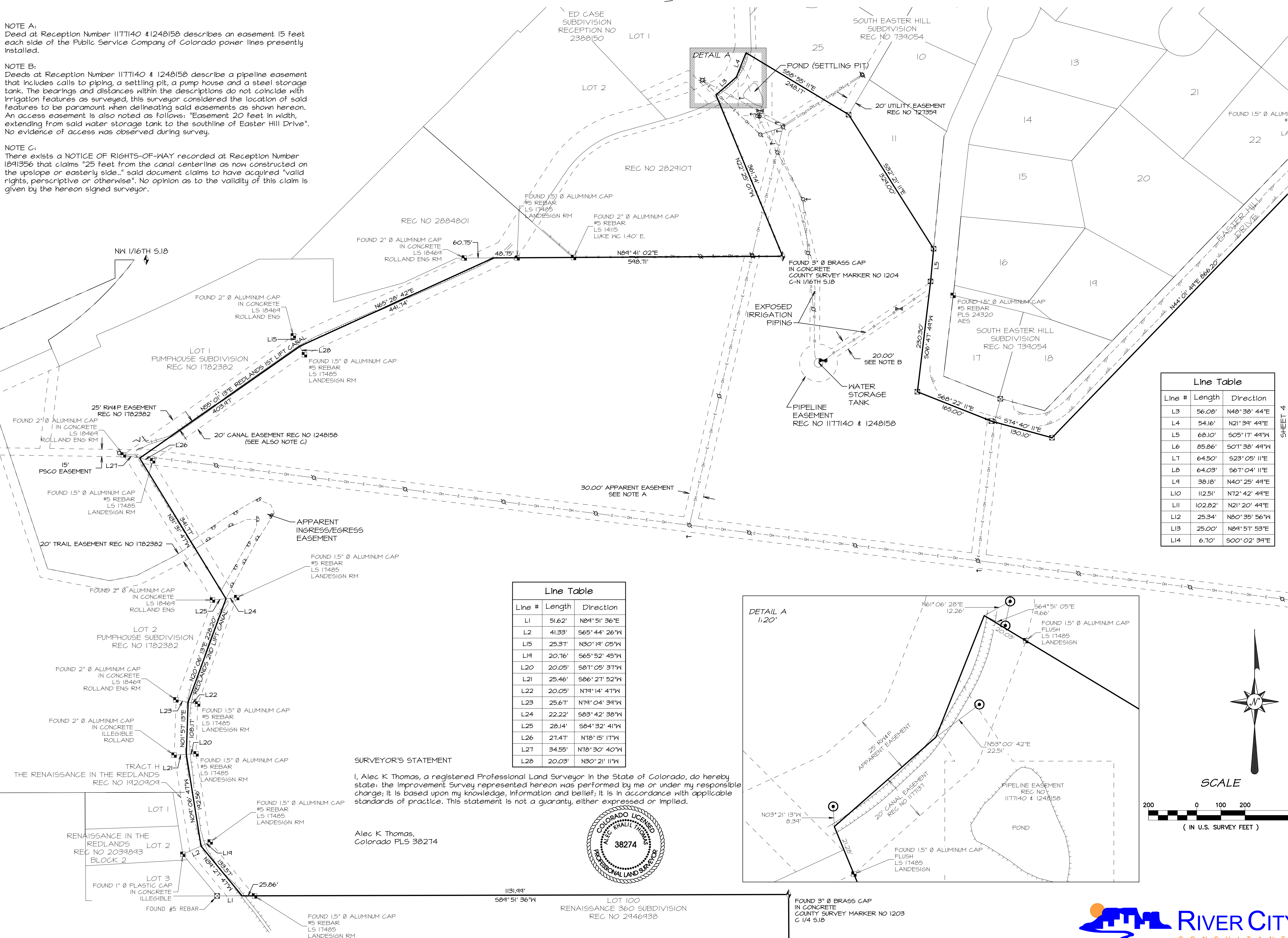
Mesa County Parcel Number 2945-181-00-052

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian.

NOTE A:
Deed at Reception Number 1177140 & 1248158 describes an easement 15 feet each side of the Public Service Company of Colorado power lines presently installed.

NOTE B:
Deeds at Reception Number 1177140 & 1248158 describe a pipeline easement that includes calls to piping, a settling pit, a pump house and a steel storage tank. The bearings and distances within the descriptions do not coincide with irrigation features as surveyed, this surveyor considered the location of said features to be paramount when delineating said easements as shown hereon. An access easement is also noted as follows: "Easement 20 feet in width, extending from said water storage tank to the southline of Easter Hill Drive". No evidence of access was observed during survey.

NOTE C:
There exists a NOTICE OF RIGHTS-OF-WAY recorded at Reception Number 1891356 that claims "25 feet from the canal centerline as now constructed on the upslope or easterly side," said document claims to have acquired "valid rights, perspective or otherwise". No opinion as to the validity of this claim is given by the hereon signed surveyor.

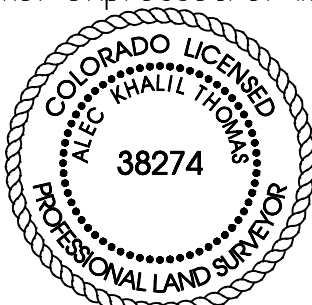


Line Table		
Line #	Length	Direction
L1	51.62'	N84°51'36"E
L2	41.33'	S65°44'26"W
L15	25.37'	N30°19'05"W
L19	20.16'	S65°52'45"W
L20	20.05'	S81°05'37"W
L21	25.46'	S86°27'52"W
L22	20.05'	N79°14'41"W
L23	25.61'	N79°04'39"W
L24	22.22'	S83°42'38"W
L25	28.14'	S84°32'41"W
L26	27.47'	N78°15'17"W
L27	34.55'	N78°30'40"W
L28	20.03'	N30°21'11"W

SURVEYOR'S STATEMENT

I, Alec K. Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K. Thomas,
Colorado PLS 38274



Line Table		
Line #	Length	Direction
L3	56.08'	N48°38'44"E
L4	54.16'	N21°39'49"E
L5	68.10'	S05°17'44"W
L6	85.86'	S07°38'49"W
L7	64.50'	S23°05'11"E
L8	64.03'	S67°04'11"E
L9	38.18'	N40°25'49"E
L10	112.51'	N12°42'44"E
L11	102.82'	N21°20'49"E
L12	25.34'	N80°35'56"W
L13	25.00'	N84°51'53"E
L14	6.70'	S00°02'34"E

LEGEND

- MONUMENT FOUND AS NOTED
- 1.5" ALUMINUM CAP IN CONCRETE
LS 29419 - SURVEY IT INC
- 1.25" PLASTIC CAP ON #5 REBAR
LS 2376
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 1.5" ALUMINUM CAP ON # 5 REBAR
PLS 38274
- SET 1.5" BRASS WASHER
PLS 38274
- CABLE TV PEDESTAL/PULL BOX
- TELEPHONE PEDESTAL/PULL BOX
- ELECTRICAL TRANSFORMER

- EASEMENT LINE
- PARCEL LINE
- ROW LINE
- ALIQUOT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- FLOW LINE
- DITCH TOE

- T- UNDERGROUND TELEPHONE
- TV- CABLE TV LINE
- G- GAS LINE
- W- WATER LINE
- E- UNDERGROUND ELECTRIC LINE
- OHT- OVERHEAD TELEPHONE LINE
- OHE- OVERHEAD ELECTRIC LINE
- S- SANITARY LINE
- D- STORM LINE
- WOOD FENCE
- CHAIN LINK/IRON FENCE
- X- FENCE
- ⊕ LIGHT POLE
- ⊙ BOLLARD
- ⊙ UTILITY POLE

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date _____
Deposit Number _____

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number
2945-181-00-052
Situated in Section 18 and the
Northwest Quarter of the Southwest
Quarter of Section 17, Township 1 South,
Range 1 West of the Ute Meridian.

Sheet 3 of 4	Date: 1/31/2023	Job No. 1988-005
Surveyed: SLG	Drawn: AKT	Checked: BDM
Drawing name: S:\PROJECTS\1988 La Plata Committee, Inc\005 Easter Hill Survey\CHW1988-005 SP.dwg		

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com
Phone: 970.241.4722
Fax: 970.241.8841

Situated in Section 18 and the Northwest Quarter of the Southwest Quarter of Section 17, Township 1 South,
Range 1 West of the Ute Meridian.



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Junction Land Company, LLC ("Entity") is the owner of the following property:

(b) No physical address - Parcel No. 2945-181-22-999

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) 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: [Signature]

Printed name of person signing: Michael C. Maple as COO of Dunrene Management, Inc. Manager of Grand Junction

State of Colorado)

County of Pitkin) ss.

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

by MICHAEL C. MAPLE

Witness my hand and seal.

My Notary Commission expires on 7/23/2027

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

[Signature]
Notary Public Signature

3 PAGE DOCUMENT

BOOK 2536 PAGE 654

1882943 01/08/99 0331PM

MONIKA TODD CLK&REC MESA COUNTY CO

REC FEE \$15.00

SURCHG \$1.00

DOCUMENTARY FEE \$120.00

WARRANTY DEED

Grantors(s):

Loren A. Saxe, Trustee of George B. Saxe and Dorothy E. Saxe 1992 Irrevocable Trust for
Issue of Children U/T/A dated October 9, 1992

whose address is

c/o George Saxe: 2600 El Camino Real, Palo Alto, California 94306

*County of

, and State of

California

, for the consideration of

One million, two hundred thousand and no/100-----

----- dollars, in hand paid, hereby sell(s)

and convey(s) to:

GRAND JUNCTION LAND COMPANY, LLC, A Colorado Limited Liability Company

whose legal address is 525 East Cooper, Aspen, Colorado 81611

*County of Pitkin

, and State of Colorado

the following real property, in the

*County of Mesa

, and State of Colorado,

to wit:

TAX SCHEDULE NUMBER: 2945-181-00-027, 031, 040, 2945-182-00-025,
SEE ATTACHED LEGAL

also known by the street and number as vacant land located on the Redlands, Grand Junction, Colorado 81503

with all its appurtenances, and warrant(s) the title to the same, subject to

current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and
easements, and rights of way, existing or apparent, or of record, if any.

Signed this 21 st day of December , 1998

Loren A. Saxe

Loren A. Saxe, Trustee of George B.
Saxe and Dorothy E. Saxe 1992
Irrevocable Trust for Issue of Children
U/T/A dated October 9, 1992

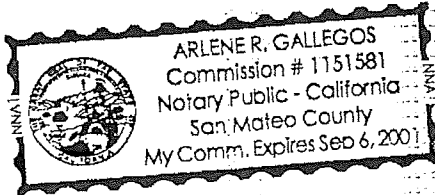


STATE OF

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

BOOK 2536 PAGE 655

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC, personally appeared LOREN A. SAXE and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Arlene R. Gallegos
Arlene R. Gallegos

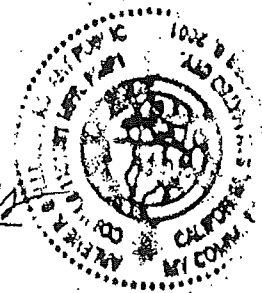


EXHIBIT "A"

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$), the North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$), and the Northeast Quarter ($NE\frac{1}{4}$) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$) of said Section 18 bears South $00^{\circ}38'29''$ East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the $NE\frac{1}{4}SE\frac{1}{4}$ of said Section 18, South $00^{\circ}38'29''$ East, a distance of 1312.69 feet to the Southeast corner of the said $NE\frac{1}{4}SE\frac{1}{4}$ of said Section 18; thence along the South line of the said $NE\frac{1}{4}SE\frac{1}{4}$ and the South line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 18, South $89^{\circ}44'21''$ West, a distance of 2633.27 feet, to the SW corner of said $NW\frac{1}{4}SE\frac{1}{4}$ of Section 18; thence along the West line of the said $NW\frac{1}{4}SE\frac{1}{4}$, North $00^{\circ}18'07''$ West, a distance of 1318.44 feet, to the Center Quarter Corner ($C\frac{1}{4}$) of said Section 18; thence along the South line of the $SE\frac{1}{4}NW\frac{1}{4}$, South $89^{\circ}52'29''$ West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North $39^{\circ}27'14''$ West, a distance of 133.57 feet; 2) thence North $09^{\circ}06'14''$ West, a distance of 192.56 feet; 3) thence North $01^{\circ}57'46''$ East, a distance of 108.17 feet; 4) thence North $20^{\circ}06'46''$ East, a distance of 228.20 feet; 5) thence North $31^{\circ}31'14''$ West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North $55^{\circ}01'46''$ East, a distance of 403.97 feet; 2) thence North $65^{\circ}29'46''$ East, a distance of 441.63 feet to a point on the North line of the $SE\frac{1}{4}NW\frac{1}{4}$ of Section 18; thence along the said North line of the $SE\frac{1}{4}NW\frac{1}{4}$ of said Section 18, North $89^{\circ}41'38''$ East, a distance of 598.71 feet, to the Northwest corner of the $SW\frac{1}{4}NE\frac{1}{4}$ of said Section 18; thence North $22^{\circ}24'45''$ West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North $48^{\circ}35'51''$ East, a distance of 56.08 feet; 2) thence North $21^{\circ}40'15''$ East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South $58^{\circ}54'45''$ East, a distance of 248.17 feet; 2) thence South $32^{\circ}20'45''$ East, a distance of 329.00 feet; 3) thence South $05^{\circ}18'15''$ West, a distance of 68.10 feet; 4) thence South $06^{\circ}48'15''$ West, a distance of 230.30 feet; 5) thence South $68^{\circ}21'45''$ East, a distance of 165.00 feet; 6) thence South $74^{\circ}39'45''$ East, a distance of 130.10 feet; 7) thence North $44^{\circ}02'15''$ East, a distance of 866.20 feet; 8) thence North $40^{\circ}26'15''$ East, a distance of 38.18 feet; thence South $07^{\circ}39'15''$ West, a distance of 85.86 feet; thence South $23^{\circ}04'45''$ East, a distance of 64.50 feet; thence South $67^{\circ}03'45''$ East, a distance of 64.03 feet; thence North $72^{\circ}43'15''$ East, a distance of 112.51 feet; thence North $85^{\circ}45'15''$ East, a distance of 152.14 feet; thence North $21^{\circ}21'15''$ East, a distance of 102.82 feet; thence North $40^{\circ}26'15''$ East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South $49^{\circ}33'45''$ East, a distance of 592.43 feet, to a point of intersection with the North line of the $SE\frac{1}{4}NE\frac{1}{4}$ of said Section 18; thence along the said North line of $SE\frac{1}{4}NE\frac{1}{4}$, North $89^{\circ}57'50''$ East, a distance of 511.84 feet, to the Northeast corner of the $SE\frac{1}{4}NE\frac{1}{4}$ of said Section 18; thence along the East line of the said $SE\frac{1}{4}NE\frac{1}{4}$ Section 18, South $00^{\circ}01'53''$ East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North $80^{\circ}35'30''$ West, a distance of 25.34 feet; 2) thence South $00^{\circ}01'53''$ East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of $120^{\circ}00'00''$, with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South $00^{\circ}01'53''$ East, and a chord length of 86.60 feet; 4) thence South $00^{\circ}01'53''$ East, a distance of 6.70 feet; 5) thence North $89^{\circ}58'07''$ East, a distance of 25.00 feet, to a point on the East line of the said $SE\frac{1}{4}NE\frac{1}{4}$ Section 18; thence along the said East line of the $SE\frac{1}{4}NE\frac{1}{4}$ Section 18, South $00^{\circ}01'53''$ East, a distance of 527.43 feet, to the $E\frac{1}{4}$ corner of said Section 18, the POINT OF BEGINNING,

Mesa County, Colorado.

1882944 01/08/99 0331PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

QUITCLAIM DEED

This Quitclaim Deed dated as of December 15, 1998 is from LOREN A. SAXE as Trustee for the GEORGE B. SAXE AND DOROTHY R. SAXE 1992 IRREVOCABLE TRUST FOR ISSUE OF CHILDREN ("Grantor"), with an address of c/o George B. Saxe, 2600 El Camino Real, Palo Alto, California, to GRAND JUNCTION LAND COMPANY, LLC, a Colorado limited liability company ("Grantee"), with an address of 525 East Cooper, Aspen, Colorado.

RECITALS

A. Grantor has conveyed to Grantee by Warranty Deed of even date herewith, among other things, that certain real estate described in Exhibit A attached hereto and made a part hereof.

B. Grantor now desires to convey mineral rights, historic water rights and other interests to Grantee.

CONVEYANCE

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby remises, releases, sells and quitclaims to Grantee the following interests (collectively, the "Property"):

(i) all right, title and interest of Grantor in and to any and all oil, gas and other minerals in and under, and that may be produced from the real estate described in Exhibit A hereto;

(ii) all right, title and interest of Grantor in and to any and all water, water rights, ditches, ditch rights, wells, and all water taps and sewer taps or pre-paid tap fees attributable to or historically used upon the real estate described in Exhibit A hereto; except those fifty (50) shares of stock in the Redlands Water and Power Company owned by Grantor or George B. Saxe.

(iii) all right, title and interest of Grantor in and to any and all easements, rights-of-way, hereditaments and other rights appurtenant to the ownership of or benefiting the real estate described in Exhibit A hereto.

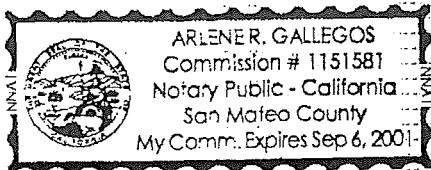
(iv) all right, title and interest of Grantor in and to any interest Grantor possesses as a fee, easement, reversion or otherwise in and to existing or historic public roads and rights-of-way.

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Book 2536 Page 658

ON DECEMBER 18, 1998 before me, ARLENE R. GALLEGOS, NOTARY PUBLIC, personally appeared LOREN A. SAXE and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Arlene R. Gallegos
Arlene R. Gallegos



To have and to hold the Property unto Grantee, and its successors and assigns, forever.

EXECUTED this 18th day of December, 1998, and effective as of the date first above written.

LOREN A. SAXE as Trustee for the
GEORGE B. SAXE AND DOROTHY R. SAXE
1992 IRREVOCABLE TRUST FOR ISSUE OF
CHILDREN

By: Loren A. Saxe
Name: Loren A. Saxe
Title: Trustee

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of December, 1998, by Loren A. Saxe, as the Trustee of the George B. Saxe and Dorothy R. Saxe 1992 Irrevocable Trust for the Issue of Children.

Witness my hand and official seal.

Notary Public

My commission expires:



EXHIBIT "A"

Book 2536 Page 660

TAX SCHEDULE #: 2945-181-00-027

A tract of land located in portions of the South Half of the Northwest Quarter (S½ NW¼), the Northeast Quarter of the Northwest Quarter (NE¼ NW¼), the North Half of the Southeast Quarter (N½ SE¼), and the Northeast Quarter (NE¼) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE¼ SE¼ of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE¼ SE¼ of said Section 18; thence along the South line of the said NE¼ SE¼ and the South line of the NW¼ SE¼ of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW¼ SE¼ of Section 18; thence along the West line of the said NW¼ SE¼, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C¼) of said Section 18; thence along the South line of the SE¼ NW¼, South 89°52'29" West, a distance of 1131.96 feet, to a point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet to a point on the North line of the SE¼ NW¼ of Section 18; thence along the said North line of the SE¼ NW¼ of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW¼ NE¼ of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43 feet, to a point of intersection with the North line of the SE¼ NE¼ of said Section 18; thence along the said North line of SE¼ NE¼, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE¼ NE¼ of said Section 18; thence along the East line of the said SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five courses: 1) thence North 80°35'30" West, a distance of 25.34 feet; 2) thence South 00°01'53" East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of 120°00'00", with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South 00°01'53" East, and a chord length of 86.60 feet; 4) thence South 00°01'53" East, a distance of 6.70 feet; 5) thence North 89°58'07" East, a distance of 25.00 feet, to a point on the East line of the said SE¼ NE¼ Section 18; thence along the said East line of the SE¼ NE¼ Section 18, South 00°01'53" East, a distance of 527.43 feet, to the E¼ corner of said Section 18, the POINT OF BEGINNING, Mesa County, Colorado.

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Grand Junction Land Company, LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Company

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 600 E. Hopkins Suite 303, Aspen, CO 81611

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Robert D. Macgregor as President or Michael C. Maple as Chief Operating Officer of Dunrene Management, Inc.,
Manager of Grand Junction Land Company, LLC

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Not limited.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 3rd day of December, 2024

[Signature]
Signature

Michael C. Maple, Chief Operating Officer

Print

STATE OF COLORADO)

)ss.

COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 3rd day of December, 2024, by Michael C. Maple (name) as Chief Operating Officer (insert office held or role) for Dunrene Management, Inc. Manager of Grand Junction Land Company, LLC (insert name of corporation or LLC).

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

Witness my hand and official seal.

My commission expires: 7/23/2027

[Signature]
Notary Public

From: [Tamra Allen](#)
To: [Daniella Acosta](#)
Cc: [Thomas Lloyd](#)
Subject: Outreach Meeting - Redlands 360 S. Broadway & 23 Road ROW Vacate
Date: Wednesday, May 20, 2026 9:29:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi, Daniella. The GJMC provides for the Director to waive an Application Outreach Meeting if the project will have little potential to create material negative impacts on the surrounding neighborhood. If the meeting is waived, the Director will provide the applicant a written explanation of the reasons why the meetings was waived for inclusion with the project application.

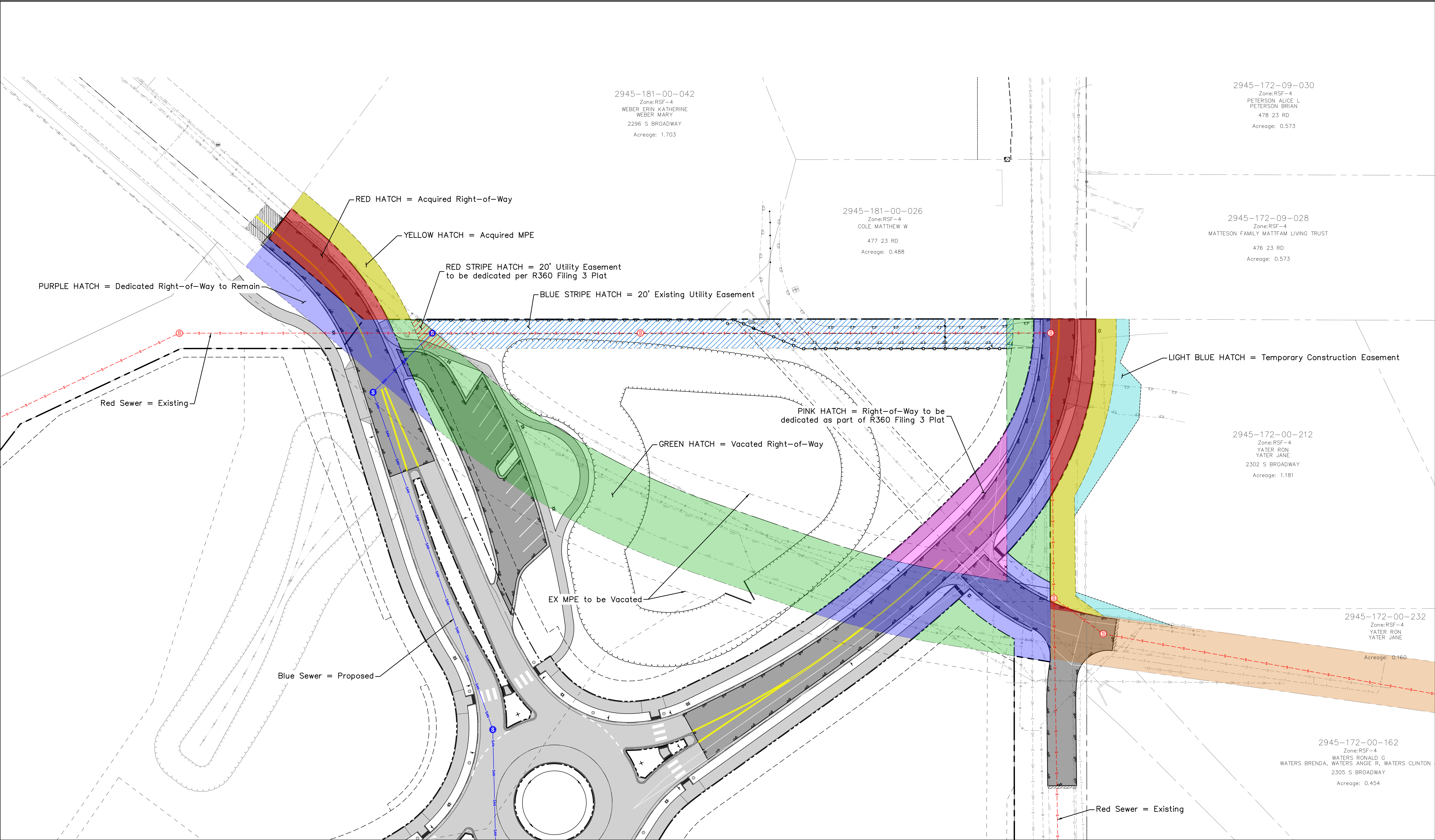
Regarding the application for the Redlands 360 S. Broadway & 23 Road ROW Vacate, Jessica Johnson as the previous project planner, had made the request to waive this meeting for which I approved. The justification for doing so was the traffic flow, roundabout, and related roads (new and to be vacated) were discussed as part of an Outreach Meeting held on October 21, 2025 related to the ODP Amendment and Annexation and overall Redlands 360 project. Because Jessica Johnsen is no longer with the City, I have confirmed these representations with the Applicant. As the proposed changes to the roads were discussed at the previous meeting, and because the change will be an improvement and will not “create material negative impacts on the surrounding neighborhood” I have waived the requirement for an Outreach Meeting.

Please let me know if you have any questions.

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction
250 N. 5th Street
P: 970-256-4023
gjcity.org | [EngageGJ](#)







811
Know what's below.
Call before you dig.

Project Benchmark
TBD

NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:



SCALE
(FEET)

0 30 60
HORIZONTAL

VERTICAL: N/A

CONTOUR INTERVAL: FT

PROJECT PHASE: Preliminary

NO.	DATE	REVISION	BY

S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 RoW Map.dwg [RoW Map] 11/4/2025 11:31:42 AM

DATE ISSUED: 04.Nov.2025

PRELIMINARY



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501

Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: djf PROJECT: 1988-033
CHECKED BY:
ORIGINAL SHEET SIZE: 22 x 34

LA PLATA

R360 Development

Persigo RoW/Easement Exhibit

EX1

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION VACATING PORTIONS OF TWO 14-FOOT MULTIPURPOSE
EASEMENTS TOTALING APPROXIMATELY 0.31 ACRES ALONG SOUTH
BROADWAY IN THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS:

The Grand Junction Land Company, LLC (Applicant) is requesting this multipurpose easement vacation to facilitate the realignment of South Broadway and 23 Road associated with the approved Redlands 360 Filing 3 development and construction of a new roundabout intersection. The proposed easement vacation and associated easement reconfiguration are necessary to accommodate the revised roadway geometry, utility infrastructure, and circulation improvements planned as part of the overall Redlands 360 master-planned community. The total area proposed for vacation is approximately 0.31 acres, more or less.

The proposed roadway improvements include construction of a new roundabout, revised roadway alignments, utility relocations, and associated infrastructure improvements intended to improve traffic circulation, connectivity, and access within the development area. Existing multipurpose easement areas that are no longer necessary under the revised roadway and utility configuration are proposed to be vacated, while new easement areas are being dedicated or relocated to accommodate the realigned transportation network and supporting infrastructure improvements.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the Vacations is consistent with the Comprehensive Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED EASEMENT IS HEREBY VACATED SUBJECT TO THE FOLLOWING CONDITIONS:

- The applicant shall grant a temporary roadway and access easement, in a form acceptable to the City, over the areas necessary to maintain vehicular, emergency, utility, and property access during the reconstruction and reconfiguration of South Broadway and 23 Road, including the construction of Brothers Boulevard. The temporary roadway and access easement shall remain in effect until the roadway improvements have been completed, accepted by the City, and permanent access has been established for all affected properties.

- The applicant shall construct and make available for use a temporary roadway, subject to review and approval by the City Engineer, sufficient to maintain vehicular, emergency, utility, and property access during construction of the permanent roadway improvements. The temporary roadway shall be maintained in a safe and operable condition until the permanent roadway improvements have been completed, accepted by the City, and opened to public use.
- New public multipurpose easement(s) and/or utility easement(s) shall be dedicated to the City by plat or by separate instrument reviewed and approved by staff as providing comparable replacement for those being vacated. All utilities in the vacated multipurpose easement(s) as shown on the approved Redlands 360 Construction Site Plan, as depicted on Exhibit 5, shall be relocated to the satisfaction of the City and the utility companies, or a development improvements agreement shall be provided to the City for the relocation of the same with acceptable security as deemed appropriate by the City.

All that Multi-purpose easement within Lot 998 and Lot 999 as dedicated and platted on Redlands 360 Filing 1 as recorded at Reception Number 3066475, Lot 999 as re-platted on Bubar Subdivision, situated in the southeast quarter of the northeast quarter of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado,

Containing 0.31 acres more or less.

Exhibit B describing and depicting the Easements and the Vacations is attached and incorporated by this reference.

PASSED and ADOPTED this 17th day of June 2026.

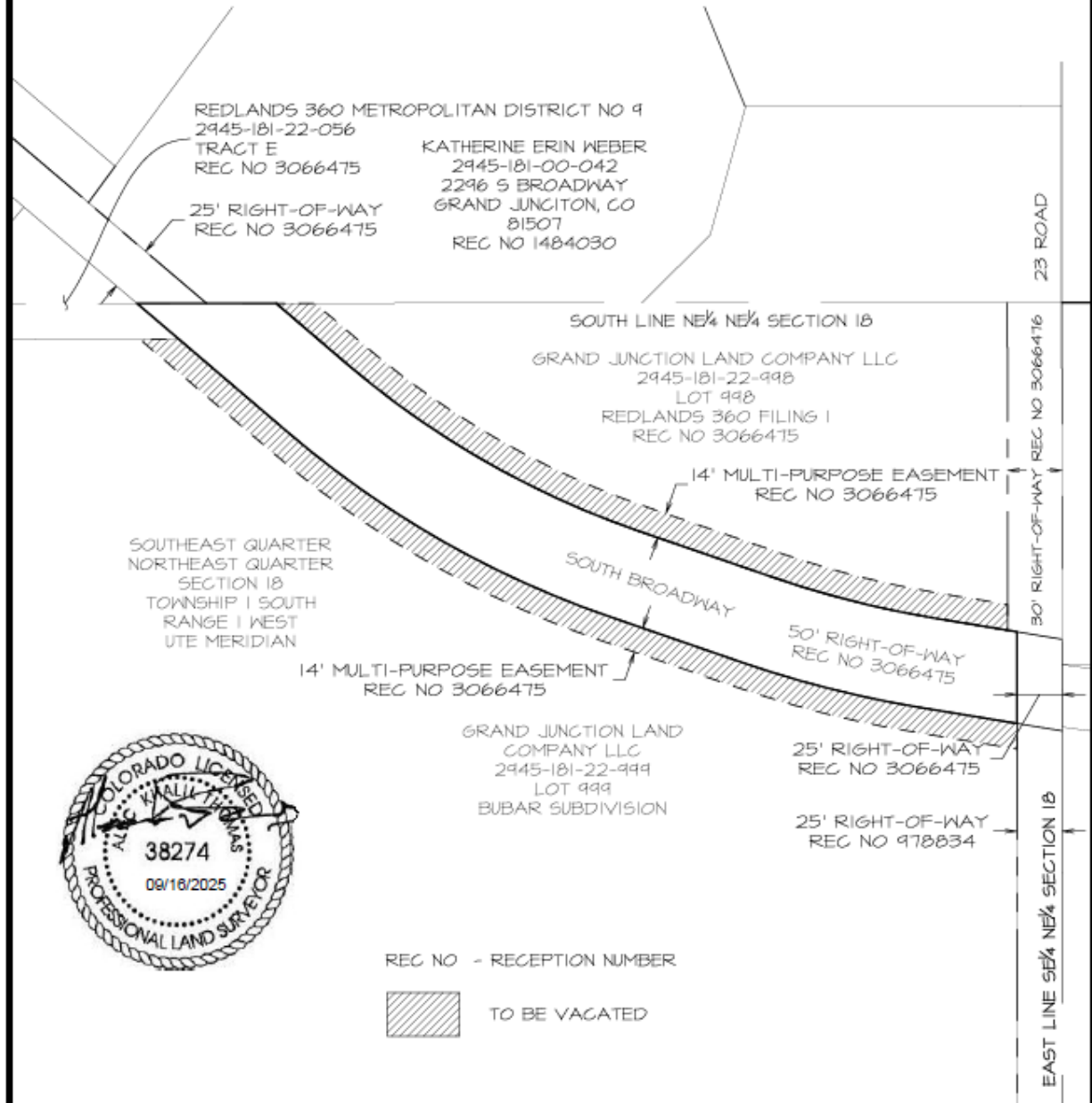
ATTEST:

Laurel Lutz
President of the City Council

Selestina Sandoval
City Clerk

DRAFT

EXHIBIT B



1" = 80'
0 80
U.S. Survey feet



REG NO: RECEPTION NUMBER

S:\PROJECTS\1988 La Plata Communities, Inc\021,029

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

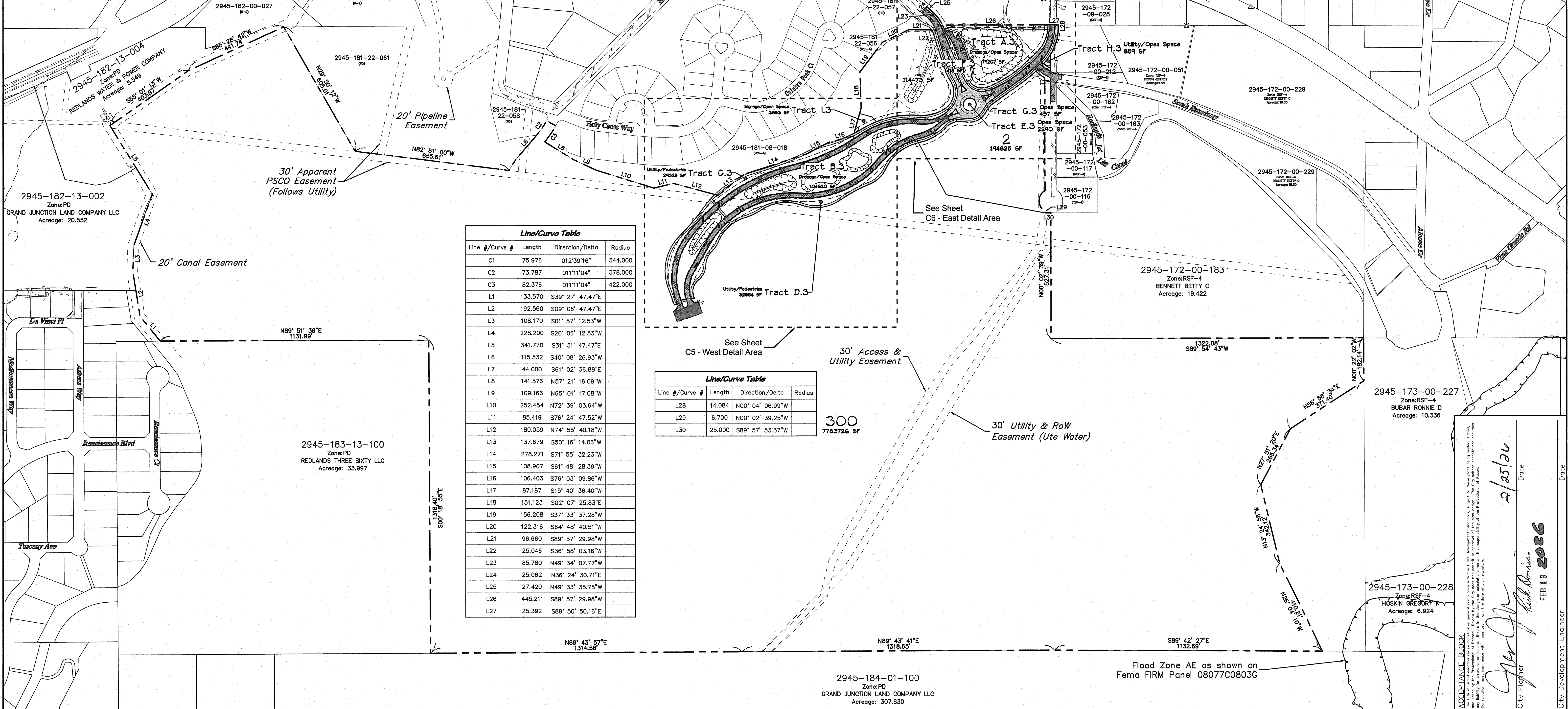
Drawn: AKT Checked: NA 5/20/25 Job No. 1988-033

033 SH340-23 Road-Main Entry\Survey\DN6\1988-033 MPE VACATION.dwg

Site Breakdown table with columns: Tract, Area (sf), Area (ac), and Percentage. Rows include Tract A.3 through Tract I.3, Right of Way, Lot 1, Lot 2, and Total.

UTILITY PROVIDERS table with columns: Utility Type and Provider. Rows include Water, Sewer, Electric, Gas, Telephone, Cable, Irrigation, and Fire.

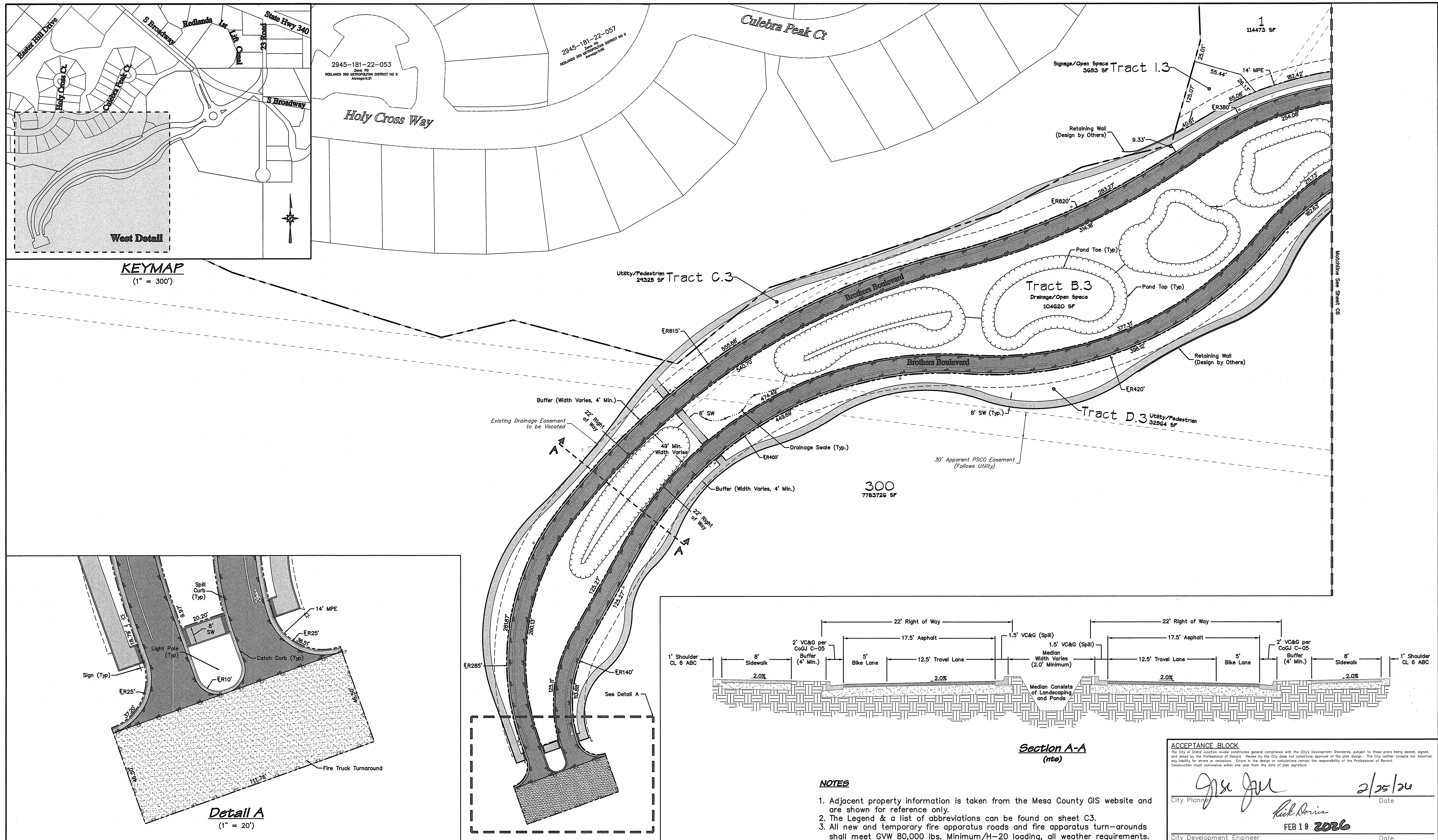
NOTES: 1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only. 2. The Legend & a list of abbreviations can be found on sheet C3.



Line/Curve Table with columns: Line #/Curve #, Length, Direction/Delta, and Radius. Contains data for curves C1 through C3 and L1 through L27.

Line/Curve Table with columns: Line #/Curve #, Length, Direction/Delta, and Radius. Contains data for curves L28 through L30.

Project information and logos. Includes UNCC logo, Project Benchmark details (MCSM NO. 230-1, 3.25 Alum. Cap, etc.), SCALE (0 to 400 feet), PROJECT PHASE (Issued for Construction), DATE ISSUED (29-Jan-2026), and logos for RIVER CITY CONSULTANTS and REDLANDS THREE SIXTY, LLC. Also includes a signature block for the City Planner and City Development Engineer.



UNCC
UTAH NORTHERN COMMUNITY COLLEGE
800.922.1987
www.uncc.edu
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE
(FEET)
0 50 100
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Issued for Construction DATE ISSUED: 29.Jan.2026

NO.	DATE	REVISION	BY

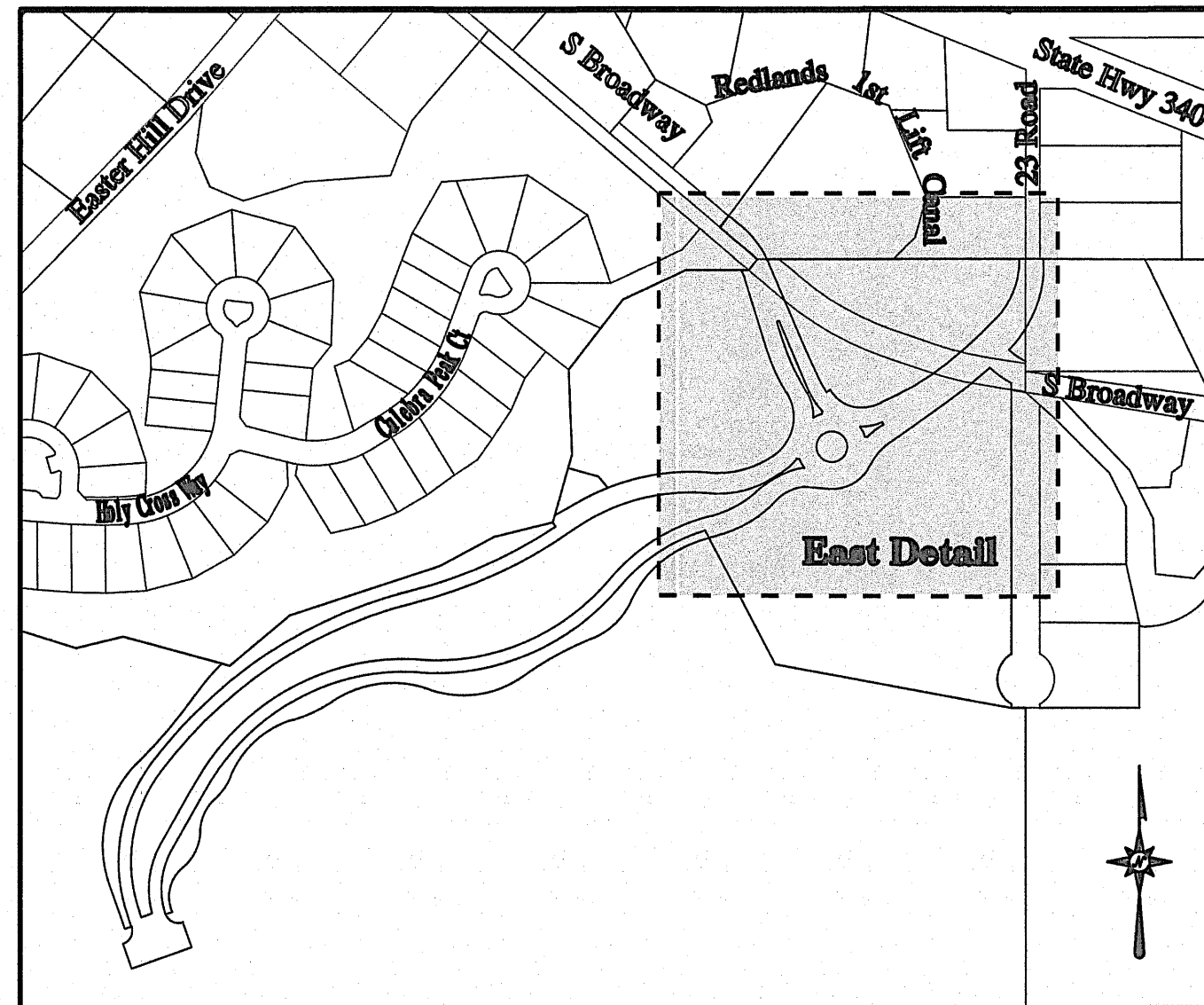
S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 Site Plan.dwg [West Detail] 05-Feb-26 10:30:38

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: je PROJECT: 1988-033
CHECKED BY: dff
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 3
Site Plan
West Detail Area

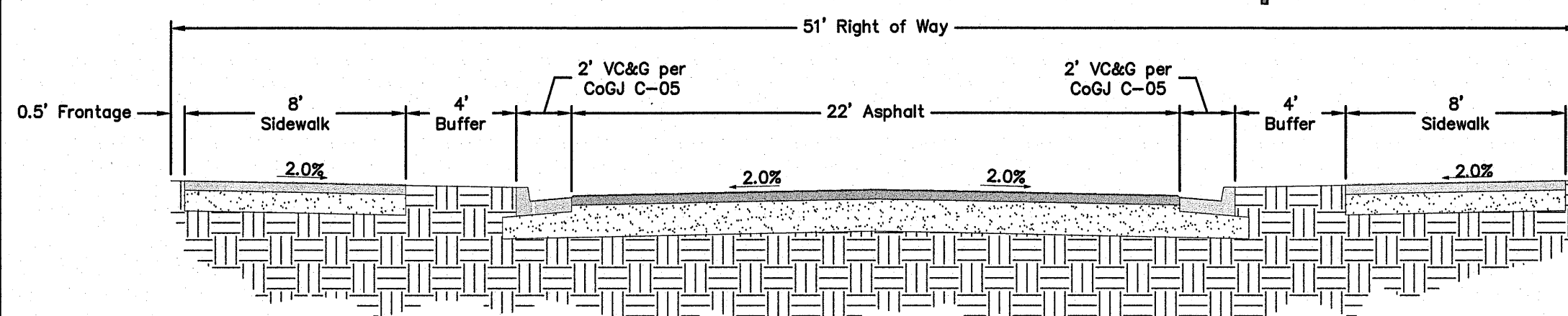
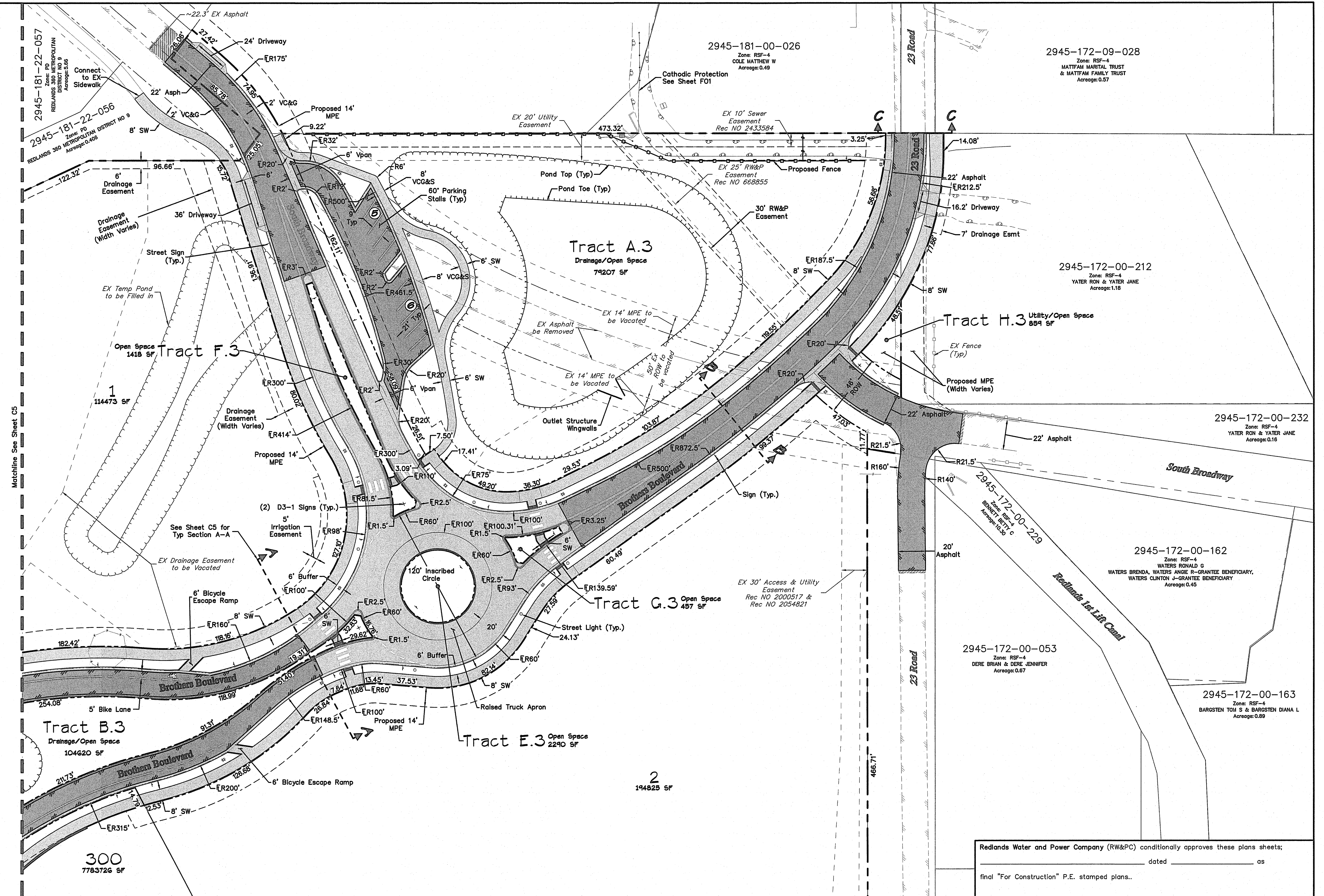
C5



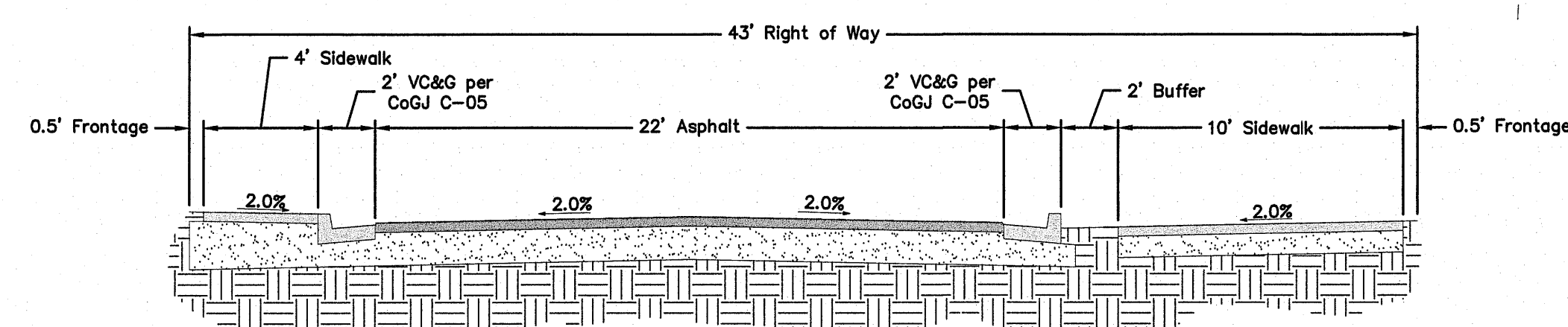
KEYMAP
(1" = 300')

NOTES

1. Adjacent property information is taken from the Mesa County GIS website and are shown for reference only.
2. The Legend & a list of abbreviations can be found on sheet C3.



Section B-B
(mta)



Section C-C
(mta)

Redlands Water and Power Company (RW&PC) conditionally approves these plans sheets, dated _____ as final "For Construction" P.E. stamped plans.

RW&PC Representative

ACCEPTANCE BLOCK

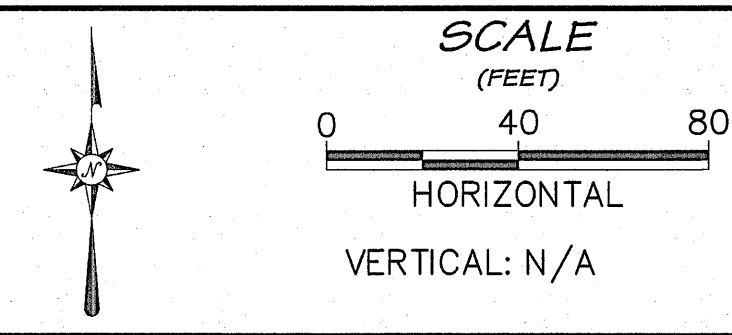
The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

[Signature] City Planner *[Signature]* Date 2/25/2016

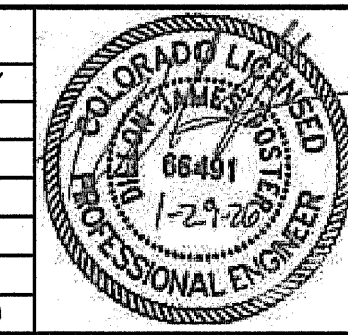
City Development Engineer FEB 19 2016 Date

Project Benchmark
MCSM NO. 230-1 3.25 Alum. Cap
N 1/16TH
Section 17, 18
NORTHING: 38165.551
EASTING: 73685.229
ELEVATION: 4678.68
DATUM SOURCE: MCLGS Zone "GVA" (NAVD 88)

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PROJECT PHASE: Issued for Construction			DATE ISSUED: 29.Jan.2026	
NO.	DATE	REVISION	BY	
S:\PROJECTS\1988 La Plata Communities, Inc\027,029,033 SH340-23 Road-Main Entry\Design\DWG\05-033 Sheet\1988-033 Site Plan.dwg [East Detail] 05-Feb-26 10:12:40				



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: jef PROJECT: 1988-033
CHECKED BY: dfl
ORIGINAL SHEET SIZE: 22 x 34

REDLANDS THREE SIXTY, LLC
Redlands 360 Filing 3
Site Plan
East Detail Area
C6



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: June 9, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Consider a request for a Conditional Use Permit (CUP) for a proposed 4,755 sf bank with a drive-through on a 1.06-acre property located at 1211 Wellington Ave in an MU-1 (Mixed-used Neighborhood) zone district.

RECOMMENDATION:

After reviewing Wells Fargo on Wellington's request, file number CUP-2026-72, for a Conditional Use Permit for a Drive-through ATM, and with the completion of the listed conditions, the following findings of fact have been made:

Findings of Fact

1. In accordance with Section 21.02.050(f) of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of Wells Fargo on Wellington's request for a Conditional Use Permit for a Drive-through ATM with the following conditions:

1. The Wells Fargo Bank shall be developed in conjunction with the ATM, which is to benefit the members of the Wells Fargo Bank.
2. The drive-through facility shall be designed and located behind Wells Fargo Bank to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety (GJZC Section 21.04.040(e)(2)(i)(A)).
3. The Conditional Use Permit approval shall remain valid until the property changes use or the use is abandoned and non-operational for a period of 12 consecutive months (GJZC Section 21.02.050(f)(5)(iii)).

EXECUTIVE SUMMARY:

The applicant, Aaron Barnhart, Wallace Design, is proposing to develop a 4,755-sf building to be used as a Wells Fargo Bank Site with a Drive-through ATM. The use of a Bank falls under the Office and Personal Services category. Office is defined as an

establishment that provides executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include banks or financial institutions, government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. The proposed bank includes a drive-through that is a conditional use in the MU-1 (Mixed-use Neighborhood) zone district and requires a Conditional Use Permit (CUP). The facility will consist of a 4,755-sf bank, including a drive-through ATM. The bank will operate during normal business hours (9 am – 5 pm) with an expected number of employees to be 13.

BACKGROUND OR DETAILED INFORMATION:

The 1.06-acre property is located at 1211 Wellington Ave within the City Center Planning Area, near the corner of Wellington Ave and N. 12th Street. The property consists of a pad-ready site that was developed by the overall Master Subdivision Plan and is zoned MU-1, which requires a CUP for the drive-through portion of the bank. The land surrounding the proposed site to the north, south, and west consists of existing mixed-uses. The land located to the east of the proposed site consists of existing residential uses which were established through a PD (Wellington Townhomes). The property abuts N 12th Street and Wellington Ave. N. 12th Street is classified as a Minor Arterial, while Wellington Ave is classified as a Local Road. Access to the property is established from Wellington Ave.

DESCRIPTION OF PROPOSED OPERATIONS

This site will be a Branch Bank by Wells Fargo with walk-in customer service and an attached drive-up ATM. This new banking facility by Wells Fargo will provide additional financial services for Grand Junction's residents and industries. With continued growth in both residential housing and businesses in the area, Wells Fargo feels that this project location successfully serves customers in this area of Grand Junction. The site layout is designed to provide more than adequate stacking for ATM drive-up customers while not affecting those that park and enter the building. Since this is in a newer development, the Wells Fargo building will utilize proven finished materials that will complement the adjacent newly constructed buildings and housing projects. The proposed site requires a CUP for the proposed drive-up ATM in this zone. Wells Fargo has determined that a drive-up ATM is needed for the proposed project in order to provide the desired banking services to the community of Grand Junction. The proposed drive-up lane will not negatively impact any part of the adjacent community, nor are there any design or function issues expected because of the proposed drive-up ATM. The proposed bank is planning to operate normal business hours of 9am-5pm. The expected number of employees at the proposed bank each working day is 13.

Site Characteristics

The property was annexed into the city limits on November 2, 1966. The proposed area is 1.06-acres. The site has relatively flat topology. There are no known man-made or naturally occurring geological hazards on the site. The entirety of the property is in the area designated as Zone X (.2% Annual Chance Flood). There are not any wetlands

present onsite. The site consists of an existing parking lot with parking lot lighting. No structures exist on the property.

The site has the following additional characteristics.

- An existing Pedestrian Easement (width varies) along 12th Street (Reception #2842432)
- Common Area Access & Maintenance Easement (Reception #3042050)

The property abuts N 12th Street and Wellington Ave. N. 12th Street is classified as a Minor Arterial, while Wellington Ave is classified as a Local Road. Access to the property is established from Wellington Ave.

Neighborhood Meeting

A neighborhood meeting was held virtually over Teams on December 18, 2025. There were 4 attendees consisting of the city project manager and applicants. No members of the public attended.

ANALYSIS

Pursuant to Section 21.02.050(f) of the GJZDC, to obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.

The Land Use Plan designates this property as Commercial. This property is surrounded by mixed-use properties to the north, south, and east. To the west, is residential (PD) uses. Land uses that would be appropriate in commercially designated areas include commercial offices, retail, employment, medical campus/hospitals, and service-oriented uses. Secondary uses include higher density housing, small warehouses, light industrial uses such as manufacturing, assembly, technology and distribution, places of worship and other public/institutional uses. This type of facility is similar in intensity to these types of uses. Implementing zone districts of the commercial designation include Commercial General (CG), Industrial Light (I-1), and Industrial General (I-2).

The zone district of this property is consistent with the Land Use Plan. The zone district of the property is MU-1. The purpose of the Mixed-use Neighborhood zone district is intended to provide low intensity, neighborhood service, office, and limited retail uses that can include second residential uses and are compatible with adjacent residential neighborhoods. Development should be compatible and complementary in scale and appearance to a residential environment. MU-1 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation. This type of use is compatible with the uses in the surrounding area. Public services and facilities are already available at this location, making it a better fit rather than developing something like this on an undeveloped site.

This type of development is supported by the following Plan Principles:

Principle 2 Resilient and Diverse Economy

1.d. Access to Funding: The construction of the bank will support private sector funding to encourage the growth of and creation of new businesses; the bank is an example of Wells Fargo expansion in Grand Junction. The drive-up ATM is essential to any bank, as evidenced by numerous banking institutions throughout the Grand Valley.

3.e. Business Retention and Attraction: This proposed development supports the retention and expansion of Wells Fargo's presence and services in the community.

Principle 3 Responsible and Managed Growth

1.b. Intensification and Tiered Growth: This project is an infill parcel located within the Tier 1 Urban Infill area and will utilize existing public facilities and services.

2.a. Underutilized Properties: This project will be developing a vacant commercial pad site at the corner of 12th and Wellington. This proposed development will replace the vacant lot with a community bank site and will blend into the commercial corridor along North 12th Street. This project will provide less intensive commercial use which will buffer the multifamily housing to the east from the arterial traffic along 12th.

6.b. Mix of Uses: This development will add to the mix of services provided along this commercial corridor.

6.e. Context-Sensitive Development: This development will add to the positive character of the surrounding area. The building mass and details are all compatible with adjacent developments and public infrastructure.

Principle 5 Strong Neighborhoods and Housing Choices

3.d. Neighborhood Amenities: This development is within an existing neighborhood center and will provide local banking and financial services to the community. It is located within walking distance of neighborhood housing and adjacent businesses. A bus stop is located immediately north of the site on 12th Street, making the development easily accessible via multiple modes.

Principle 6 Efficient and Connected Transportations

4.e. Bicycle Facilities: This development will include both short-term exterior bike racks for customer use and interior long-term bike storage for employee use.

4.f. Transit-Supportive Development: This development will utilize undeveloped commercial property located along a transit route (N. 12th Street), which will support transit use, as there is a bus stop located approximately 200 feet north of the development.

5.b. Transportation Infrastructure: The proposed development will include electric vehicle charging infrastructure.

Principle 8 Resource Stewardship

1.b. Drought-tolerant landscaping: This project will incorporate native and drought-tolerant landscape plantings.

2.a. Maximize existing infrastructure: This infill project will utilize existing transportation and utility infrastructure.

3.c. Integrate land use with transportation: This infill project is located within an existing commercial subdivision and existing commercial corridor. The project will front

an existing transit route (N. 12th Street), which will support transit use, as there is a bus stop located approximately 200 feet north of the property. The EV charger supports EV use to further promote a reduction in greenhouse gas emissions.

3.g. EV Charging: As noted previously, this project will include EV charging capabilities, supporting the regional electrical vehicle charging network.

5.b. Water-wise species: As noted previously, this project will utilize native and drought-tolerant landscape plantings. These water-wise species will reduce watering needs.

5.c. Tree installation, replacement, and protection: This project will incorporate new trees as part of this infill development.

There is already existing infrastructure serving the property, making it a logical location for this type of facility.

Staff find this criterion met.

(B) The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04

The proposed use is classified as Office and Personal Services use. There are use-specific standards for drive-throughs (below).

Use-Specific Standards (Section 21.04.040(e)(2)(i)).

(A) All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety.

Signage, pavement markings, and crosswalk pavers are provided to facilitate safe pedestrian access.

(B) Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility.

Signage and pavement markings are provided to facilitate efficient traffic movement.

(C) Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot.

The drive through lane is in excess of 125 feet from residentially (PD) zoned lots.

(D) All drive-through facilities shall comply with the loading and stacking standards set forth in TEDS (GJMC Title 29).

The drive through provides four stacking spaces as required by TEDS.

(E) Drive-through windows, menu boards, speaker boxes, and drive-through lanes shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the adjacent public right-of-way.

The drive-up ATM does not include a window, menu board, or speak box. The drive lane is not located between the building and the front of the property.

(F) Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1.

Not applicable.

Staff find this criterion met.

(C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.

This infill development is located within the Wellington Office Park commercial subdivision (MU-1 zoning), which is part of the existing commercial corridor along North 12th Street, similarly zoned MU-1. As noted previously, this existing subdivision currently includes Jersey Mikes, HOTWORX, and MOD Pizza. North of the proposed development within this commercial corridor is a City Market and retail establishments noted above within the West Patterson Retail subdivision. There are no adverse effects anticipated due to this development.

Staff find this criterion met.

(D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.

The proposed use will not substantially diminish the availability of land for principal uses within the applicable zone district. This criterion is designed to ensure that conditional uses do not diminish the availability of land intended for the district's primary or principal uses. This drive-up ATM accessory use is an essential need for bank facilities. It is immediately adjacent to the principal use and does not diminish the availability of land for the principal use.

Staff find this criterion met.

(E) The City's existing infrastructure and public improvement, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

All existing infrastructure (utilities, street access, walks, etc.) is already in place for this pad-ready site within the existing commercial subdivision. In terms of transportation systems, the property is served by a Minor Arterial in N. 12th Street and a Local Road in Wellington Ave. City utilities already serve the property.

Staff find this criterion met.

SUGGESTED MOTION:

Chair, on Wells Fargo on Wellington's request for a Conditional Use Permit, file number CUP-2026-72, I move that the Planning Commission approve the Conditional Use Permit for Wells Fargo on Wellington, with the Conditions of Approval and Findings of Fact listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. General Project Report
3. Exhibit 3. Neighborhood Meeting Notes
4. Exhibit 4. Site Plan

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: Conditional Use Permit

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: vacant land

Existing Zoning: MU-1

Proposed Land Use Designation: bank with drive through

Proposed Zoning: MU-1

Property Information

Site Location: 1211 Wellington Ave

Site Acreage: 1.06

Site Tax No(s): 2945-122-59-001

Site Zoning: MU-1

Project Description: Proposed new bank building and office with drive through and associated parking, landscaping, and utilities

Property Owner Information

Name: Sid Squirrel

Applicant Information

Name: Aaron Barnhart

Representative Information

Name: John Schlueter

Mailing Address: 1015 N 7th Street

Mailing Address: 9800 Pyramid Ct

Mailing Address: _____

City/State/Zip: Grand Junction, CO 81501

City/State/Zip: Englewood, CO, 80112

City/State/Zip: _____

Business Phone #: 970-263-2948

Business Phone #: 720-407-5288

Business Phone #: 214-683-2769

E-Mail: sid@gjcommercial.com

E-Mail: aaron.barnhart@wallace.design

E-Mail: jschlueter@sgdesign.biz

Fax #: _____

Fax #: _____

Fax #: _____

Contact Person: _____

Contact Person: _____

Contact Person: _____

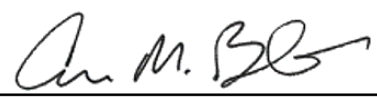
Contact Phone #: _____

Contact Phone #: _____

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: 11-03-2025

Signature of Legal Property Owner:  Date: 11-03-2025

April 24, 2026

City of Grand Junction Planning Department
250 N. 5th St.
Grand Junction, CO

Wells Fargo Wellington Ave & N 12th St – General Project Report

This project report document is provided to inform the City of Grand Junction of the proposed Wells Fargo new bank project at 1211 Wellington Ave.

A. Project Description:

1. The project is located at the SE corner of N 12th St. and Wellington Ave.
2. The site is 1.06 acres +/- in size.
3. This site will be a Branch Bank by Wells Fargo with walk-in customer services and an attached drive-up ATM.

B. Public Benefit:

This new banking facility by Wells Fargo will provide additional financial services for the Grand Junction's residents and industries. With continued growth in both residential housing and businesses in the area, Wells Fargo feels that this project location successfully serves customers in this area of Grand Junction.

The site layout is designed to provide more than adequate stacking for ATM drive-up customers while not affecting those that park and enter the building. Since this is in a newer development the Wells Fargo building will utilize proven finished materials that will complement the adjacent newly constructed buildings and housing projects.

C. Neighborhood Meeting:

A drive-up ATM is a conditional use for the site's zone district of MU-1; therefore, a public hearing was held on December 18, 2025 at 5:30 pm and was via a Teams meeting.

Attendees included the project design team and Kate Kirk with the City of Grand Junction. No other attendees joined the meeting.

D. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies

The design for this site follows the City of Grand Junction 2025 City SSID manual. The proposed site complies with all provision of the City of Grand Junction Development Regulations, as well as the comprehensive plan, subdivision master design intent, and state regulations. Public facilities and utilities are to be available concurrent with the development. The proposed site has been designed to ensure to the extent possible that there are no negative impacts to Grand Junction expected from the development.

The proposed site requires a CUP for the proposed drive-up ATM in this zone, as discussed in the previous section. Wells Fargo has determined that a drive-up ATM is needed for the proposed project in order to provide the desired banking services to the community of Grand Junction. The proposed drive-up lane will not negatively impact any part of the adjacent community, nor are there any design or function issues expected because of the proposed drive-up ATM.

2. Land use in the surrounding area

The site is adjacent to public right-of-way to the west (N. 12th Street), and properties on the far side of the road are similarly zoned MU-1. To the north is Wellington Ave and north of Wellington the property is similarly zoned MU-1 and includes a City Market with commercial outparcels

including AT&T, Verizon, Great Clips, Qdoba, and ANB Bank (which has a drive-through). To the south is commercial building within the common commercial subdivision which includes Jersey Mikes, HOTWORX, and MOD Pizza. To the east is an existing parking lot in this MU-1 parcel with PD zoned multifamily residential property further to the east.

3. Site access and traffic patterns

Site access will utilize the existing access points – from Wellington Ave to the north and through the existing site to the south within the same subdivision, as shown on the site plan.

4. Availability of utilities, including proximity of fire hydrants

There are existing utility service stubs that were constructed by the subdivision master developer and will be connected to for this project. There are existing fire hydrants on the site.

5. Special or unusual demands on utilities

There are no unusual demands of utilities expected for this project.

6. Effects on public facilities

There are no anticipated negative effects on adjacent public facilities due to this proposed bank.

7. Hours of operation

The proposed bank is planned to operate normal business hours of 9am-5pm.

8. Number of employees

The expected number of employees at the proposed bank each working day is 13.

9. Signage plans

Signage have previously been submitted and acknowledged by Grand Junction. A signage permit is being applied for separately for this project.

10. Site soils and geology

This pad-ready site was previously developed by the subdivision Master Developer. Soils on site consist of silty, sandy clay underlain by claystone. The site is not within a FEMA floodplain.

11. Impact of project on site geology and geological hazards

This pad-ready site was previously developed by the subdivision Master Developer. There are no expected geological impacts on the site by this proposed project.

E. Review Criteria:

Review Criteria for Conditional Use Permits.

1. The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district. *The proposed Bank use is a use-by-right within the MU-1 zoning district. While the drive-up ATM requires CUP approval, it is a typical accessory feature of banking facilities, as evident by 18 other existing physical bank facilities in Grand Junction that have drive-up ATMs. This development is consistent with the Comprehensive Plan as outlined below:*

Principal 2 Resilient and Diverse Economy

1.d. Access to Funding: *The construction of the bank will support private sector funding to encouraging the growth of and creation of new businesses; the bank being an example of Wells Fargo expansion in Grand Junction. The drive-up ATM is essential to any bank as evidenced by numerous banking institutions throughout the grand valley.*

3.e. Business Retention and Attraction: *This proposed development supports the retention and expansion of Wells Fargo's presence and services in the community.*

Principal 3 Responsible and Managed Growth

1.b. Intensification and Tiered Growth: *This project is an infill parcel located within the Teir 1 Urban Infill area and will utilize existing public facilities and services.*

2.a. Underutilized Properties: *This project will be developing a vacant commercial pad site at the corner of 12th and Wellington. This proposed development will replace the dirt lot with a community bank site and will blend into the commercial corridor along North 12th Street. This project will provide a less intensive commercial use which will buffer the multifamily housing to the east from the arterial traffic along 12th.*

6.b. Mix of Uses: *This development will add to the mix of services provided along this commercial corridor.*

6.e. Context-Sensitive Development: *This development will add to the positive character of the surrounding area. The building massing and details are all compatible with adjacent developments, and public infrastructure.*

Principal 5 Strong Neighborhoods and Housing Choices

3.d. Neighborhood Amenities: *This development is within the City Center Neighborhood and will provide local banking and financial services to the community. It is located within walking distance of neighborhood housing and adjacent businesses. A bus stop is located immediately north of the site on 12th Street, making the development easily accessible via multiple modes.*

Principal 6 Efficient and Connected Transportations

4.e. Bicycle Facilities: *This development will include both short-term exterior bike racks for customer use and interior long-term bike storage for employee use.*

4.f. Transit-Supportive Development: *This development will utilize undeveloped commercial property located along a transit route (N. 12th Street), which will support transit use, as there is a bus stop located approximately 200 feet north of the development.*

5.b. Transportation Infrastructure: *The proposed development will include electric vehicle charging infrastructure.*

Principal 8 Resource Stewardship

1.b. Drought tolerant landscaping: *This project will incorporate native and drought tolerant landscape plantings.*

2.a. Maximize existing infrastructure: *This infill project will utilize existing transportation and utility infrastructure.*

3.c. Integrate land use with transportation: *This infill project is located within an existing commercial subdivision and existing commercial corridor. The project will front an existing transit route (N. 12th Street), which will support transit use, as there is a bus stop located approximately 200 feet north of the property. The EV charger supports EV use to further promote reduction in greenhouse gas emissions.*

3.g. EV Charging: *As noted previously, this project will include EV charging capabilities, supporting the regional electrical vehicle charging network.*

5.b. Water-wise species: *As noted previously, this project will utilize native and drought tolerant landscape plantings. These water-wise species will reduce watering needs.*

5.c. Tree installation, replacement, and protection: *This project will incorporate new trees as part of this infill development.*

2. The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04. *This development will follow all of the MU-1 zoning and use specific code requirements. Specifically, in regards to the drive-up ATM:*

RE: 21.04.040 (e)(2)(i) Drive-Through Facility:

- A. All drive-through facilities shall be designed and located to avoid impairing pedestrian mobility to or from the principal structure or creating risks to pedestrian safety. *Signage, pavement markings, and cross walk pavers are provided to facilitate safe pedestrian access.*
 - B. Drive-through facilities shall be clearly signed and marked to provide efficient flow through the facility. *Signage and pavement markings are provided to facilitate efficient traffic movement.*
 - C. Drive-through lanes shall be set back at least 10 feet from a residentially zoned lot. *The drive through lane is in excess of 125 feet from residentially (PD) zoned lots.*
 - D. All drive-through facilities shall comply with the loading and stacking standards as set forth in TEDS (GJMC Title 29). *The drive through provides four stacking spaces as required by TEDS.*
 - E. Drive-through windows, menu boards, speaker boxes, and drive-through lanes shall not be located between the designated front of the building pursuant to § 21.14.010(c)(iii) and the adjacent public right-of-way. *The drive-up ATM does not include a window, menu board, or speak box. The drive lane is not located between the building and the front of the property.*
 - F. Drive-throughs for restaurants and retail are not allowed within the boundaries shown in Figure 04.04-1. *Not applicable.*
3. The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable. *This in-fill development is located within the Wellington Office Park commercial subdivision (MU-1 zoning) which is part of the existing commercial corridor along North 12th Street, similarly zoned MU-1. As noted previously, this existing subdivision currently includes a Jersey Mikes, HOTWORX, and MOD Pizza. North of the proposed development within this commercial corridor is a City Market and retail establishments noted above within the West Patterson Retail subdivision. There are no adverse effects anticipated due to this development.*
 4. The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district. *This drive-up ATM accessory use is an essential need for bank facilities. It is immediately adjacent to the principal use and does not diminish availability of land for the principal use.*
 5. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development. *All existing infrastructure (utilities, street access, walks, etc.) is already in place for this pad-ready site within the existing commercial subdivision.*

F. Development Schedule and Phasing:

The project is expected to begin construction in early 2026 with a single phase and aims to open in 2026.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Aaron Barnhart, P.E.
Principal
Civil Engineering
Wallace Design Collective

A handwritten signature in black ink, appearing to read "Aaron M. Barnhart". The signature is fluid and cursive, with a long horizontal stroke at the end.

Meeting Notes

Meeting purpose:	WF Grand Junction
Date:	December 18, 2025
Location:	Via Teams Call
Note taker:	John Schlueter

Name:	Company:	Email:	Role:
Kate Kirk	City of Grand Junction	kate.kirk@gjcity.org	City Planner
John Schlueter	SGDesign	js@sgdesign.biz	Architect
Minh Nguyen	SGDesign	mnguyen@sgdesign.biz	Architect
Aaron Barnhart	Wallace	aaron.barnhart@wallace.design	Civil Engineer

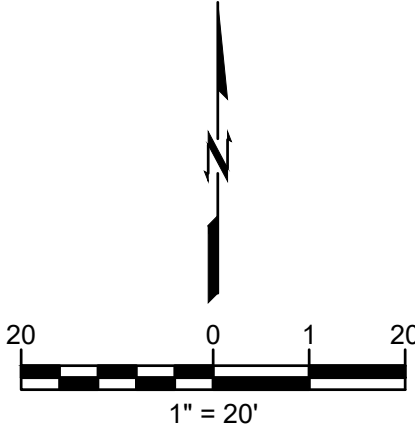
Neighborhood Comment Meeting:

- 1.1 The Teams meeting started at 5:30 PM and was terminated at 5:45 PM. Besides those on the design team and Kate Kirk with the city of Grand Junction, there were no other attendees.

Packet Page 105

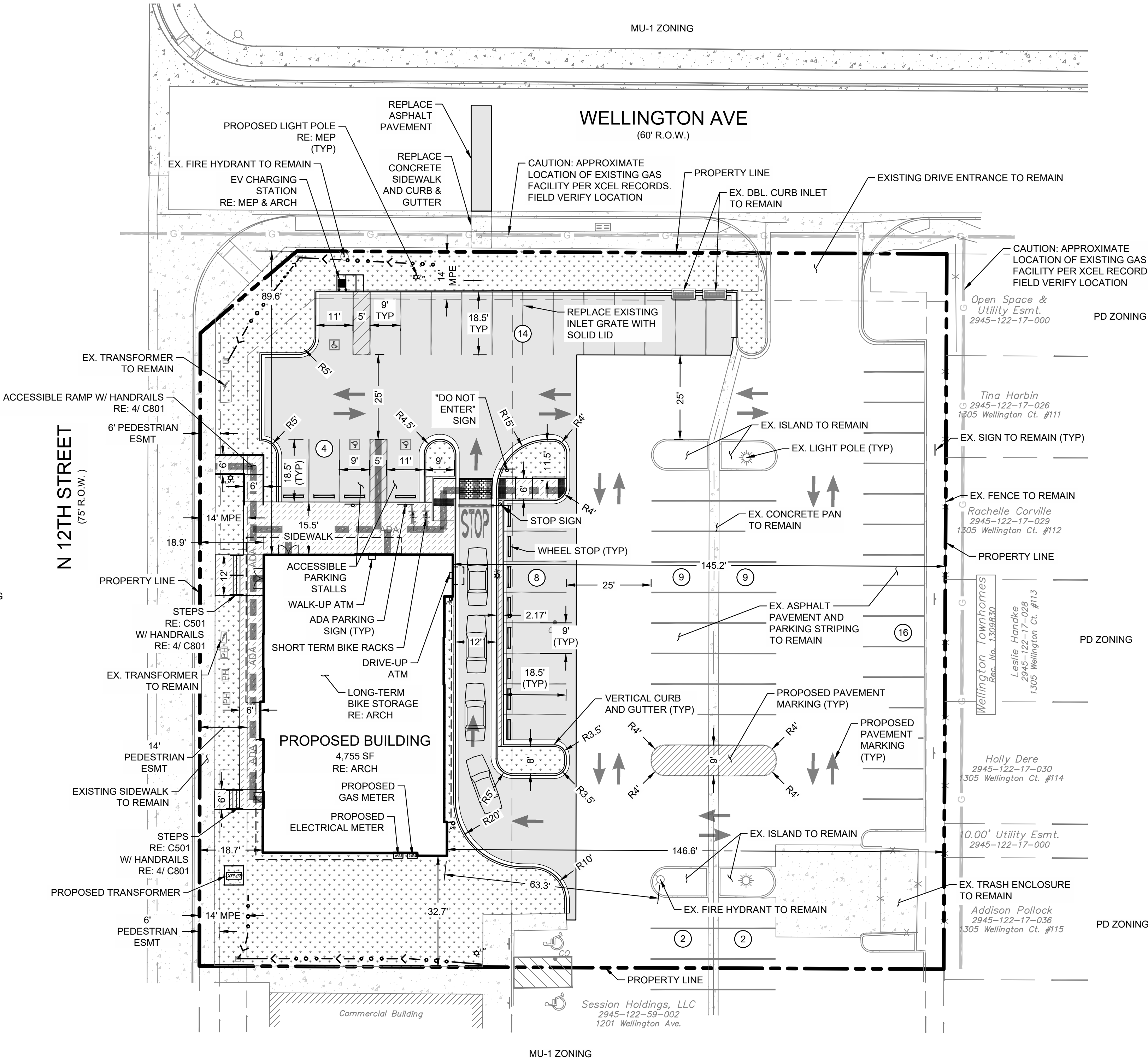
WELLS FARGO - GRAND JUNCTION MAJOR SITE PLAN
LOT 1 TWELVE TWENTY ONE WELLINGTON SUBDIVISION

A PARCEL OF LAND SITUATED IN THE SW 1/4 NW 1/4 NW 1/4, OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO



GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.



LEGEND

- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING PARKING STALL STRIPING
- EXISTING PARKING ISLAND STRIPING
- PROPOSED LIGHT POLE
- PROPOSED DIRECTIONAL ARROW
- PROPOSED PARKING & AISLE STRIPING
- PROPOSED ACCESSIBLE STALL STRIPING
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- CROSS WALK PAVERS
- LANDSCAPE
- VERTICAL CURB & SPILL GUTTER
- PARKING SPACE COUNT

ABBREVIATIONS:

- ATM AUTOMATED TELLER MACHINE
- DBL DOUBLE
- ESMT EASEMENT
- EX EXISTING
- MPE MULTI PURPOSE EASEMENT

LAND USE SUMMARY

USE	SQ FT	PERCENT
BUILDINGS	4,755.00	10%
LANDSCAPE	9,711.36	21%
ASPHALT/PKG/CONC	31,707.24	69%
TOTAL	46,173.60	100%
GROSS LOT AREA	46,173.60	1.06 AC

PARKING SUMMARY

OFFICE (2 per 1,000 SF gross floor area)

TOTAL STANDARD PARKING REQUIRED	9.51
TOTAL STANDARD PARKING PROVIDED	61
ADA PARKING PROVIDED	3
SHORT TERM BICYCLE PARKING REQUIRED	2
SHORT TERM BICYCLE PARKING PROVIDED	4
LONG TERM BICYCLE PARKING REQUIRED	2
LONG TERM BICYCLE PARKING PROVIDED	2

CITY ACCEPTANCE BLOCK

CITY OF GRAND JUNCTION STAFF HAS REVIEWED THESE PLANS AND FINDS THAT THEY COMPLY WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN TWO YEARS FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER	DATE
CITY PLANNER	DATE



wallace design collective
wallace design collective, pc
structural-civil-landscape-survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690-800.364.5858



WELLS FARGO -
GRAND JUNCTION

1211 WELLINGTON AVE, GRAND JUNCTION, CO 81501

DATE	DESCRIPTION	REV
02/16/2026		
2575003		

SITE PLAN
SHEET NO.

C400



Know what's below.
Call before you dig.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: June 9, 2026

Presented By:

Department: Community Development

Submitted By:

Information

SUBJECT:

Election of Chair and Vice-Chair

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None