



**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, FEBRUARY 10, 2026 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-2-10-26 (Case Sensitive)***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road
2. Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.
3. Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape
4. Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road
5. Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees

6. Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer. **This item to be moved to the February 24, 2026 Planning Commission Hearing.**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
January 27, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Keith Ehlers, and Caleb Abeloe.

Also present were James Campbell (Staff Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from January 13, 2026.

2. Aspire Residential Easement Vacation **VAC-2025-61**

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings.

Planning Manager Thomas Lloyd made a request for this item to be moved to the regular agenda.

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. Aspire Residential Easement Vacation **VAC-2025-61**

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings.

Planning Manager Thomas Lloyd came to the podium and advised legal would like to move this item to the regular agenda and then discuss moving to a future meeting on February 24.

Commissioner Ehlers asked if the applicant was aware of this request.

Motion and Vote

Commissioner Ehlers made the following motion “Madam Chair, consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings and move to a future meeting.”

Commissioner Moore seconded; motion passed 7-0.

2. Zoning Code Amendments - ROW Dedication & Landscape ZCA-2026-26

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

3. Zoning Code Amendments – Significant Trees ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

4. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 5:37 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: February 10, 2026
Presented By: Thomas Lloyd, Planning Manager
Department: Community Development
Submitted By: Thomas Lloyd, Planning Manager

Information

SUBJECT:

Consider a Request by Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver to Rezone Approximately 12.89 Acres From RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver (Applicants) are requesting a rezone of approximately 12.89 acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The subject properties are within the Tier 1 Urban Growth Area and are designated as Residential Medium in the Comprehensive Plan. The proposed zone is consistent with Residential Medium land use designation.

BACKGROUND OR DETAILED INFORMATION:

The applicants, Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver are requesting a rezone of approximately 12.89 acres from Residential Medium – 8 (RM 8) to Residential Medium – 12 (RM 12). The subject properties are located on the east side of 29 Road, roughly 1/4 mile south of the 29 Road and Riverside Parkway intersection. The intent of the rezone is to facilitate the development of medium-density residential housing.

The properties are located within the Residential Medium land-use designation. The requested RM-12 zone district is an implementing zone district for this designation as identified in the One Grand Junction Comprehensive Plan.

The property is within Tier 1 of the Growth Plan, which prioritizes infill development and the efficient use of existing public infrastructure. The request supports the City's strategic goals of expanding housing choice, promoting walkable urban neighborhoods, and reducing development pressure on fringe and rural areas. The proposed rezone is also consistent with surrounding development patterns and will serve as an appropriate transition between lower-density neighborhoods and more intense commercial and residential uses located nearby.

The properties surrounding the subject site are zoned Residential Rural (R-R) to the north, Residential Medium 8 (RM-8) to the south, and Mixed Use Light Commercial (MU-2) northwest of the site, west of 29 Road. County land is located to the west of 29 Road, adjacent to the subject property, and also directly abuts the subject property on the north.

In addition to the RM-12 zone requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium:

1. RM-8 (Residential Medium 8)
2. PD (Planned Development)
3. P-1 (Public Parks, and Open Space)
4. P-2 (Public, Civic, and Institutional Campus)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on July 15, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicants and their consultants, along with 1 attendee. Information was presented regarding the request, the timeline of the request, opportunities for public comment, and public notifications of the rezone request.

An official development application was submitted to the City of Grand Junction for review on July 29, 2025.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on August 5, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on January 30, 2026. The notice of this public hearing was published January 31, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezone has the burden of producing evidence that proves each of the criteria outlined in this section. The

applicants' responses to these criteria are included in their General Project Report. Staff's analysis of the criteria is provided below.

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The request to rezone approximately 12.89 acres at 370 and 374 29 Road from RM-8 to RM-12 is consistent with the adopted One Grand Junction Comprehensive Plan and supports the Plan's long-range vision for a more sustainable, accessible, and connected community. The subject property is located within the Residential Medium land use designation, which is intended to be implemented through zone districts of RM-8 and RM-12. The proposed RM-12 zone district is therefore not only permitted under this designation but is especially appropriate given the Comprehensive Plan's call to encourage housing diversity in well-served urban areas.

The Comprehensive Plan promotes a development pattern that makes the most of existing infrastructure. The subject site is within Tier 1 of the Intensification and Tiered Growth Plan, which designates the highest-priority areas for development based on available infrastructure and proximity to community assets. Utilities including domestic water, sanitary sewer, storm sewer, fire protection, and transportation infrastructure are already in place, making the property immediately viable for development. Increasing density to RM-12 in this location efficiently leverages this existing capacity, aligning with Responsible and Managed Growth principles by minimizing service extension costs and concentrating development where it is most sustainable.

The Comprehensive Plan also emphasizes the need to offer a variety of housing types throughout the city to serve people at different life stages and income levels. The area surrounding 370 and 374 29 Road is predominantly made up of detached single-unit homes. By introducing a higher density zone district which allows up to 12 units per acre vs 8, the proposed RM-12 zone would support residential development that is better situated to respond to local demand. This is consistent with Plan Principle 5: Strong Neighborhoods and Housing Choices, which includes policies promoting the efficient use of land and expanding housing availability within all areas of the community.

As mentioned, the property is ideally located to take advantage of existing pedestrian and bicycle infrastructure along 29 Road. This reflects the mobility and connectivity goals of the Comprehensive Plan and supports the City's broader strategies for multimodal access.

The proposed rezone is fully consistent with both the letter and the long-term intent of the One Grand Junction Comprehensive Plan.

Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The concept of "orderly development" refers to a progression of density and building forms that are aligned with existing infrastructure, the established road network, and compatible land uses.

Neighborhoods characterized by orderly development often feature a transitional zoning gradient:

- Lower-density zones (e.g., R-R Residential Rural or RL-4 Residential Low) on fringes.
- Medium-density zones (RM-8/RM-12) in more central areas
- Higher-density zones or mixed-use near transit corridors or commercial nodes.

The requested rezone from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12) represents this orderly development pattern based on the property's location and surrounding land uses. The site is adjacent to an established Mixed Use (MU) zoned area that is a designated Neighborhood Center at the intersection of 29 Road and Riverside Parkway. That commercial node supports higher-intensity residential and commercial activity. Increasing the density on the subject properties provides an appropriate transition between that higher-intensity commercial environment and the Residential Rural (R-R) neighborhood situated immediately behind the site. This stepping down of intensity is a fundamental planning practice that helps ensure compatibility between differing land uses while creating a coherent and predictable development pattern.

The property's position along the 29 Road corridor further supports the appropriateness of a moderate density increase. Major corridors with multimodal facilities are designed to accommodate higher levels of activity that offer stronger transportation capacity and greater connectivity. Directing additional residential density to this location, where such facilities are already in place, helps reduce development pressure on interior neighborhood streets and aligns growth with areas that are best equipped to support it. This approach also advances broader community goals for compact, efficient land use within already-served areas.

Staff finds that this criterion has been met.

(C) Benefits. *The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.*

Rezoning the subject property from RM-8 to RM-12 will produce meaningful benefits to both the immediate neighborhood and the wider Grand Junction community. Most notably, the rezone enables a measurable but balanced increase in residential capacity on an underutilized parcel located within a Tier 1 priority growth area. While RM-8 allows between 71 and 103 residential units on this combined 12.89-acre location, the proposed RM-12 zone would allow between 104 and 155 units, depending on final design and site layout. This increase in housing offers a substantial opportunity to

respond to local housing demand using land already served by infrastructure.

The benefits are particularly important in the context of the broader housing landscape. According to the 2021 Grand Valley Housing Needs Assessment, the Grand Junction area continues to face a shortfall of housing, particularly in the “missing middle” typologies such as townhomes and small-scale multiplexes. The City’s 2021 Housing Strategy reinforces this finding and calls for a more proactive approach to zoning and land use changes that increase attainable housing options. Within southeast Grand Junction, and specifically the southern portion of the 29 Road corridor area, there remains a scarcity of RM-12 zoned land. Much of the area is characterized by RL-4 or PD zoning that limits density or locks in older development patterns.

The property’s location further amplifies its value to the community. It is situated along a major corridor equipped with multimodal access as an ATC, both allowing for shorter, more direct trips, whether by car, bicycle, or on foot. This kind of proximity can ease household travel demands, improve overall convenience, and reduce strain on the transportation system over time. In particular, it offers practical travel options for those who may not drive, such as older adults, school-aged children, or individuals with mobility limitations. The ability to safely and conveniently access transportation options for travel to destinations like parks, schools, or essential services enhances independence and quality of life for these groups. For households with multiple drivers, the location may reduce the need for an additional vehicle, helping to lower transportation costs, a significant and growing component of overall household expenses.

In total, the rezone will facilitate a meaningful increase in housing capacity, it offers convenient access to transportation options, and reinforces community investment in infrastructure, ensuring that public services are used to their full potential. These cumulative benefits clearly demonstrate the value of the proposed zone change.

Thus, staff finds that this criterion has been met.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the 370, 374 29 Road rezone request, for a rezone a total of 12.89 acres from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12), the following finding of fact have been made:

1. The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the property located at 370 and 374 29 Road, City file number RZN-2025-466, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Legal Description 370 and 374 29 Rd 01 07 26
3. 3. Exhibit 3- Neighborhood Meeting Documents
4. 4. Exhibit 4 - Maps
5. 5. Exhibit 5 - DRAFT Ordinance 370,374 29 Road RZN

Development Application

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

Petition For: **Rezone**

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

Existing Land Use Designation **Residential**

Existing Zoning **RM-8**

Proposed Land Use Designation **(a rezone from RM-8) to RM-12 (Residential Medium) 12du/acre (both lots) 12.87 acres combined**

Proposed Zoning **RM-12**

Property Information

Site Location: **370 & 374 29 Rd. Grand Junction, CO 81507**

Site Acreage: **6.44 +/- & 6.439 +/-**

Site Tax No(s): **2943-202-00-050 & 2943-202-00-051**

Site Zoning: **RM-8 & RM-8**

Project Description: **Applicant is interested in securing entitlements for (a rezone from RM-8) to RM-12 (Residential Medium) 12du/acre (both lots) 12.87 acres combined**

Property Owner Information

Name: **BALERIO DON L SR & GALLEGOS PAULINE M**

Street Address: **370 29 Rd**

City/State/Zip: **Grand Junction, CO 81507**

Business Phone #: **(970) 270-5489**

E-Mail: **d.balerio@yahoo.com**

Fax #:

Contact Person: **Don Balerio**

Contact Phone #: **(970) 270-5489**

Applicant Information

Name: **Weaver Merle W**

Street Address: **374 29 Rd.**

City/State/Zip: **Grand Junction, CO 81507**

Business Phone #: **970 234-3088**

E-Mail: **cmcweaver@gmail.com**

Fax #:

Contact Person: **Don Balerio**

Contact Phone #: **(970) 270-5489**

Representative Information

Name: **Kim Kerk Land Consulting & Development**

Street Address: **342 North Ave**

City/State/Zip: **Grand Junction, CO 81507**

Business Phone #: **970-640-6913**

E-Mail: **Kimk355@outlook.com**

Fax #:

Contact Person: **Kim Kerk**

Contact Phone #: **970-640-6913**

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

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

Signature of Person Completing the Application

Kim Kerk

Date **6/3/2025**

Signature of Legal Property Owner

[Signature]

Date **6/15/2025**

*see attached page for additional legal property owner signatures

Signature of Legal Property owner

Don B. Balerio
Don Balerio

06.15.2025

Signature of Legal Property owner

Pauline Gallegos
Pauline Gallegos

06.15.2025

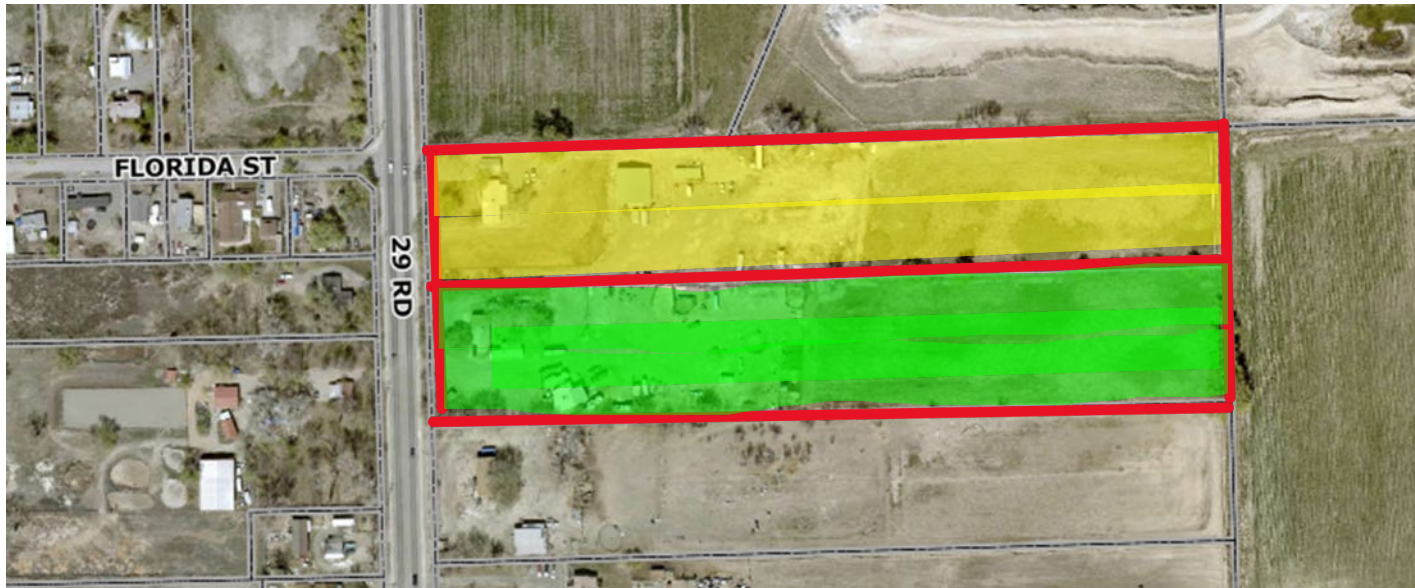


Rezone Request Application
370 and 374 29 Road
Grand Junction, CO 81504
Revised October 17, 2025

General Project Report Rezone Request for 370 and 374 29 Road

Date	October 17, 2025 <i>Revision</i>
Prepared by	Kim Kerk, Project Manager
	Kim Kerk Land Consulting & Development
Submitted to	City of Grand Junction - Community Development
	250 N. 5 th Street Grand Junction, CO 81501
Planner	Jenna Gorney, SR Planner
Project	370 and 374 29 Road – Rezone Request

Site Location



374 29 Road

Parcel Number:	2943-202-00-051
Location:	374 29 Road
Mailing Zip:	81507-4705
Location Zip:	81504
Owner:	Weaver, Merle W
Year Built:	1989
Zoning:	RM-8
Acres:	6.43911586
City Limits Status:	Inside City Limits

370 29 Road

Parcel Number:	2943-202-00-050
Location:	370 29 Road
Mailing Zip:	81507
Location Zip:	81504
Owner:	Gallegos, Pauline M
Joint Owner:	Balerio, Don L Sr
Zoning:	RM-8
Acres:	6.44086443
City Limits Status:	Inside City Limits

Project Description & Introduction

Kim Kerk Land Consulting & Development is the representative for the property owners, Merle Weaver (374 29 Road) and Pauline Gallegos & Don Balerio (370 29 Road). This rezone request is being submitted on their behalf.

The clients are requesting a rezone of their parcels to Residential Medium 12 (RM-12) zoning. This will allow for future in-fill development more in alignment with the City's 2020 One Grand Junction Comprehensive Plan. At present, the clients are requesting a rezone to better accommodate future development ideas and options.

This rezone will accommodate the future land use which identifies this area with a higher density of residential units in close proximity to existing and planned commercial use areas.

A Project Description

Location

These parcels are located on the east side of 29 Road, south of the intersection with D Road, at the alignment of Florida Street, on the west side of 29 Road. Both parcels are within the city limits of Grand Junction.

The Tax Parcel Number for 374 29 Road is 2943-202-00-051, and is described as follows:

THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEP TEMBER 14, 2005 IN BOOK 3992 AT PAGE 172, MESA COUNTY, COLORADO.

The Tax Parcel Number for 370 29 Road is 2943-202-00-050, and is described as follows:

BEGINNING AT A POINT 220 FEET SOUTH 0°07' WEST FROM THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, THENCE NORTH 89°56' EAST 1318.08 FEET, THENCE SOUTH 0°05' WEST 220 FEET, THENCE SOUTH 89°56' WEST 1318.21 FEET, NORTH 0°07' EAST 220 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF FOR ROAD RIGHT OF WAY, MESA COUNTY, COLORADO.

These parcels are currently used as residential/agricultural operations.

1 Acreage

Total acreage for the 374 29 Road parcel is 6.4391 +/-.

Total acreage for the 370 29 Road parcel is 6.4408 +/-.

2 Proposed Use

Both parcels are currently zoned RM-8. The requested rezone to RM-12 will better accommodate *future development options* for these properties, including the possibility of higher density multi-family residential units.

B Public Benefit

Current zoning for both of the subject parcels is RM-8. The requested rezone to RM-12 will better accommodate future development options and use for these properties, such as higher density multi-family residential units. *The owners don't have immediate plans but in looking ahead want establish the density.* The RM-12 zone, defined below, will encourage diverse and interspersed housing options that can create an environment where people of all ages, incomes, and backgrounds interact frequently, contributing to safety, and a feeling of community.

The intent of the RM-12 (Residential Medium 12):

To provide for medium density development allowing several types of residential units within specified densities. RM-12 is appropriate for the creation of a neighborhood with a mix of housing types and may serve as a transitional district between Residential Low zone districts and higher density residential or mixed-use development. RM-12 is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

Additionally, the proposed rezone will accommodate pursuit of planned higher density residential in-fill development. With approval of the rezone, the resulting new development will also be in close proximity to existing commercial services.

C Neighborhood Comment Meeting was held on 7/15/2025

Neighborhood Meeting Notes for 370 & 374 29 Rd. are included with the rezone application packet. In addition, a phone call was received from a neighbor after the meeting was held who feels that developing the neighborhood will create a safer area that is more populated and well lit. She stated that at times there are people wandering through her property from the river trail and her thought is development would discourage the trespassers.

D Project Compliance, Compatibility, and Impact

1 Adopted plans and/or policies

The RM-12 zoning designation is well-suited for the development of a neighborhood featuring a diverse mix of housing types. It serves effectively as a transitional district between Residential Low zone areas and higher-density residential or mixed-use developments.

The subject properties are located within a corridor that has experienced consistent and steady growth over the past few years. The evolution of the 29 Road Corridor has introduced a variety of desirable amenities, including restaurants, convenience stores, and gas stations—alongside existing residential uses. The approval of the RM-12 zone district in this area supports a logical and

cohesive transition within the neighborhood, enhancing its character by introducing a variety of residential options that complement the established surrounding community.

2 Land Use in the Surrounding Area

North – Agricultural use (Mesa County/RSF-R) & gravel extraction (City of GJ/R-R)

East – Agricultural use (R-R)

South – Single-family residential units (RM-8)

West – 29 Road with single-family residential units beyond (Mesa County/RSF-R)

3 Site access and traffic patterns

Site access will remain as existing, off of 29 Road.

4 Availability of utilities, including proximity of fire hydrants

The utility providers for these parcels include:

Water	– Ute Water Conservancy Department
Sewer	– City of Grand Junction
Electric	– Grand Valley Power
Drainage	– Grand Valley Drainage District
Irrigation	– Gand Valley Irrigation Company
Fire Protection	– Gand Junction Fire Department
Law Enforcement	– City of Grand Junction Police

The existing utility infrastructure is adequately sized for this Project.

The nearest existing fire hydrant is located within 75 feet of the 374 29 Road property, located within the 29 Road west road right-of-way. Should additional fire hydrants be required, as a result of reviews of future development plans, installation will be performed in accordance with the Ute Water District and City of Grand Junction Fire Department.

5 Special or unusual demands on utilities

None identified

6 Effects on public facilities

There are no special or unusual demands on utilities or on public facilities with this Project.

7, 8,9 Hours of operation & Number of employees, & signage plans Not applicable

10 Site soils and geology

The US Department of Agriculture Soil Conservation Service has identified the primary soil types for these two parcels as *Massadona Silty Clay Loam* and *Green River Silty Clay Loam*.

11 Impact of project on site geology and geological hazards

No man-made or natural geologic hazards are known to exist on the subject property.

E Project Compliance, Compatibility, and Impact

Review Criteria. 21.02.050(m)(3)(ii)

The criteria for review is provided in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency

The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan. The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as the Residential Medium zone district. The proposed rezone to RM-12 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

This rezone is supported by this plan principle because the Comprehensive Plan places a priority on growth in areas identified for infill and redevelopment to effectively manage growth. This principle supports fiscally responsible policies that promote a compact pattern of growth to encourage an efficient use of land. Development is directed to areas where infrastructure is already present, and the City can meet and maintain its level of service targets.

Goals

1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Diverse and interspersed housing options have created an environment where people of all ages, incomes, and backgrounds interact frequently, contributing to local culture, safety, and a feeling of community.

Goal 1: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and income.

(B) Development Patterns

The proposed zoning will result in logical and orderly development pattern(s).

Public and community facilities are adequate to serve the type of in-fill and development being considered. All services and facilities currently exist to serve the properties.

(C) Benefits.

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The requested rezone of this property will allow for orderly future infill development consistent with the surrounding neighborhood. Access to schools, shopping, public transportation, recreation and medical facilities are readily available.

A rezone to RM-12, Residential Medium 12, is a continuation of the existing uses appropriate to the neighborhood and further allows the introduction of development that will utilize existing resources and infrastructure for suburban infill development. Higher density opportunities are needed within the proposed zoning ranges to increase housing affordability and choices.

Conclusion

The applicant respectfully requests a Rezone approval from the City of Grand Junction Community Development Department from RM-8 to RM-12. This request conforms overall to the City's 2020 Comprehensive Plan Future Land Use Map, plan principles and goals.

Legal Description-370 29 Rd. Grand Junction, CO 81507: (2214195 and 2266998)

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0°05' West 220 feet, thence South 89°56' West 1318.21 feet, North 0°07' East 220 feet to the point of beginning,

EXCEPT the West 30 feet thereof for road right of way;

and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998.

Mesa County, Colorado.

Parcel G-7

A portion of a parcel of land described in Book 3740 at Page 85, Mesa County Clerk and Recorder's Office lying in the Southwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, (a #6 rebar with 2 1/2" Aluminum cap stamped Q.E.D. Surveying NI/16 SI9 S20 TIS RIE, LS 16413), whence the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 19, (a BLM Aluminum cap) bears N89°32'33"W a distance of 1319.74 feet;

THENCE S10°55'37"E a distance of 223.97 feet to the POINT OF BEGINNING;

THENCE S00°00'00"W along the westerly line of the Mesa County Ditch Company parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office a distance of 220.00 feet;

THENCE S89°52'38"W along the southerly line of said parcel of land described in Book 3740 at Page 85 a distance of 13.26 feet;

THENCE N00°06'16"E along the easterly right-of-way of 29 Road a distance of 220.00 feet;

THENCE N89°52'38"E along the northerly line of said parcel of land described in Book 3740 at Page 85 a distance of 12.86 feet to the POINT OF BEGINNING.

Containing 2872 square feet (0.066 Acres), more or less.

Basis of Bearing: N89°58'01 "E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES TI S RI W SI 6/S 15/S2 I/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Legal Description-374 29 Rd. Grand Junction, CO 81507: (2529102)

TRACT I:

THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) BALERIO DON L SR & GALLEGOS PAULINE M, am the owner of the following real property:

(b) 370 29 Rd. Grand Junction, CO 81507

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

☒ I am the sole owner of the property.

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

I have reviewed the application for the (d) Rezone pertaining to the property.

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

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

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

Owner signature as it appears on deed: *Pauline M. Gallegos* *D Balerio*

Printed name of owner: Balerio Don L SR and Gallegos Pauline M

State of Colorado)

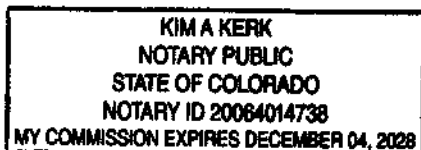
County of Mesa) ss.

Subscribed and sworn to, before me on this 18th day of July, 20 25

by *Pauline Gallegos and Don Balerio*

Witness my hand and seal.

My Notary Commission expires on 12/04/2028



Kim A Kerk
Notary Public Signature



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Weaver Merle W., am the owner of the following real property:

(b) 374 29 Rd. Grand Junction, CO 81507

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

☒ I am the sole owner of the property.

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

I have reviewed the application for the (d) Rezone pertaining to the property.

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

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

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

Owner signature as it appears on deed: 

Printed name of owner: Weaver Merle W

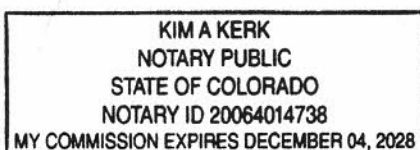
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 18th day of July, 20 25
by Merle W. Weaver

Witness my hand and seal.

My Notary Commission expires on 12/04/2028




Notary Public Signature



1/2 2 PAGE DOCUMENT



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

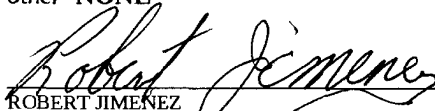
State Documentary Fee
Date: April 05, 2010
\$ 28.73

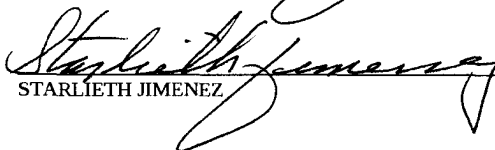
THIS DEED, made on **April 05, 2010** by **ROBERT JIMENEZ AND STARLIETH JIMENEZ** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **(\$287,260.00) *** Two Hundred Eighty Seven Thousand Two Hundred Sixty and 00/100 ***** dollars in hand paid, hereby sells and conveys to **MERLE WEAVER** Grantee(s), whose street address is **296 LITTLE PARK ROAD GRAND JUNCTION, CO 81503**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **374 29 ROAD AND 296 LITTLE PARK ROAD GRAND JUNCTION CO 81504**

with all its appurtenances and warrants the title to the same, subject to *all taxes and assessments for the year 2010 and the matters stated in Section 13 (transfer of title) of the Contract to Buy and Sell Real Estate (a) those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review); (b) distribution utility easements (including cable TV); (c) those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review); (d) inclusion of the Property within any special tax district; and, (e) other* **NONE**

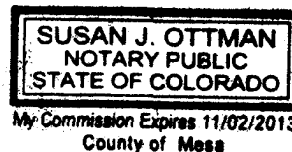

ROBERT JIMENEZ


STARLIETH JIMENEZ

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

The foregoing instrument was acknowledged before me on this day of **April 05, 2010**
by **ROBERT JIMENEZ AND STARLIETH JIMENEZ**

Notary Public
My commission expires _____



When Recorded Return to: **MERLE WEAVER**
296 LITTLE PARK ROAD GRAND JUNCTION, CO 81503



BENEFICIARY DEED

FELIX FREDERICK GALLEGOS aka FF GALLEGOS, and FELIX F. GALLEGOS, whose legal address is: **561 Casa Rio Court, Grand Junction, CO 81507**, as Grantors, one half (50%) interest, and upon the death of the Grantors, conveys his one-half (50%) interest to **PAULINE M. GALLEGOS, whose address is 561 Casa Rio Court, Grand Junction, CO 81507**, as Grantee-Beneficiary. Should **PAULINE M. GALLEGOS** predecease me, then Grantor conveys his one-half (50%) interest equally to **FREDERICK MICHAEL GALLEGOS, whose legal address is 15501 E. 112th Avenue, Commerce City, CO 80022; and NICOLE LEE ALLEY, whose legal address is 10319 Quail Meadow Street, San Antonio, TX 78030** as Grantee-beneficiaries as joint tenants with rights of survivorship. To be clear, it is the intent of the Grantor that this beneficiary deed not take effect until the death of the Grantors.

If a Grantee-beneficiary fails to survive Grantor, Grantor designates the survivor of the above, name Grantee-beneficiary as the successor Grantee-beneficiary.

Grantor transfers, sells and conveys on Grantor's death to the Grantee-beneficiaries named above, the following described real property located in the County of Mesa, State of Colorado:

BEG 220FT S 0DEG07' W FR NW COR SW4NW4 SEC 20 1S 1E N 89DEG56' E 1318.08FT S
0DEG05' W 220FT S 89DEG56' W 1318.21FT N 0DEG07' E 220FT TO BEG EXC W 30FT FOR RD &
ALSO EXC ADDITIONAL ROW ON W AS DESC IN B-3955 P-820/821 MESA CO RECDS - 6.44AC

97 PALM HARBOR PH0223118XU

294320200050 72 MELODY HOME 56 X 14 1171456S22308

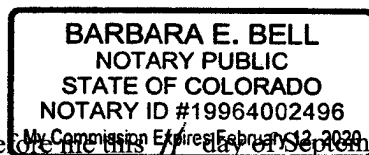
Assessor's Parcel ID#: 2943-202-00-050; 7008-018-00-015; 7008-052-11-407

Known and numbered as: 370 29 Road, Grand Junction, CO 81504

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DEEDS BY THIS GRANTOR FOR THIS REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE GRANTOR'S INTEREST IN THIS REAL PROPERTY.


Felix Frederick Gallegos, aka Felix F. Gallegos, and
FF Gallegos, Grantor

STATE OF COLORADO)
) ss.
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 11 day of September, 2018, by
Felix F. Gallegos and Pauline M. Gallegos.

Witness my hand and official seal.

My commission expires: 02/12/2020

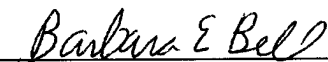

Barbara E. Bell, Notary Public

EXHIBIT A

TRACT I:

THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.

~~**TRACT II:**~~

~~COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE NORTH 89 degrees17' WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 27 A DISTANCE OF 310 FEET;
THENCE SOUTH 0 degrees50' WEST 251.4 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 degrees17' WEST 504.8 FEET;
THENCE SOUTH 30 degrees28' WEST 179.3 FEET;
THENCE SOUTH 14 degrees48' WEST 40.1 FEET;
THENCE SOUTH 89 degrees17' EAST 603.1 FEET;
THENCE NORTH 0 degrees50' EAST 194.6 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.~~

WARRANTY DEED

BK 3740 PG 85

Grantor(s):

DANA DEANN MCCULLOUGH who acquired title as LOYD DEAN MCCULLOUGH and
BRENDA JULENE MCCULLOUGH

whose address is , ,

*County of Mesa , and State of

Colorado , for the consideration of
TWO HUNDRED TWENTY THOUSAND AND NO/100-----
----- dollars, in hand paid, hereby sell(s)

and convey(s) to:

FELIX FREDERICK GALLEGOS and DON L. BALERIO SR. as ~~Joint~~ Tenants in Common

whose address is ~~/370/29 Road, Grand Junction, Colorado 81501~~ 561 Casa Rio Ct, Grand Junction, CO 81503

*County of Mesa , and State of Colorado , the following real

property, in the *County of Mesa , and State of Colorado, to wit:

TAX SCHEDULE NUMBER: 2943-202-00-050 &7008-052-11-407 &7008-018-00-015

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0°05' West 220 feet, thence South 89°56' West 1318.21 feet, North 0°07' East 220 feet to the point of beginning, EXCEPT the West 30 feet thereof for road right of way, Mesa County, Colorado.

also known by the street and number as 370 29 Road, Grand Junction, Colorado 81501

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

current year real property taxes; and easements, reservations, restrictions, covenants and rights of way of record, if any; and distribution utility easements; and matters not shown by the Public Records but of which Grantee has actual knowledge; and inclusion of the Property within any special taxing district; and the benefits and burdens of any declaration and party wall agreements, if any.

Signed this 15 th day of September , 2004

*Dana Deann McCulloch L who
acquired title as Loyd Dean McCulloch*

DANA DEANN MCCULLOUGH who
acquired title as LOYD DEAN
MCCULLOUGH

Brenda Julene McCulloch
BRENDA JULENE MCCULLOUGH

STATE OF COLORADO

County of MESA

} ss.

The foregoing instrument was acknowledged before me this 15 th day of September 2004 .

BY: DANA DEANN MCCULLOUGH who acquired title as LOYD DEAN MCCULLOUGH and BRENDA JULENE MCCULLOUGH

My Commission expires 12-5-05 ,

Witness my hand and official seal



My Commission Expires 12/05/2005
County of Mesa
Notary Public

*If in Denver, insert "City and"

Legal Description-370 and 374 29 Rd. Grand Junction, CO 81504:

Legal Description-370 29 Rd. Grand Junction, CO 81504:

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0°05' West 220 feet, thence South 89°56' West 1318.21 feet, North 0°07' East 220 feet to the point of beginning,

EXCEPT the West 30 feet thereof for road right of way;

and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998.

Mesa County, Colorado.

Legal Description-374 29 Rd. Grand Junction, CO 81504:

TRACT I:

THE NORTH 220 FEET OF THE SW 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, EXCEPT THE WEST 30 FEET THEREOF FOR RIGHT OF WAY;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED SEPTEMBER 14, 2005 IN BOOK 3992 AT PAGE 172,
MESA COUNTY, COLORADO.



Mailing Date: June 30th, 2025

RE: A Neighborhood Meeting for information on the proposed Rezone request for 370 & 374 29 Rd. Grand Junction, CO 81504

Dear Neighbor:

This letter is to notify you that on **Tuesday July 15th, at 5:30pm, a VIRTUAL** neighborhood meeting will be held to provide you with information on the proposed rezone of the following parcels: 370 29 Rd. 2943-202-00-050 & 374 29 Rd. 2943-202-00-051.

Microsoft Teams Meeting:

Tuesday July 15th 2025

5:30 PM - 6:30 PM (MST)

Meeting link: <https://teams.live.com/join/933415072015?p=tX4AWHco1aAH1Yu94O>

The properties are currently zoned RM-8, the rezone would take the combined 12.87 acres from RM-8 (Residential Medium 5.5 to 8 du/ac) to RM-12 (Residential Medium 8 to 12 du/ac) zoning

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the proposed rezone of the properties. You can ask questions or submit written statements to the City of Grand Junction staff.

As a neighbor of this property, you will be notified of future development applications and public hearings (if any) by mail.

The list of property owners who have been notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to kimk355@outlook.com or the City of Grand Junction Planning Department at jenna.gorney@gjcity.org.

We look forward to your feedback on this project.

Regards,

Kim

Kim Kerk Land Consulting & Development, LLC

**342 North Avenue Grand Junction, CO 81505
Ph: 970-640-6913**

370 & 374 29 Rd. Aerial Photo





Neighborhood Meeting Notes-370 & 374 29 Rd: 07/15/2025

The virtual meeting was held on Team Meets and began at 5:30 pm on July 15th. In attendance were property owners Pauline Gallegos and Don Balerio, Merle Weaver was unable to attend. The City of Grand Junction Planner Jenna Gorney, Project Manager Kim Kerk, (for the owners), and 1 neighbor who did not give his name were in attendance. A neighbor Lynn couldn't attend the meeting. She called Kim Kerk with her comments. Lynn thinks it would be better to request a commercial zoning as she feels the multi-family would generate more traffic onto 29 Rd. than a commercial use.

Kim started the meeting by introducing herself and Planner-Jenna Gorney. She explained that the property at 370 & 374 29 Rd. are currently zoned RM-8, the rezone request is to go from RM-8 to Residential Medium

Questions and discussion points are as follows:

Q) Why change the zoning?

A) Higher zoning better suits the use of the site and meets the requirements of the 2020 Comprehensive Plan.

Q) Are the properties currently zoned? Are they in the county or city?

A) Currently the properties are zoned RM-8, located in the city limits.

Q) What is your role?

A) Project manager/ owners representative.

Jenna Gorney described the zoning and rezone request process. If your property is identified for future land use, residential medium, you have a couple options for future development that would be supported by the comprehensive plan rewrite that was determined with input and stakeholder meetings over probably about two years of time.

A Rezone approval to Residential Medium would result in a minimum of 103 units, with the option to develop up to 159 units. A couple other things to note, as far as what type of development could be developed there is defined in the Principal Use Table. Jenna explained the allowed uses, bulk standards, the density and criteria that would apply should future development occur.

Jenna also explained the public hearing meetings that are part of the process and invited the neighbor to attend, in person or virtually.

Both Jenna and Kim expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.

The meeting adjourned at approximately 6:20pm.

CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501

COCA SAMUEL A
560 ASHLEY LN
GRAND JUNCTION, CO 81501

DEGRANGE ALAN J
PO BOX 2058
HOTCHKISS, CO 81419

EPHEMERAL RESOURCES LLC
940 S 10TH ST
GRAND JUNCTION, CO 81501

FOSTER BILLY
FOSTER SONYA L
357 29 RD
GRAND JUNCTION, CO 81504

GALLEGOS PAULINE M
BALERIO DON L SR
561 CASA RIO CT
GRAND JUNCTION, CO 81507

GARRISON BOBBY DALE
GARRISON MARY JANE
359 29 RD
GRAND JUNCTION, CO 81504

HOWARD DENNIS M
HOWARD LEAH S
2231 RIMROCK RD
GRAND JUNCTION, CO 81507

HUNTER KATHY
HUNTER NICHOLAS M & KAYDA L
GRANTEE BENEFICIARIES
361 29 RD
GRAND JUNCTION, CO 81504

KIM KERK LAND CONSULTING &
DEVELOPMENT
KIM KERK
342 NORTH AVE
GRAND JUNCTION, CO 81501

LYNN VRANY LIVING TRUST DATED
SEP 8 2021
365 29 RD
GRAND JUNCTION, CO 81504

MARTINEZ MAX LREOY
MARTINEZ KAREN
360 29 RD
GRAND JUNCTION, CO 81504

MORATTO JAMES
359 1/2 29 RD
GRAND JUNCTION, CO 81504

PADILLA LUIS ENRRIQUE DE LA
TORRE
355 29 RD
GRAND JUNCTION, CO 81501

PANTOJA JORGE HUMBERTO
354 29 RD
GRAND JUNCTION, CO 81504

STARNES KELLY J
STARNES CINDY A
2892 RIVER ST
GRAND JUNCTION, CO 81501

STATE OF COLORADO FBO
COLORADO DEPARTMENT OF
HUMAN SERVICES
1575 SHERMAN
DENVER, CO 80203

STOUT DEAN
ROBERTS ROSE LYNN GRANTEE
BENEFICIARY
2892 FLORIDA ST
GRAND JUNCTION, CO 81501

SUNSHINE OF DELTA INC
PO BOX 516
FRUITA, CO 81521

TREAT STEVEN E
TREAT RENE' E
369 29 RD
GRAND JUNCTION, CO 81504

UPPER LIMIT INVESTMENTS LLC
PO BOX 952
GRAND JUNCTION, CO 81502

VANWINKLE WILBUR C
VANWINKLE NONA F
2911 D RD
GRAND JUNCTION, CO 81504

VIVEROS ARIANNA M
VIVEROS MARIO A
546 DODGE ST
GRAND JUNCTION, CO 81504

WEAVER MERLE W
296 LITTLE PARK RD
GRAND JUNCTION, CO 81507

WOLTMAN CONOR
ROWE JULIE
2893 FLORIDA ST
GRAND JUNCTION , CO 81501

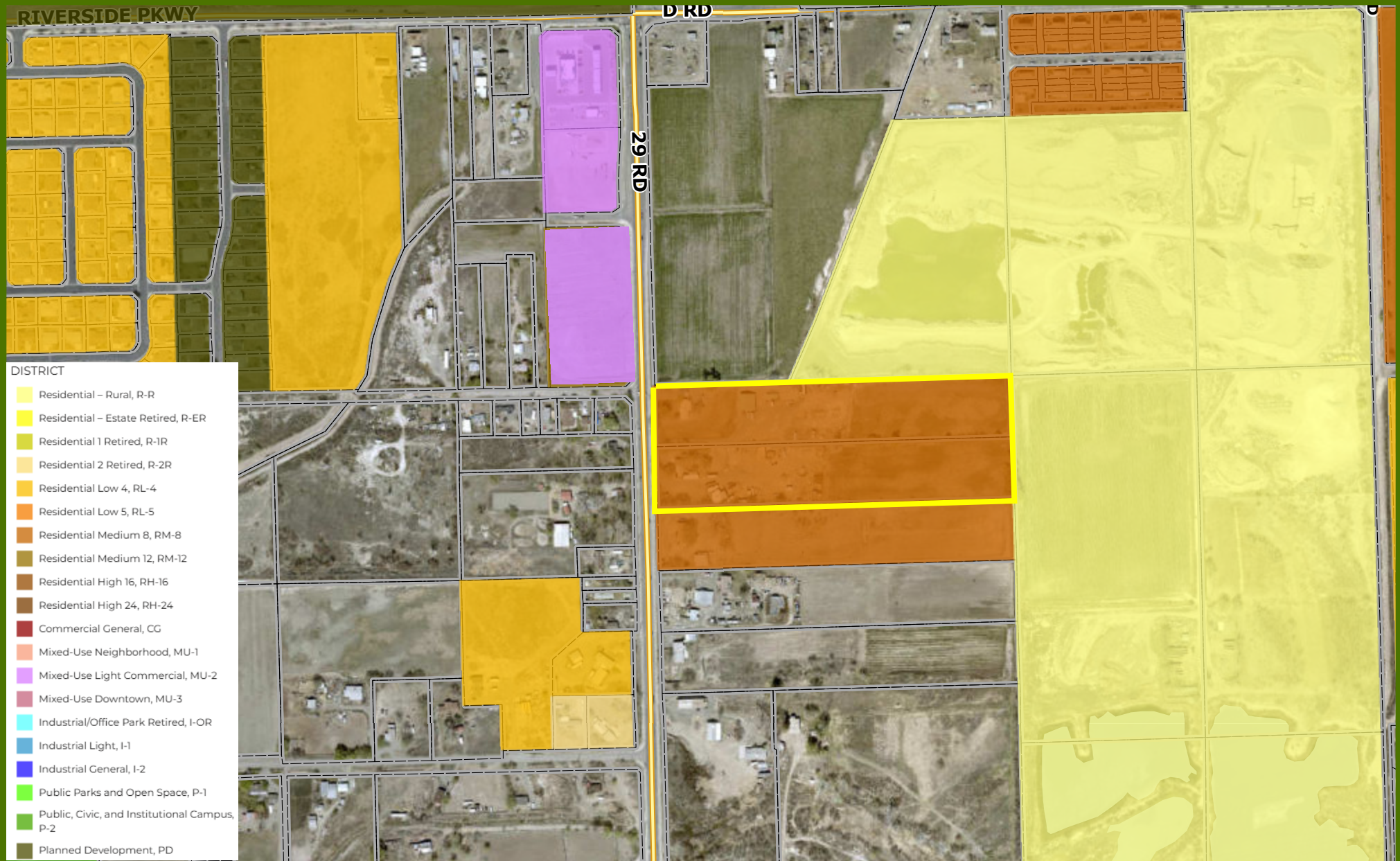
Site Map



0 0.15 0.3
mi

Printed: 12/11/2025
1 inch equals 0 miles
Scale: 1:5,696
Packet Page 33

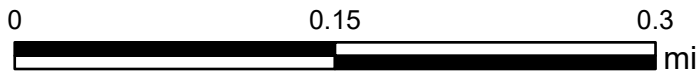
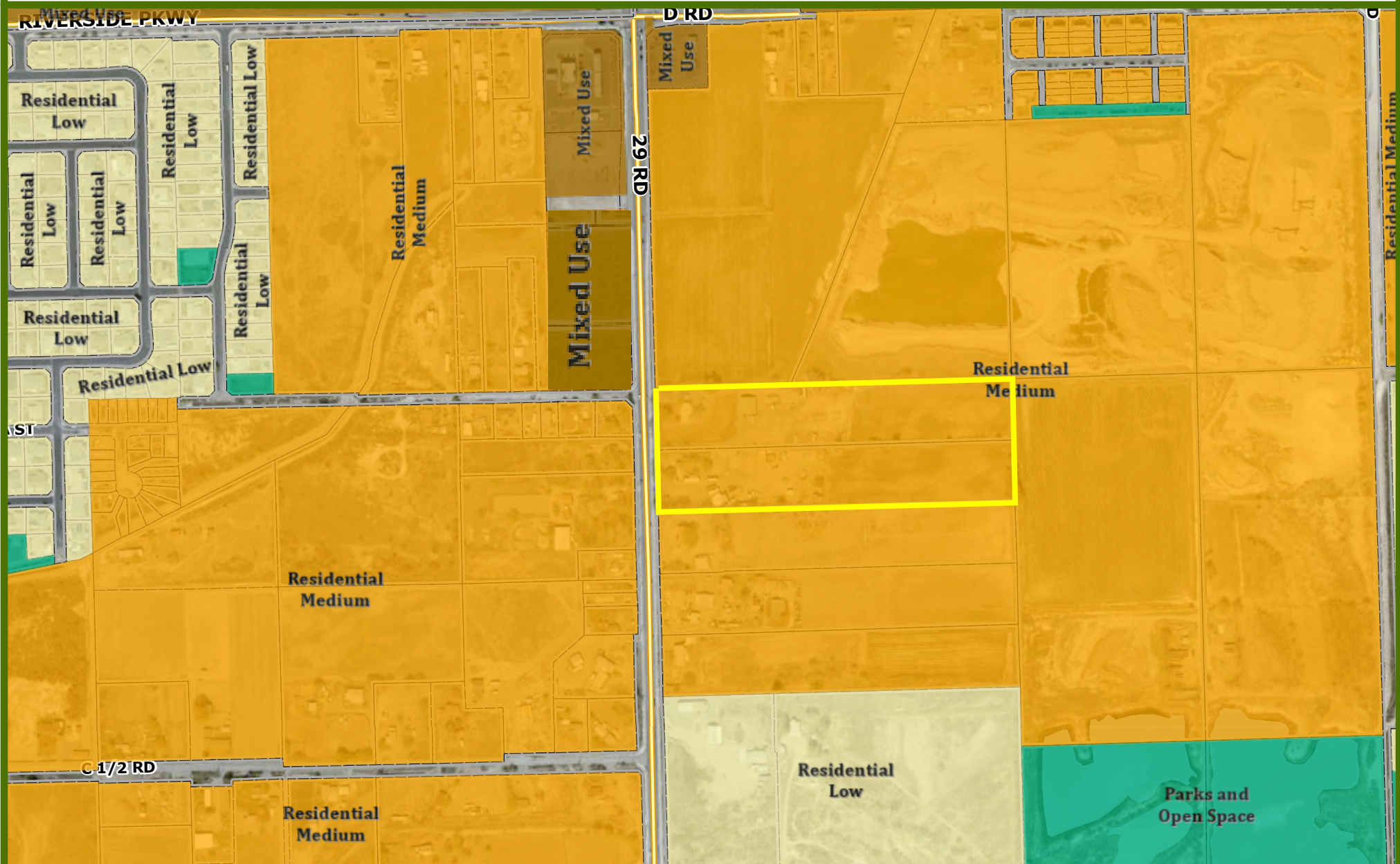
Zoning Map



0 0.15 0.3 mi

Printed: 12/11/2025
1 inch equals 0 miles
Scale: 1:5,696
Packet Page 34

Future Land Use Map



Printed: 12/11/2025
1 inch equals 0 miles
Scale: 1:5,696
Packet Page 35

ORDINANCE NO.

**AN ORDINANCE REZONING APPROXIMATELY 12.89 ACRES FROM RM-8
RESIDENTIAL MEDIUM 8 (RM-8) TO RESIDENTIAL MEDIUM 12 (RM-12) ZONE
DISTRICT LOCATED AT 370, 374 29 ROAD**

Recitals:

The property owners, Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver, propose a rezone from Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) for 12.89 acres located at 370, 374 29 Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended approval of changing the zoning from Residential Medium 8 (RM-8) to Residential Medium 12 (RM-12) for the property, finding that it is consistent with the One Grand Junction Land Use Map (“Plan”) designation of Residential Medium and the Plan’s goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from Residential Medium – 8 (RM-8) to Residential Medium – 12 (RM-12) for the property is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the Residential Medium 12 (RM-12) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Recitals are incorporated herein and in consideration of the same the following property is hereby duly and lawfully zoned to Residential Medium – 12 (RM-12) on the zoning map.

370 29 Rd. Grand Junction, CO 81504:

Beginning at a point 220 feet South 0°07' West from the Northwest corner of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, thence North 89°56' East 1318.08 feet, thence South 0°05' West 220 feet, thence South 89°56' West 1318.21 feet, North 0°07' East 220 feet to the point of beginning, EXCEPT the West 30 feet thereof for road right of way; and EXCEPTING that portion thereof conveyed to Mesa County by instrument recorded August 1, 2005 at Reception No. 2266998. Mesa County, Colorado.

374 29 Rd. Grand Junction, CO 81504:

Tract I:

The north 220 feet of the SW 1/4 NW 1/4 of Section 20, Township 1 South, Range 1 East of the Ute Meridian, except the west 30 feet thereof for right of way;

also excepting therefrom that portion thereof conveyed to Mesa County by instrument recorded September 14, 2005, in Book 3992 at Page 172, Mesa County, Colorado.

INTRODUCED on first reading this 4th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading 18th day of March 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the Council

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: February 10, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Consider a request by Enlightened Real Estate Fund, LLC to rezone approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction. The parcels are addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; along with parcels numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The applicant, Enlightened Real Estate Fund LLC is requesting a rezone of twelve properties measuring approximately 1.75 acres from Commercial General (CG) and Industrial Light (I-1) to Mixed-Use Light Commercial (MU-2) located on the west ends of Noland Avenue and Kimball Avenue to support future development.

Seven of the parcels are zoned Industrial Light (I-1), and five are zoned Commercial General (CG). The Future Land Use designations for the properties are both Mixed Use and Commercial. The proposed MU-2 zoning is consistent with that designation and also aligns with the City's goals for the Lower Downtown Corridor and more specifically the South 7th Street Corridor within.

BACKGROUND OR DETAILED INFORMATION:

The applicant, Enlightened Real Estate Fund LLC is requesting a rezone of 12 parcels encompassing approximately 1.91 acres to Mixed-Use Light Commercial (MU-2).

Seven of the properties are currently zoned Industrial Light (I-1) and five are currently zoned Commercial General (CG).

The subject properties are located between Noland and Kimball Avenue and 7th and 8th Street blocks adjacent to an Active Transportation Corridor (ATC) on 7th street. All of the subject properties are within the Tier 1 Growth Area. The properties surrounding the subject site are zoned I-1 to the east, CG to the west.

Of the 12 subject properties, seven of the properties lie within the Mixed-Use land use designation as identified by the One Grand Junction Comprehensive Plan and 5 exist within the Commercial designation.

The requested MU-2 zoning district is one of the implementing zone districts for both the Commercial and Mixed Use land use designation

For the 7 properties on the west end of Noland and Kimball Avenue that have the Mixed Use designation, the following districts would also be consistent with the Comprehensive Plan

1. RH-16 (Residential High 16)
2. RH-24 (Residential High 24)
3. MU-1 (Mixed Use Neighborhood)
4. MU-3 (Mixed Use Downtown)
5. P-1 (Public Parks and Open Space)
6. P-2 (Public, Civic, and Institutional Campus)
7. PD (Planned Development)

For the 5 properties on the east end with the Commercial designation, the following zone districts would also be consistent with the comprehensive Plan.

1. CG (Commercial General)
2. P-2 (Public, Civic, and Institutional Campus)
3. PD (Planned Development)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on September 2, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff was present with the applicants and their consultants. No one from the public attended the meeting. Information was prepared for presentation regarding the request, the timeline, opportunities for public comment, and public notifications of the rezone request.

An official development application was submitted to the City of Grand Junction for review in September 2025.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on September 23, 2025. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on January 30, 2025. The notice of this public hearing was published January 31, 2025, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicant's responses to these criteria are included in the Development Application, included as Exhibit 1. Staff's analysis of the criteria is provided below.

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The requested rezoning of 12 properties from CG and I-1 to MU-2 is not only consistent with the One Grand Junction Comprehensive Plan, it is the mechanism the Plan anticipates for carrying out its Mixed Use vision in this exact geography as, the properties are located within several specific planning areas.

Area Specific Policies

The 12 subject properties lie within either the Mixed Use or the Commercial Land Use Designations of the Comprehensive Plan.

The Comprehensive Plan's Land Use and Growth Framework identifies Mixed Use designated areas as locations for higher-intensity development that combine employment, retail, and services with higher-density housing in walkable and transit-supportive environments. Commercial areas are intended to concentrate retail and services with a more auto-oriented character.

Importantly, the MU-2 zoning district is identified as an implementing zone district for both designations, giving it the flexibility to deliver higher-density, mixed-use redevelopment in corridors that are envisioned to evolve from auto-centric patterns into pedestrian-friendly, multi-modal places.

Lower Downtown Sub Area

The subject properties also exist within the Lower Downtown Sub Area and more specifically within the South 7th Street Corridor Character Area.

The Lower Downtown Subarea is envisioned as an extension of the City center and strengthens the physical and visual connections between Main Street and the riverfront.

Within the boundaries of the Lower Downtown Sub Area, a series of character areas

have been identified, each distinguished by its physical form, functional land uses, prevailing conditions, and defining urban qualities.

South 7th Street Corridor Character Area

All of the subject parcels are located within the South 7th Street Corridor Character Area.

The vision for the South 7th Street Corridor is to create a vibrant extension of Main Street that draws people toward the Colorado River and also acts as a spine connecting Lower Downtown to the City center. The corridor is intended to feature architectural variation and a mix of street-oriented businesses with the goal of creating an inviting pedestrian friendly environment.

The architectural requirements of the Nonresidential and Mixed Use Design Standard code section supports this vision in its call to incorporate a variety of architectural features in development.

To support the vision of the Lower Downtown Sub Area Plan and more specifically the South 7th Street Corridor, several functional improvements are intended for the area with the goal of ensuring that the area evolves “in a way consistent with the community’s vision”.

Those Functional Improvements include

- The identification of an Opportunity Site – which if utilized would have a positive effect on Lower Downtown. This Opportunity site is located/encompasses the entire subject area and all parcels.
- Additionally, the subject properties are located at the terminus of an identified Priority Complete Street which is intended to provide safe accessible multi-modal access to the opportunity site. For the South 7th Street Corridor and the site’s position at the end of a designated Complete Street, the Plan is explicit. South 7th should be traffic-calmed and activated”. Zoning that produces active frontages and a concentration of residents and daily destinations in this specific location maximizes the safety and economic return of the Complete Streets investments. The MU-2’s urban, storefront-oriented form and mixed uses are designed to deliver exactly that.
- Screening and Buffering is also planned for the length of 8th Street going south to the site. Such screening and buffering is intended to provide separation between residential and mixed uses from the surrounding industrial or manufacturing uses and focuses the activated corridor.

Greater Downtown Commercial Corridor

Seven (7) parcels are further located in the Greater Downtown Commercial Corridor – “Commercial Corridor” overlay which requires further enhanced landscaping and

building articulation.

This corridor is intended to create an attractive, pedestrian-friendly corridor by limiting visual clutter and improving how development faces the street. It requires outdoor storage and permanent display areas to be placed beside or behind the principal building, generally in the rear half of the lot, so streetscapes remain orderly and inviting. The overlay also keeps parking from dominating the corridor by prohibiting parking in front yards and requiring accessory parking to be located behind or to the side of buildings. To encourage walkable, street-oriented development, front yard setbacks for principal structures are reduced to zero feet, bringing buildings closer to the sidewalk. Finally, it supports a mixed-use environment by allowing residential uses consistent with the MU-2 zone, while setting design, landscaping, and signage standards that enhance corridor character and long-term appearance.

An additional Area-Specific Policy of the Comprehensive Plan that further confirms the appropriateness of the MU-2 rezoning is the Mixed Use Corridor designation within which all of the subject properties lie. The Mixed Use Corridor envisions multi-story, pedestrian-oriented development with a mixture of commercial, residential, and service uses that activate corridors and support multi-modal circulation. The MU-2 zoning district implements this by requiring buildings to be pulled forward to the street, by orienting facades toward sidewalks, and by integrating housing opportunities with daily destinations.

Furthermore, the functional provisions of the MU-2 zone district including the uses defined in the Principal Use Table, the Mixed Use Design Standards, and the Bulk regulations directly implement the Comprehensive Plan's call for compact, storefront-oriented development that generates active street frontages, concentrates housing and daily destinations, and reduces reliance on surface parking along key corridors. The Principal Use Chart establishes MU-2 as a true mixed-use district, allowing a broad range of commercial, office, and service uses along with higher-density residential development (eight or more dwelling units per acre). This mix is intended to ensure that daily needs such as food, retail, services, and employment can be co-located with housing, thereby reinforcing the Plan's vision for walkable, transit-supportive districts.

Mixed Use Design Standards and Bulk requirements for development in the MU-2 zoning district further advance this intent as buildings are required to have primary entries on the front façade of the structure, ground-floor commercial uses have transparency requirements intended to create visual interest and pedestrian engagement, and bulk standards reinforce this form by requiring shallow front setbacks, higher allowable building heights than typical suburban commercial zones, and lot coverage standards that enable multi-story development. Collectively, these standards implement the Plan's directive for "urban, storefront-oriented form" and help deliver the density and activity levels necessary to activate corridors.

The subject properties lie within each of these designated areas, directly fulfilling the intent of the adopted policies through the very mechanism designed to achieve those

goals. A rezone to MU-2 therefore brings the zoning map into clear alignment with the adopted land-use map and policy framework.

Plan Principles

Beyond subarea fit, MU-2 advances citywide Plan Principles for a flourishing, lived-in Downtown district where people “live, work, and enjoy a variety of amenities,” with large or vacant lots redeveloped to activate streets and create great public spaces, and with the 7th Street corridor functioning as an extension of Main Street linking Downtown to the River. Rezoning to MU-2 is a direct, implementable step toward this adopted future condition.

The requested rezone to MU-2 provides the housing capacity and product mix the Plan directs for urban intensification areas. The Comprehensive Plan documents rising prices, low inventory, and a need to “create more mixed-use, walkable neighborhoods” with higher density in priority areas such as the city’s core and Downtown; MU-2 responds with minimum residential density and mixed-use standards that ensure efficient, urban development patterns rather than under building. The Code sets MU-2’s minimum residential density at 16 dwelling units per acre, and accommodates townhomes, multi-unit residential, employment, and commercial uses along transportation corridors: exactly the Plan’s call.

Conclusion. Rezoning these 12 properties to MU-2 is a textbook act of plan implementation.

The request:

1. Conforms to the Mixed Use and Commercial land use designation
2. Delivers the required intensity (>16 du/acre) and mix of housing and commercial that the Plan seeks for Downtown adjacent corridors
3. Implements the Lower Downtown Sub Area plan, South 7th Street Corridor goals, Opportunity Sites reinvestment, and Mixed Use Corridor vision while phasing out incompatible uses.
4. Advances Complete Streets and Active Transportation policies at the end of a designated complete street by enabling a walkable urban form.
5. Addresses housing supply, choice, and attainability in the city’s highest-priority infill area without sprawling infrastructure demands.

The action is, in form and substance, consistent with implementation of the Comprehensive Plan.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

Rezoning the properties from CG and I-1 to MU-2 supports a logical, well-structured development pattern that is responsive to its surrounding context and consistent with the broader land use vision outlined in the One Grand Junction Comprehensive Plan.

Rezoning the 12 parcels at the west ends of Noland and Kimball Avenues from CG and I-1 to MU-2 results in logical and orderly development because it aligns the zoning map with the Comprehensive Plan's Mixed-Use framework, regularizes a patchwork of legacy commercial and industrial zoning in the Lower Downtown area, and concentrates compatible intensity at a Complete Street terminus already prioritized for multimodal upgrades.

This request also implements the Comprehensive Plan's framework for responsible and managed growth. The Plan's tiered growth strategy prioritizes infill in Tier 1 areas, directing redevelopment to sites already served by infrastructure in order to avoid leap-frog growth and unnecessary service extensions. By concentrating new activity in Lower Downtown, the rezone advances the Plan's mandate to support growth where levels of service can be maintained efficiently, making best use of existing water, sewer, transportation, and public safety systems. This aligns directly with Plan Principle 3 – Responsible and Managed Growth, which emphasizes fiscal stewardship, efficient use of infrastructure, and a predictable zoning framework.

The Land Use & Growth Framework of Chapter 3 calls first to apply the implementing zone districts for the applicable land-use designation and then apply area-specific policies; MU-2 is an implementing district for Mixed Use and Commercial and is expressly intended to carry out this designation.

Applying MU-2 here therefore organizes land uses in a coherent pattern: walkable, vertical/horizontal mixed use and housing options along South 7th Street, with industrial activity to the east being screened and buffered and steered away from sensitive frontages, as the Subarea policies require.

Because the subject properties lie at the terminus of a designated Priority Complete Street and within an opportunity sites, activating them through MU-2 zoning maximizes the City's investment in multimodal infrastructure and supports orderly transitions away from industrial uses. The Subarea's policies on screening, buffering, and compatible edge conditions are also reinforced by MU-2 design standards, ensuring that redevelopment balances intensity with neighborhood compatibility.

Overall, rezoning to MU-2 ensures that growth occurs where it is intended, supported, and cost-effective; that it leverages existing infrastructure; that it implements subarea visions and character area goals; and that it delivers the housing, employment, and urban form needed to sustain Downtown as a thriving, lived-in district. This is precisely what is meant by logical and orderly development under both the Comprehensive Plan and the zoning code.

In Summary, rezoning these 12 properties to MU-2 results in logical and orderly development because it:

- (a) steers growth to Tier 1 infill areas;
- (b) meets Servicing Growth/LOS expectations using existing infrastructure;

- (c) implements the Lower Downtown and South 7th Corridor framework; and
- (d) delivers multi-modal, mixed-use intensity where the City's policies, maps, and capital priorities already point.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Several of the properties have long presented visual blight, while others have remained vacant and underutilized in a prime area identified for targeted redevelopment. Rezoning the parcels to MU-2 will appropriately position them for future redevelopment.

The MU-2 zoning district specifically provides benefits across several categories.

Residential Use Benefits

MU-2 permits multi-unit residential, live/work units, and upper-story dwellings over commercial uses, while dwelling units are not permitted under the current zonings of CG or I-1. This mix of residential options creates opportunities for people to live closer to jobs, shops, and services, reducing reliance on cars and supporting walkability. It also diversifies the city's housing stock, which is critical for affordability and accommodating a range of household types.

Retail and Service benefits

While CG allows retail, I-1 restricts it to accessory roles. In contrast, MU-2 supports retail and service uses at all scales alongside housing. This provides daily amenities within walking distance of residents, making neighborhoods more self-sufficient and lively. The inclusion of services like cafés, salons, or small shops (not generally permitted in I-1 districts and often not compatible with more intensive uses of the CG district) strengthens the local economy by encouraging entrepreneurship and fostering vibrant street life.

Employment or Professional Services Benefits

MU-2 permits office and professional uses alongside housing and retail, unlike I-1's industrial focus or CG's large-scale commercial emphasis. By supporting employment compatible with residential areas, MU-2 fosters live-work balance and sustains activity throughout the day and evening.

Destination Benefits

Under the MU-2 zoning, uses such as lodging, bars, taverns, and short-term rentals are permitted, offering new opportunities for hospitality and destination based amenities that are not allowed in either CG or I-1. MU-2 also enables community-oriented facilities like swimming pools, further enhancing neighborhood livability.

At the same time, the rezoning removes incompatible uses such as impound lots, commercial outdoor storage, major auto repair, and other heavy industrial activities that detract from an active, pedestrian-friendly corridor. Together, these changes promote a more welcoming environment that supports residents, visitors, and local businesses while reinforcing the identity of Lower Downtown as a lively, connected district.

Civic and Community Benefits

Schools, clinics, cultural centers, or other civic facilities are more easily accommodated in MU-2 than in I-1, and sometimes more flexibly than in CG. Locating these uses within mixed-use areas enhances accessibility for nearby residents, reduces travel distances, and promotes stronger neighborhood identity and cohesion.

In Summary, by permitting uses that combine housing, employment, commerce, and community functions in one district, MU-2 fosters compact, vibrant, and sustainable neighborhoods. These areas become safer, more accessible, and more attractive for both residents and businesses. In contrast, CG and I-1 districts, while important for commerce and industry, tend to segregate uses, require more driving, and do not support the same level of neighborhood vitality.

FINDING OF FACT AND STAFF RECOMMENDATION

After reviewing the Kimball – Noland rezone request, for a rezone a total of 1.75 acres from CG (Commercial General) and (I-1) Industrial Light to MU-2 (Mixed-Use Light Commercial) located at the southeast corner of Noland Avenue and 7th Street, the following finding of facts have been made:

1. The request has provided evidence that meets the criteria found in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval of the requested Rezone.

SUGGESTED MOTION:

Chairman, on the rezone 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision less those portions conveyed to the City of Grand Junction City file number RZN-2025-551, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. 1. Exhibit 1 - Development Application
2. 2. Exhibit 2 - Neighborhood Meeting Documents
3. 3. Exhibit 3 - Maps
4. 4. Exhibit 4 - Ordinance



Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

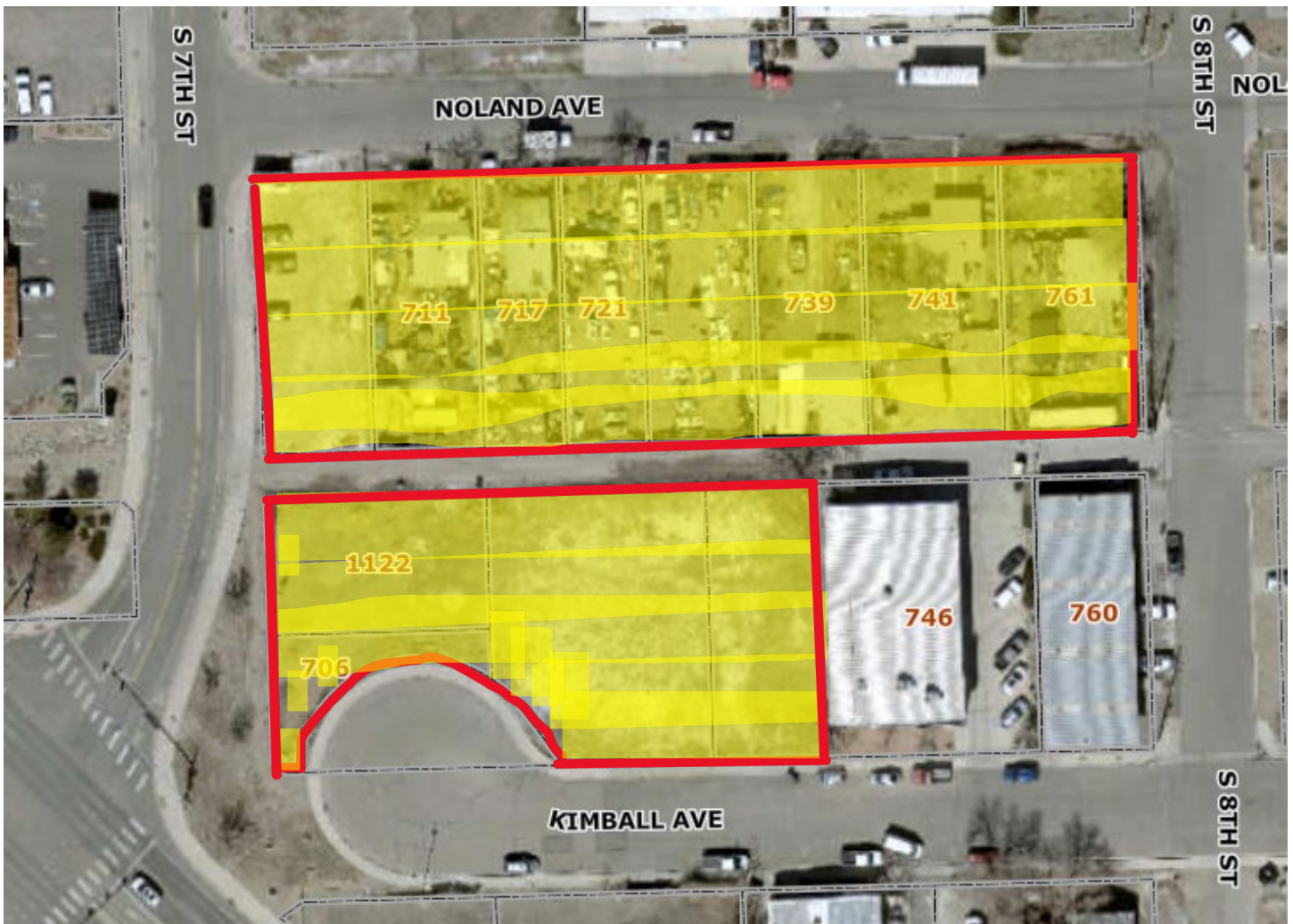


Rezone Application
Kimball Ave and Noland Ave Parcels
Grand Junction, CO 81501
November 13, 2025
(Revised)

General Project Report - Revised
Rezone – Kimbal and Noland Ave Parcels

Date	November 13, 2025 (Revised)
Prepared by	Kim Kerk, Project Manager – Kim Kerk Land Consulting & Development
Submitted to	City of Grand Junction - Community Development 250 N. 5 th Street Grand Junction, CO 81501
Planners	Jenna Gorney, Planner
Project	Kimball Ave. and Noland Ave Parcels – Rezone Request

Site Location
2024 City/County Air Photo



Project Introduction

Kim Kerk Land Consulting & Development represents the property owner, Enlightened Real Estate Fund, LLC. This rezoning request is submitted on behalf of the property owner.

The rezoning proposal for parcels situated along Kimball and Noland Avenues in Grand Junction aims to modify the current land use designations of 12 properties, from a mixture of Commercial General (CG) and Industrial Light (I-1) zones to the Mixed Use Corridor (MU-2) zoning classification. This strategic change is intended to facilitate the development of a diverse range of uses, supporting the city's broader growth and redevelopment initiatives, particularly within the lower downtown district. The MU-2 zoning district is designed to accommodate higher density and intensity of development, promoting a blend of commercial, residential, and other uses along key transportation corridors.

The parcels cover approximately 1.76 acres and are located within the Mixed Use Commercial Corridor, a key area identified in the city's comprehensive planning strategy aimed at promoting sustainable urban growth and economic development. This corridor is designated to support a diverse range of higher-intensity land uses, including retail outlets, commercial enterprises, and various employment and service-oriented facilities. Additionally, there is potential for higher-density residential developments to be integrated into this area, aligning with the city's goals for balanced urban expansion and community vitality. The proposal to rezone the area to MU-2 is supported by the 2020 Comprehensive Plan, which emphasizes sustainable growth and development. It aligns with the specific policies outlined for the Commercial Corridor, aiming to enhance its economic vitality and aesthetic appeal. Additionally, the Subarea Character's goal focuses on leveraging existing assets to foster a vibrant and cohesive community environment. The objective is to increase the charm of this vital part of the City center while strengthening connectivity between Main Street and the riverfront. The designated area, loosely bounded by Pitkin Avenue to the north, 5th Street to the west, and Riverside Parkway to the south and east, encompasses several distinct character zones. These zones are characterized by their unique forms, uses, conditions, and overall characteristics, which contribute to the area's diverse urban fabric. The rezoning initiative seeks to balance development with preservation, ensuring that growth respects the area's existing qualities while promoting sustainable urban expansion. This approach aims to create a more integrated, accessible, and appealing environment that supports both commercial activity and community well-being.

- **Project Overview:** Currently the zoning of the 12 parcels contains a mixture of 2 zones, CG and I-1. The owner's request is to rezone the twelve parcels to MU-2 zoning classification. This change aims to establish a uniform zoning designation across all parcels, facilitating a more integrated and strategic development plan. The proposed rezoning will support a diverse range of future land uses, including both commercial and residential opportunities, thereby promoting a balanced and cohesive community development. Implementing this rezoning is expected to attract investments that align with the area's long-term growth objectives.
- **Location and Size:** The parcels are situated between South 7th and South 8th Streets along Kimball and Noland Avenues, encompassing 1.76 +/- acres across 12 properties with detailed tax parcel descriptions provided.
- **Current and Proposed Use:** Presently, the parcels have mixed zoning (5 are CG and 7 are I-1) and include single-family residences and vacant lots used for material storage. Rezoning to

MU-2 will facilitate development consistent with City plans for mixed-use commercial and residential uses.

- **Public Benefit:** MU-2 zoning supports larger-scale commercial, multifamily, and employment uses accessible by various transportation modes. The rezoning aligns with the South 7th Street Corridor's goal to create a walkable urban environment connecting Main Street to the Colorado River.
- **Community Engagement:** A virtual neighborhood meeting was held with no attendees, notes are included in the submission package.
- **Infrastructure and Access:** Existing utilities including water, sewer, electric, gas, fire protection, and law enforcement services are adequate to support the proposed zoning. Site access remains unchanged from current points on South 7th Street, Kimball Avenue, and Noland Avenues.
- **Compliance and Compatibility:** The rezoning request meets city code criteria, supports logical development patterns, and provides benefits through compatible infill and redevelopment consistent with the Greater Downtown Commercial Corridor Overlay District and the 2020 Comprehensive Plan.

A Project Description

1 Location

These parcels are located along Kimball and Noland Avenues between South 7th and South 8th Streets, within the city limits of Grand Junction.

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, and is described as follows:

Lots 25 to 28, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, and is described as follows:

The South 62.5 feet of Lots 29 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, EXCEPT that portion conveyed to the City of Grand Junction for roadway and utilities right of way purposes in Deed recorded September 13, 1991 at Reception No. 1580837 and EXCEPT that portion conveyed to the City of Grand Junction in Deed recorded July 12, 2006 at Reception No. 2327219, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, and is described as follows:

The North 62.5 feet of Lots 28 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, and is described as follows:

Lots 23 and 24 in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, and is described as follows:

Lots 1 and 2 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, and is described as follows:

Lots 3 and 4 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, and is described as follows:

Lots 5 and West One-half of Lot 6 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, and is described as follows:

The East One-half of Lot 6 and Lot 7 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008, and is described as follows:

Lots 8 and 9 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, and is described as follows:

Lots 10 and 11 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, and is described as follows:

Lots 12 and 13 and West One-half of Lot 14 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, and is described as follows:

East One-half of Lot 14 and Lots 15 and 16 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

2 Acreage

The total acreage of the subject parcels is 1.76 +/- acres.

Acreage for 1122 South 7th Street (2945-231-16-023) is 0.14 +/-

Acreage for 706 Kimball Avenue (2945-231-16-030) is 0.06 +/-

Acreage for No Address - Kimball Avenue (2945-231-16-031) is 0.27 +/-

Acreage for No Address - Kimball Avenue (2945-231-16-021) is 0.14 +/-

Acreage for No Address - Noland Avenue (2945-231-16-004) is 0.0.14 +/-

Acreage for 711 Noland Avenue (2945-231-16-005) is 0.14 +/-

Acreage for 717 Noland Avenue (2945-231-16-006) is 0.11 +/-

Acreage for 721 Noland Avenue (2945-231-16-007) is 0.11 +/-

Acreage for No Address - Noland Avenue (2945-231-16-008) is 0.15 +/-

Acreage for 739 Noland Avenue (2945-231-16-009) is 0.14 +/-

Acreage for 741 Noland Avenue (2945-231-16-010) is 0.18 +/-

Acreage for 761 Noland Avenue (2945-231-16-011) is 0.18 +/-

3 Proposed Use

The current zoning of the parcels is a mix of CG (5 parcels) and I-1 (7 parcels). Current use is a mix of single-family residential and undeveloped vacant parcels used for various types of material storage.

The requested rezone to Multiple Use- 2 (MU-2) will allow for future development more in alignment with the City's growth and redevelopment plan for the lower downtown area, using a mixture of commercial and residential units. At present, the client is evaluating a variety of future development concepts.

B Public Benefit

Current zoning for the subject parcels include both CG and I-1. The requested Rezone to MU-2 for the 12 parcels will better accommodate for future options for these properties.

Historically these properties have been plagued with illegal activities that have required many visits from local law enforcement. Properties have been neglected and are an eyesore. These and additional problems have or will be addressed as soon as possible resulting in a safer more attractive neighborhood.

The intent of the MU-2 Zone (Mixed-Use Corridor):

To accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses.

The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as part of the **South 7th Street Corridor**. The intent of this planning corridor is:

To connect Main Street to the Colorado River, South 7th Street should be activated as an extension of Main Street with architectural variation and a mix of street-oriented businesses. The South 7th Street Corridor character area should be defined by new buildings built to the back of the sidewalk to improve the urban form and support an environment that encourages people to walk and ride from Main Street to riverfront amenities.

Thus, this rezone request fits with the City's future land use for this community area.

C Neighborhood Meeting

The Neighborhood Meeting was held virtually on September 2, 2025, at 5:30pm, via a Teem's Meet. There were no attendees present at this meeting. Meeting notes are attached in the submittal package.

D Project Compliance, Compatibility, and Impact

1 Adopted plans and/or policies

This rezone request meets the planning intent of the Mixed-Use 2 Zone, the Greater Downtown Commercial Corridor Overlay District, and the 7th Street Corridor planning area.

The requested rezone will accommodate redevelopment of these parcels from the current run-down, blighted condition into newly constructed commercial and residential units compatible with other recent redevelopment projects and styles in the lower downtown area along the Riverside Parkway. Photos are included of the current condition of the properties.

2 Land Use in the Surrounding Area

North – Vacant undeveloped parcels / commercial warehouse businesses (CG and I-1)
East – Commercial warehouse businesses (I-1)
South – Vacant undeveloped parcels / commercial warehouse businesses (CG and I-1)
West – South 7th Street with commercial businesses beyond (CG)

3 Site access and traffic patterns

Site access to/from all identified parcels will remain as currently existing: off Kimball Avenue and Noland Avenue.

4 Availability of utilities, including proximity of fire hydrants

The utility providers for these parcels include:

Water	– City of Grand Junction
Sewer	– City of Grand Junction
Electric	– Xcel Energy
Gas	– Xcel Energy
Fire Protection	– Gand Junction Fire Department
Law Enforcement	– Grand Junction Police Department

The existing utility infrastructure is adequately sized for this rezone request.

The nearest existing fire hydrants are located at each of the following adjacent street intersections: NE corner/Noland Avenue & 8th Street; NE corner/Noland Avenue & 7th Street; NW corner/Kimball Avenue & 8th Street; and west end of Kimball Avenue cul-de-sac.

Should additional fire hydrants be required, resulting from design reviews of future development plans, installation will be performed in accordance with the City of Grand Junction Water and Fire Department requirements.

5 Special or unusual demands on utilities

There are no special or unusual demands on utilities regarding this rezone request.

6 Effects on public facilities

There are no known effects on public facilities regarding this rezone request.

7 Hours of operation

This rezone request will have no impact on hours of operation for existing residential or commercial operations located on or adjacent the subject parcels.

8 Number of employees

This rezone request will have no impact on the number of employees used in existing commercial operations located on or adjacent the subject parcels.

9 Signage plans

This rezone request does not require or propose installation of new signage or modification of any existing business signage on the subject parcels.

10 Site soils and geology

The US Department of Agriculture Soil Conservation Service has identified the primary soil type for the subject parcels as *Massadona Silty Clay Loam*. Attached is the NRCS soils report.

11 Impact of project on site geology and geological hazards

No man-made or natural geologic hazards are known to exist on the subject properties.

E Project Review Criteria. 21.02.050(m)(3)(ii)

The criteria for review is provided in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency.

The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The City's 2020 Comprehensive Plan, Future Land Use Map identifies these parcels as a combination of Commercial and Mixed-Use. The Mixed-Use Commercial (MU-2) designation is an implementing zone district of the commercial designation.

(B) Development Patterns.

The proposed zoning will result in logical and orderly development pattern(s).

Public and community facilities are adequate to serve the type of in-fill development intended for this area. All services and facilities currently exist to serve the properties.

The requested rezone of these properties will allow for orderly future development consistent with the ongoing redevelopment of the lower downtown area and the City's Greater Downtown Commercial Corridor Overlay District. surrounding neighborhood.

(C) Benefits.

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The requested re-zone will allow for compatible in-fill and re-development and will provide continued access for existing commercial, residential, and recreational use in this targeted re-development neighborhood area.

Review of the City's 2020 Comprehensive Plan indicates the following objectives and strategies relevant to this rezone request:

Chapter 2 – Plan Principles

Plan Principle 2: Resilient and Diverse Economy

- 2 - Support the development of a diverse, educated, healthy, and adaptable workforce
 - C - Urban Reinvestment
- Continue efforts to revitalize Downtown and other mixed-use areas to create vibrant urban areas attractive to young professionals and other workers.

This re-zone to MU-2 will accommodate future utilization of the site to provide both commercial and residential use making it more attractive to young professionals and other workers with close access to the Riverside Parkway commercial, recreational, and entertainment opportunities.

- 6 - Invest in Key Infrastructure that Supports Businesses

- A – Attainable Housing

Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals

This MU-2 re-zone request will accommodate development of future options for early and mid-career employees with one and two-bedroom housing options along with minimal maintenance requirements.

- D – Regional Amenities

Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.

This re-zone area is located adjacent existing walking and biking riverfront trail systems, connected to established commercial, entertainment, and recreational opportunities.

- E – Core Infrastructure

Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan's Function Classification and Active Transportation Maps.

This project will utilize existing transportation and utility infrastructure to serve both the commercial and residential development options of this re-zone request.

Plan Principle 3: Responsible and Managed Growth

- 2 - Encourage Infill and Redevelopment to Leverage Existing Infrastructure

- A – Underutilized Properties

Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings

Several of the parcels included in this re-zone request are currently vacant and utilized for storage of scrap-type materials and motor vehicles

(running and non-running), residential properties in various stages of disrepair and non-maintenance, which has resulted in a “blighted” appearance exhibiting a non-welcoming vibe to the riverfront area.

iii - consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by-property approach would limit development potential

This mixed-use zone request will allow for the future combining of multiple parcels to accommodate a more uniform land use of residential and commercial utilization.

6 - Support the development of neighborhood-centered commercial uses and mixed-use development

A – Mix of Uses

Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to, retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities

These parcels will be redeveloped to continue the overall plan for mixed-use for this established neighborhood which currently consists of single family and multiple-family residential units, commercial businesses, entertainment venues, and various recreational activities associated with the Colorado Riverfront area.

C – Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities.

The parcels included in this re-zone request will continue the overall development of walk-able spaces, identified as a key design parameter for the lower downtown area along with the riverfront revitalization efforts.

D – Density/Intensity

Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

The re-zone request will allow for development options that will eliminate the existing underutilized parcels (vacant material storage lots and single residential units on undersized lots) and help move the neighborhood towards the planned urban revitalization of this area of lower downtown with a higher density mixed- use corridor between downtown and the riverfront.

Plan Principle 4: Downtown and University Districts

1 - Cultivate energetic and livable greater Downtown and university districts that balance the needs of residents, students, and visitors

A – MIX OF USES

Support a diverse mix of land uses that is tailored to support the vision and unique focus for the University District and for each of the three subdistricts that comprise Downtown District: Downtown; the Rail District; and the River District.

iv. River District. Much of this area is slated for mixed-use development with an abundance of open space amenities and direct access to the Colorado River.

This re-zone request will provide options for the diversity of land use identified in the Comprehensive Plan for the River District. The MU-2 zone district identifies commercial and residential uses to be fully integrated into this identified revitalization neighborhood. This neighborhood already has a mixture of commercial, residential (both single and multiple units), entertainment venues, and recreational opportunities associated with the Colorado Riverfront.

E – RECREATION

Support the continued enhancement and expansion of recreational amenities that celebrate the River District's riverfront setting and centralized location within the region.

The development options associated with this re-zone request will help upgrade the visual appearance of commercial and residential parcels in the transition area of the South 7th Street Corridor and the Riverside Parkway.

3 - Promote the continued reinvestment into Downtown, Riverfront, Rail, and University District's economy

E – UNDERUTILIZED PROPERTIES

Work with property owners and partners such as Downtown Grand Junction to redevelop underutilized properties

The private owner of these parcels (Enlightened Real Estate Fund, LLC) is evaluating development options that will revitalize these various under-utilized and "blighted" properties to help enhance the visual landscape of the Riverside Parkway and the Colorado River corridor.

Plan Principle 5: Strong Neighborhoods and Housing Choices

4 - Promote the integration of transportation mode choices into existing and new neighborhoods

B – CONNECTIVITY AND ACCESS

Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

The redevelopment options will incorporate integration with existing pedestrian and bicycle routes along the South 7th Street Corridor, the Riverside Parkway and the Riverfront trail. This re-zone area is located adjacent to established and designated vehicle crossings for pedestrian and bicycles via an existing signalized intersection.

Plan Principle 7: Great Places and Recreation

2 – Ensure parks, recreational and open space facilities meet community needs and equity of location

B – RECREATIONAL OPPORTUNITIES

Strive to provide access to active and passive recreation opportunities within walking distance of most homes or neighborhoods

The parcels included in this re-zone request are located adjacent to existing ungraded sidewalks and bicycle lanes that connect directly with the South 7th Street Corridor and Riverside Parkway that provide links to the recreational and entertainment opportunities offered in the central downtown core and Colorado Riverfront areas.

3 – Foster opportunities to bring people together by developing great public spaces

A – RIVERFRONT INVESTMENT

Continue to redevelop and revitalize the city's riverfront utilizing both private and public investment

This re-zone request includes both vacant and underutilized private properties situated just north of the Riverside Parkway. This area of the City is identified for active consideration of urban revitalization opportunities. With the re-zone request approved, owner options available for revitalization increase with the MU-2 zone designation.

Chapter 3 Land Use And Growth

Intensification and Tiered Growth Plan

Intensification of the City should be achieved through infill, redevelopment of underutilized properties, and new development of vacant lots.

Tiered Growth – Tier 1: Urban Infill

Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.

This re-zone request meets the requirement described for Urban Infill within the Tiered Growth Plan as the City moves toward revitalization of the south end of the South 7th Street Corridor and the existing urban areas on the north side of the Riverside Parkway. Project options will consider the redevelopment of both vacant and underutilized parcels.

Chapter 4 Area-Specific Policies

Subareas – Lower Downtown Subarea

The Lower Downtown Subarea builds on existing assets, to increase the appeal of this important part of the City center while maintaining and improving connections between Main Street and the Riverfront.

This Subarea is comprised of five designated 'character' areas. Below are three character areas near the re-zone parcels.

Rail District Business Area – Provides designated area targeted for office and light manufacturing uses along with organized parking areas.

South 7th Street Corridor – Provides upgraded designated connection between Main Street and the Colorado River (Riverside Parkway).

Riverside Parkway Mixed Use – Provides a designated area of mixed uses for future development. This subarea is identified extending both to the east and west of the South 7th Street Corridor.

The parcels included in this re-zone request are located within the designated limits of the South 7th Street Corridor, within close proximity to both the Rail District Business Area and the Riverside Parkway Mixed Use Area. This re-zone request will accommodate parcel utilization compatible with planned future use of the adjacent character areas.

Conclusion

The applicant respectfully requests a Rezone approval from the City of Grand Junction Community Development Department from CG and I-1 to MU-1, which conforms to the City's 2020 Comprehensive Plan, Future Land Use Map, and overall Plan Principles and Goals.

Representations of Current Property Status



Corner of South 7th Street and Noland Avenue



711 Noland Avenue



721 Noland Avenue



739 Noland Avenue



741 Noland Avenue



761 Noland Avenue



Kimball Avenue – Cul-de-Sac (no-address)



1122 South 7th Street



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Enlightened Real Estate Fund LLC ("Entity") is the owner of the following property:

(b) 1122 S 7th St, 706 Kimball Ave, Kimball Ave (2945-231-16-031), Kimball Ave (2945-231-16-021), Noland Ave (2945-231-16-004), 711 Noland Ave, 717 Noland Ave, 701 Noland Ave, Noland Ave (2945-231-16-000), 700

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Rezone

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

(e) N/A

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

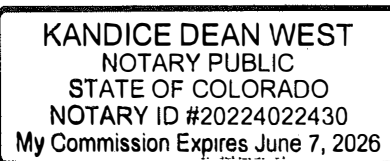
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Darin Carei

Printed name of person signing: Darin Carei

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 5 day of September, 2025

by Kandice Dean West

Witness my hand and seal.

My Notary Commission expires on June 7, 2026

[Signature]
Notary Public Signature



RETURN RECORDED DOCUMENT TO:

Document Fee: **\$11.75**

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability
Company
1111 S 7th Street, Grand Junction, CO 81501

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 30th day of June, 2025, is made between **4NR, LLC, a Colorado Limited Liability Company** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company ("Grantee"), of the County of Mesa and the State of Colorado, whose legal address is 1111 S 7th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor(s), for and in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$117,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **TBD, Grand Junction, CO 81501**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or in equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, warrants title to the same, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

4NR, LLC, a Colorado Limited Liability Company

by: _____

Toby Axelsson, Member

State of : **Colorado**

}

} ss.

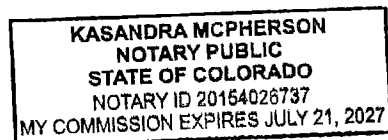
County Of **Mesa**

}

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **June 30, 2025**, by **Toby Axelsson as Member for 4NR, LLC, a Colorado Limited Liability Company**

My Commission expires:

Witness my hand and official seal.



Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

EXHIBIT A

Parcel 1:

Lots 23 and 24 in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 2:

Lots 25 to 28, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 3:

The North 62.5 feet of Lots 28 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

Parcel 4:

The South 62.5 feet of Lots 29 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
EXCEPT that portion conveyed to the City of Grand Junction for
roadway and utilities right of way purposes in Deed recorded
September 13, 1991 at Reception No. 1580837 and
EXCEPT that portion conveyed to the City of Grand Junction in
Deed recorded July 12, 2006 at Reception No. 2327219,
County of Mesa, State of Colorado



RETURN RECORDED DOCUMENT TO:

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company
1111 S 7th Street, Grand Junction, CO 81501

Document Fee: **\$100.97**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated 1st day of May, 2025, is made between **4NR, LLC, a Colorado Limited Liability Company** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company ("Grantee"), of the County of Mesa and the State of Colorado., whose legal address is 1111 S 7th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor(s), for and in consideration of ONE MILLION NINE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$1,009,700.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, **IN SEVERALTY** and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

ALSO KNOWN AS: **Vacant land, Grand Junction, CO 81501**

TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or in equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns or the Grantor, warrants title to the same, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

4NR, LLC, a Colorado Limited Liability Company


Toby Axelsson, Member

State of : **Colorado**

}

County Of **Mesa**

}

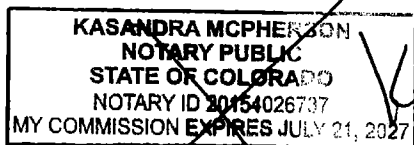
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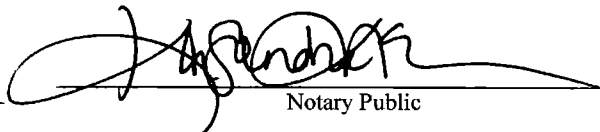
}

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **May 1, 2025**, by **Toby Axelsson as Member of 4NR, LLC, a Colorado Limited Liability Company**

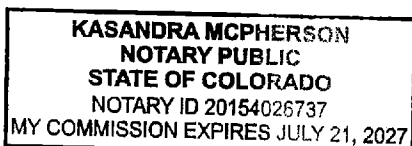
My Commission expires:

Witness my hand and official seal.




Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**





After Recording Return To:
Enlightened Real Estate Fund, LLC
1111 S 7th Street
Grand Junction, CO 81501

STATEMENT OF AUTHORITY

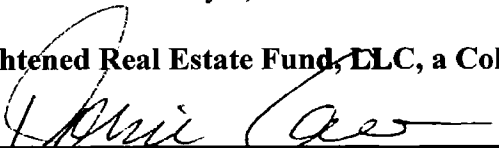
1. This Statement of Authority relates to an entity named: **Enlightened Real Estate Fund, LLC**
2. The Entity is a: **Limited Liability Company**
3. The Entity is formed under the laws of: **Colorado**
4. The mailing address for the entity is:

1111 S 7th Street, Grand Junction, CO 81501

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: **Darin Carei as Sole Member**
6. The authority of the foregoing person(s) to bind the entity **is not limited**
7. Other matters concerning the manner in which the entity deals with interests in real property: **NONE**
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: May 1, 2025

Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company

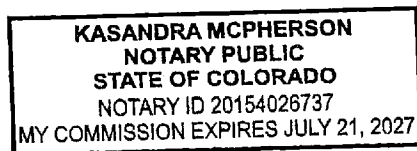
By: 
Darin Carei, Sole Member

STATE OF: **Colorado**
COUNTY OF: **Mesa**

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **1st** day of **May, 2025** by **Darin Carei, Sole Member of Enlightened Real Estate Fund, LLC, a Colorado Limited Liability Company**

My Commission expires:

Witness my hand and official seal.




Notary Public

Exhibit 'A'

Parcel No. 1 - 2945-231-16-004

Lots 1 and 2 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 2 - 2945-231-16-005

Lots 3 and 4 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 3 - 2945-231-16-006

Lots 5 and West One-half of Lot 6 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 4 - 2945-231-16-007

The East One-half of Lot 6 and Lot 7 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 5 - 2945-231-16-008

Lots 8 and 9 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 6 - 2945-231-16-009

Lots 10 and 11 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 7 - 2945-231-16-010

Lots 12 and 13 and West one-half of Lot 14 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Parcel No. 8 - 2945-231-16-011

East one-half of Lot 14 and Lots 15 and 16 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

Legal Descriptions (12 parcels)-Noland & Kimball:

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, 0.14 Acres +/- and is described as follows:

The North 62.5 feet of Lots 28 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, 0.058 Acres +/- and is described as follows:

The South 62.5 feet of Lots 29 to 32, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
EXCEPT that portion conveyed to the City of Grand Junction for
roadway and utilities right of way purposes in Deed recorded
September 13, 1991 at Reception No. 1580837 and
EXCEPT that portion conveyed to the City of Grand Junction in
Deed recorded July 12, 2006 at Reception No. 2327219,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, 0.27 Acres +/- and is described as follows:

Lots 25 to 28, inclusive in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, 0.14 Acres +/- and is described as follows:

Lots 23 and 24 in
Block 10 of
BENTON CANON'S FIRST SUBDIVISION, as amended,
County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, 0.14 Acres +/- and is described as follows:

Lots 1 and 2 in
Block 10 of
AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,
County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, .014 Acres +/- and is described as follows:

Lots 3 and 4 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, 0.107 Acres +/- and is described as follows:

Lots 5 and West One-half of Lot 6 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, 0.107 +/- and is described as follows:

The East One-half of Lot 6 and Lot 7 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008, 0.143 Acres +/- and is described as follows:

Lots 8 and 9 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, 0.143 Acres +/- and is described as follows:

Lots 10 and 11 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, 0.180 Acres +/- and is described as follows:

Lots 12 and 13 and West one-half of Lot 14 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, 0.180 Acres +/- and is described as follows:

East one-half of Lot 14 and Lots 15 and 16 in

Block 10 of

AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION,

County of Mesa, State of Colorado

Kim Kerk Land Consulting & Dev
342 North Ave.
Grand Junction, CO 81501

CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501



Regards,

Kim

Kim Kerk Land Consulting & Development, LLC

Properties Location Map





Mailing Date: 08.14.2025

RE: A Neighborhood Comment Meeting (NCM) for information on the proposed Rezone request of 12 properties on Noland & Kimball Avenue (see aerial photo). The request is to rezone the 12 parcels to Mixed-Use Light Commercial (MU-2) zoning district. Currently, 5 of the parcels are zoned Commercial General (CG) and 7 are zoned Industrial Light (I-1). The parcels are also located within the Greater Downtown Commercial Corridor Overlay District. Approval of the requested rezone to Mixed-Use Light Commercial, (MU-2) will allow for future development more in alignment with the City's growth and redevelopment plan for the lower downtown area, using a mixture of commercial and residential units.

Dear Neighbor:

This letter is to notify you that on September 2nd, **at 5:30pm, a VIRTUAL** neighborhood meeting will be held to provide you with information on the proposed rezone of the following parcels: 2945-231-16-005, 2945-231-16-006, 2945-231-16-007, 2945-231-16-009, 2945-231-16-010, 2945-231-16-011, 2945-231-16-008, 2945-231-16-023, 2945-231-16-030, 2945-231-16-031, 2945-231-16-021 & 2945-231-16-004.

Microsoft Teams Meeting Free Download: <https://teams.live.com/free>

Neighborhood Comment Meeting Information:

Tuesday, September 2, 2025

5:30 PM (MST)

Meeting ID: 937 411 979 045 0

Passcode: mm37ZQ

A Neighborhood Comment Meeting (NCM) is held prior to a public hearing on an application. The purpose of an NCM is to allow the neighborhood to provide that applicant with feedback that may be relevant to improving the design of the project to address neighborhood concerns that may otherwise be raised at the public hearing.

Mixed Use Corridors attract residents looking to live and work within walking distance of a mixture of office, shopping, and service uses.

As a neighbor of this property, you will be notified of future development applications and public hearings (if any) by mail.

The list of property owners who have been notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to kimk355@outlook.com or the City of Grand Junction Planning Department at jenna.gorney@gjcity.org.

We look forward to your feedback on this project.

**342 North Avenue Grand Junction, CO 81505
Ph: 970-640-6913**



Neighborhood Comment Meeting Notes-Noland & Kimball: Rezone Request

The virtual meeting was held via Microsoft Team Meets and began at 5:30 pm on September 2nd, 2025. In attendance was Kim Kerk-Project Manager and Jenna Gorney-City of Grand Junction Planner. No neighbors attended the meeting. Kim did receive two phone calls from the neighbors inquiring about the Rezone request. Kim explained to the callers the request is to rezone the 12 parcels from Industrial Light (I-1) and Commercial General (CG) to the Mixed Use Corridor (MU-2) zoning district. Currently, 5 of the parcels are zoned Commercial General (CG) and 7 are zoned Industrial Light (I-1). Consolidating the zoning will allow for a more cohesive future plan.

Kim Kerk, PM, is the representative for the developer and is assisting coordination of the project.

The meeting was adjourned at 5:45 pm.

1040 S 7TH LLC
301 E DAKOTA DR
GRAND JUNCTION, CO 81507

425 NORTH LLC
425 NORTH AVE
GRAND JUNCTION, CO 81501

4NR LLC
PO BOX 1921
GRAND JUNCTION, CO 81502

805 STRUTHERS LLC
312 D ASPEN AIRPORT BUSINESS
CENTER
ASPEN, CO 81611

ATLASTA SOLAR STORE LLC
ENLIGHTENED REAL ESTATE FUND
LLC
1111 S 7TH ST
GRAND JUNCTION, CO 81501

C3J INVESTMENT LLC
2506 RIATA RANCH RD
GRAND JUNCTION, CO 81505

CITY OF GRAND JUNCTION
JENNA GORNEY
250 N 5TH ST
GRAND JUNCTION, CO 81501

DESROSIERS DAVID
PO BOX 23265
GLADE PARK, CO 81523

EAGLE GROUP LLC
30 N GOULD ST STE R
SHERIDAN, WY 82801

EMB INVESTMENTS LLC
2156 BUFFALO DR
GRAND JUNCTION, CO 81507

GOETZ JAMES E
GOETZ ANNA E
1035 S 8TH ST
GRAND JUNCTION, CO 81501

GOMEZ JOE F
GOMEZ SALLY S
857 KIMBALL AVE
GRAND JUNCTION, CO 81501

HAREMZA JAMES C
HAREMZA KRISTINE L
291 PINON ST
GRAND JUNCTION, CO 81503

HERRERA ALDO
822 NOLAND AVE
GRAND JUNCTION, CO 81501

HIGH PLAINS PROPERTIES LLC
18975 W 55TH CIR
GOLDEN, CO 80403

HONG SUNG C
1010 S 7TH ST
GRAND JUNCTION, CO 81501

IN TANDEM LLC
2418 S CRYSTAL CT
GRAND JUNCTION, CO 81507

JONES GRETCHEN
JONES JOHN
850 KIMBALL AVE
GRAND JUNCTION, CO 81501

JONES JOHN
JONES GRETCHEN K, KIMBALL LLC
801 KIMBALL AVE
GRAND JUNCTION, CO 81501

KIM KERK LAND CONSULTING &
DEVELOPMENT
KIM KERK
342 NORTH AVE
GRAND JUNCTION, CO 81501

LATIN ANGLO ALLIANCE
FOUNDATION INC
748 WINTERS AVE
GRAND JUNCTION, CO 81501

MANGOLD THOMAS W
15931 PINYON PARK
GLADE PARK, CO 81523

MARDEE LLC
806 KIMBALL AVE
GRAND JUNCTION, CO 81501

MCCREANOR DORENE D
MCCREANOR PHILLIP S
803 WINTERS AVE
GRAND JUNCTION, CO 81501

MESA COUNTY
PO BOX 20000
GRAND JUNCTION, CO 81502

MICHELLE M LUPIN REV TRST OF
2008
LUPIN MICHELLE TRUSTEE
45020 DE PORTOLA RD
TEMECULA, CA 92592

MILLS JOANN MARIE
860 CHIPETA AVE
GRAND JUNCTION, CO 81501

MOORE ROCKY
713 WINTERS AVE
GRAND JUNCTION, CO 81501

NAVAJO PROPERTIES INC
PO BOX 40187
GRAND JUNCTION, CO 81504

NAVARRO LOUISE G
811 NOLAND AVE
GRAND JUNCTION, CO 81501

OLSON LUCILE M
OLSON HAROLD PATTON
812 KIMBALL AVE UNIT C
GRAND JUNCTION, CO 81501

RAMSTETTER F MARIE
RAMSTETTER KAROL LUE
929 MAIN ST
GRAND JUNCTION, CO 81501

SALINAS TRESA M
820 NOLAND AVE
GRAND JUNCTION, CO 81501

SANCHEZ NICHOLAUS J
SANCHEZ TIMMIE J
831 WINTERS AVE
GRAND JUNCTION, CO 81501

SERR RE NOLAND LLC
2185 SIEBER CANYON AVE
GRAND JUNCTION, CO 81507

SESSIONS HENRY ALVIN
220 RED SAND RD
GRAND JUNCTION, CO 81507

SHIPLEY DEBORAH KAY
PO BOX 147
WHITEWATER, CO 81527

SINGLE TRACK STORAGE 2 LLC
120 W PARK DR STE 200
GRAND JUNCTION, CO 81505

SOUTH 7TH STREET LLC
2387 S SAN MIGUEL DR
GRAND JUNCTION, CO 81507

STEWART JOHN B
SMITH NANCY VA
PO BOX 355
GATEWAY, CO 81522

TENTH MOUNTAIN PROPERTIES LLC
1019 PALMER DR
GLENWOOD SPRINGS, CO 81601

WELLS DEVELOPMENT CO LLC
106 STATE PL
ESCONDIDO, CA 92029

WESTCOTT HOLDINGS LLC
PO BOX 4907
GRAND JUNCTION, CO 81502

WESTERN METALS RECYCLING LLC
13137 S SPRING LN #400
DRAPER, UT 84020

WESTERN METALS RECYCLING LLC
200 W CIVIC CENTER DR STE 350
SANDY, UT 84070

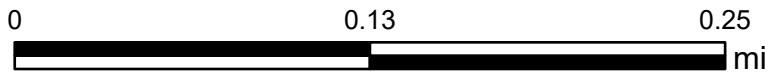
WHITE DEBRA K
660 CLEAR CREEK VALLEY DR
ELLIJAY, GA 30536

WILLIAM L & SHERRI A STONE LIV
TRST DTD APR 19 2019
110 MESA VISTA RD
GRAND JUNCTION, CO 81507

WYNNE DENNY
732 WINTERS AVE
GRAND JUNCTION, CO 81501

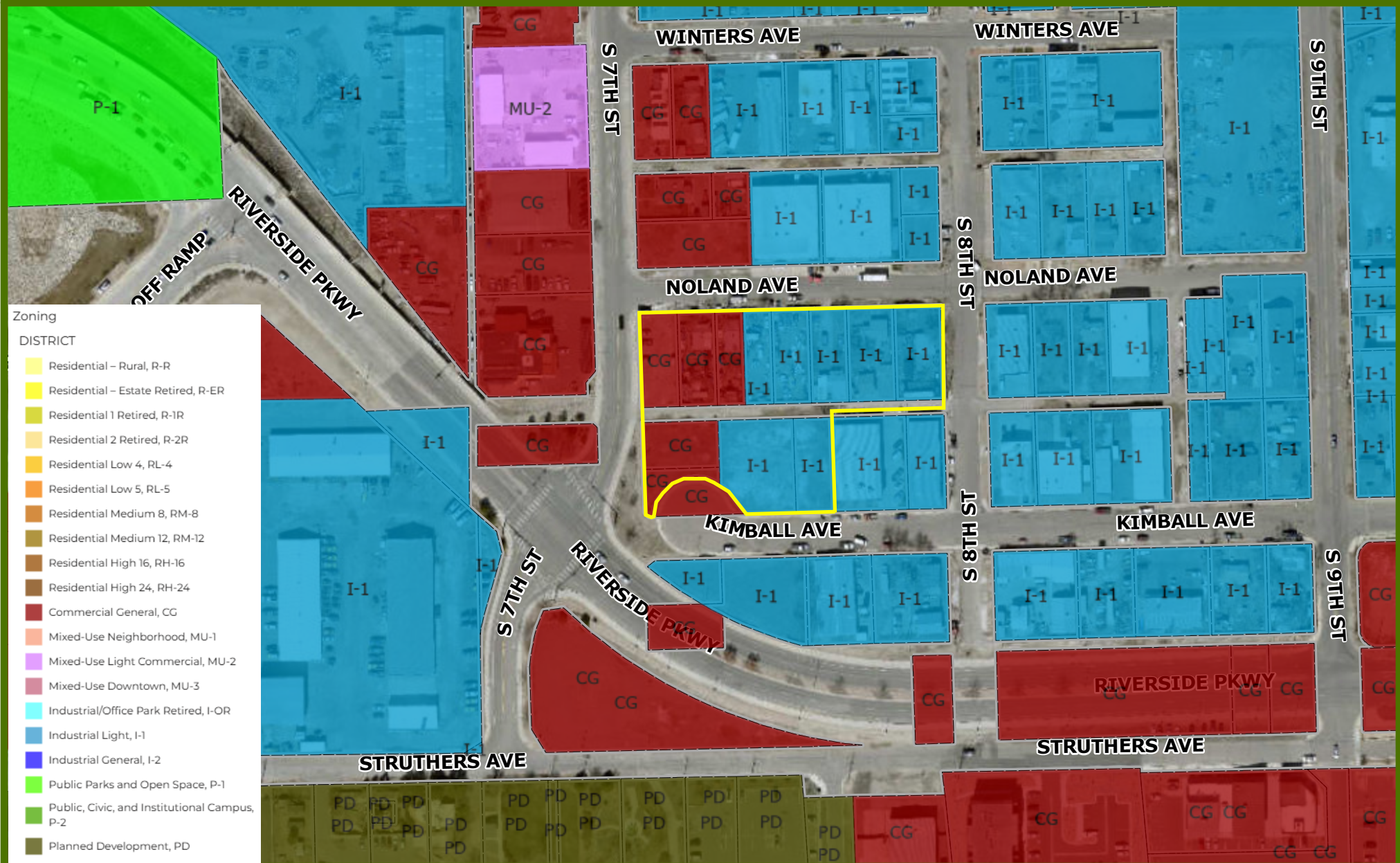
WYNSHP ENTERPRISES LLC
946 S 7TH ST
GRAND JUNCTION, CO 81501

Location Map



Printed: 12/18/2025
1 inch equals 0 miles
Scale: 1:4,281
Packet Page 79

Zoning Map



0 0.05 0.1
mi

Printed: 12/18/2025

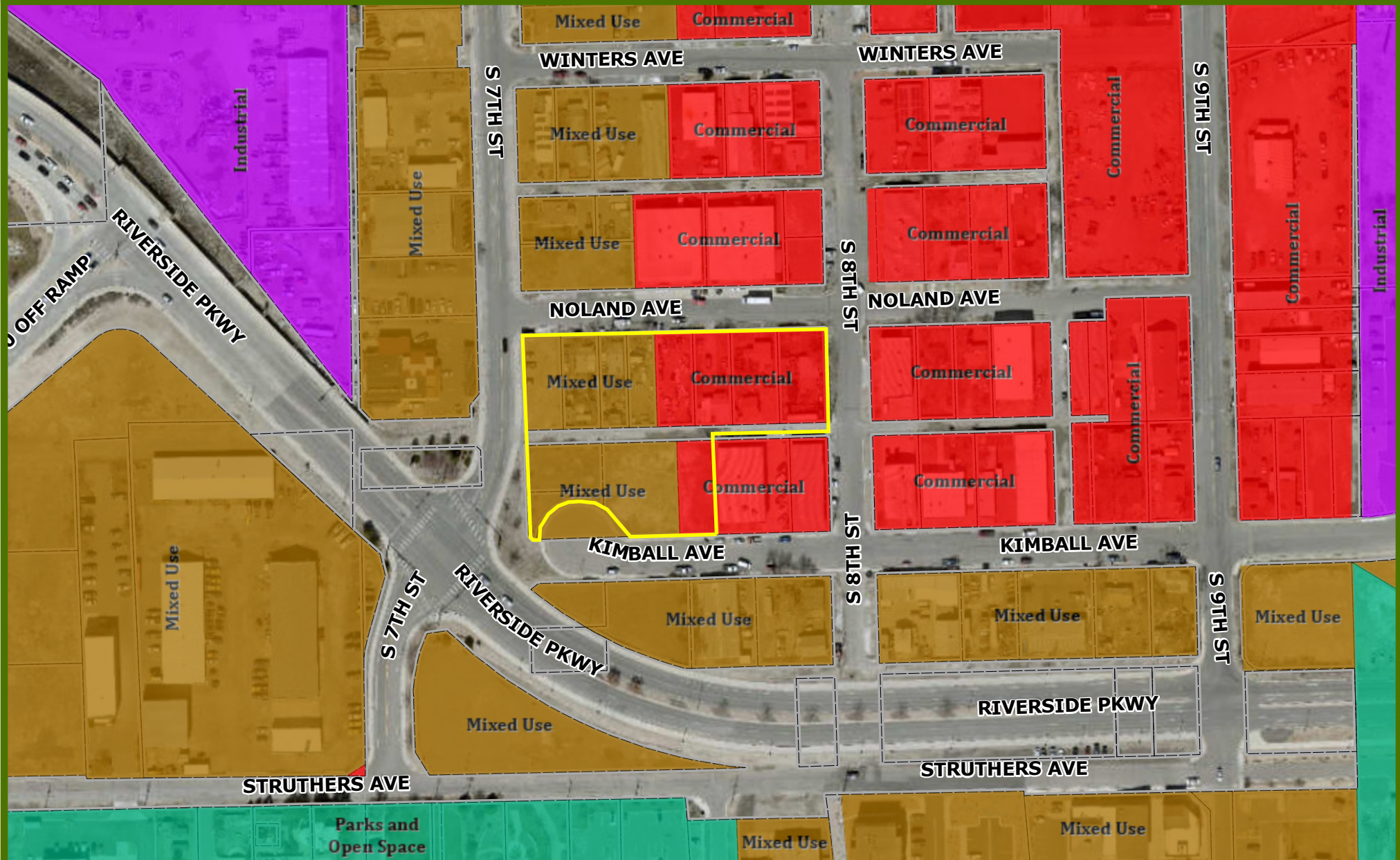
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Scale: 1:2,119

Packet Page 80

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Future Land Use Map



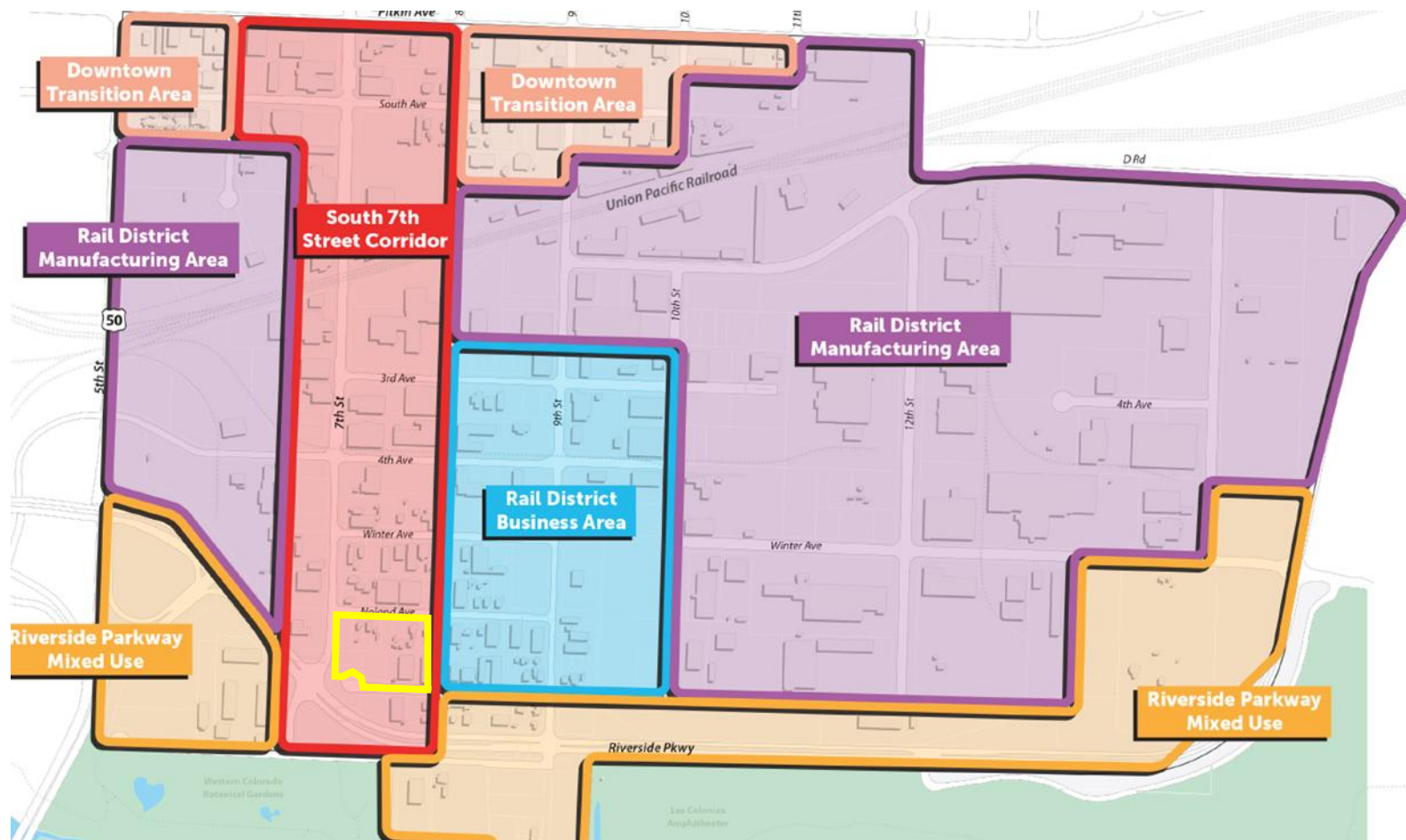
0 0.05 0.1 mi

Printed: 12/18/2025
1 inch equals 0 miles
Scale: 1:2,119
Packet Page 81

Lower Downtown - Area Specific Policies



South 7th Street Corridor – Character Area



Lower Downtown Functional Improvements

Opportunity Site, Complete Streets, Screening and Buffering



Improvements

Catalyst Site

See page 76 for more information on the catalyst site redevelopment concept.

Opportunity Sites

Sites, if underutilized, would have a significant positive effect on Lower Downtown.

Streetscape and Activation

Landscaping, medians, wide sidewalks, bike lanes, and on-street parking should all be considered.

Priority Complete Streets

Complete streets are right-of-ways designed for safe and comfortable travel for walking, bike, driving, and riding public transportation.

Multiuse Trails

Trails designed for walking, biking and running. Multiuse trails are typically 10 ft wide to accommodate travel in both directions.

Pedestrian Crossing

Pedestrian crossing improvements could include signage, striping, countdown timers, and bump-outs.

Railroad Crossing

Improved railroad crossings include at grade sidewalks, guard gates, and other treatments.

Gateway signage

Signage that welcomes people into a community or district.

Wayfinding

Signage that provides a travelers directions to nearby points of interest.

Screening and Buffering

Landscaping or decorative fencing used to create a separation between the residential/mixed use area and the adjacent manufacturing uses, outdoor storage, and office/industrial loading areas.

Adaptive Reuse

See page 75 for more information on Adaptive Reuse and site descriptions.

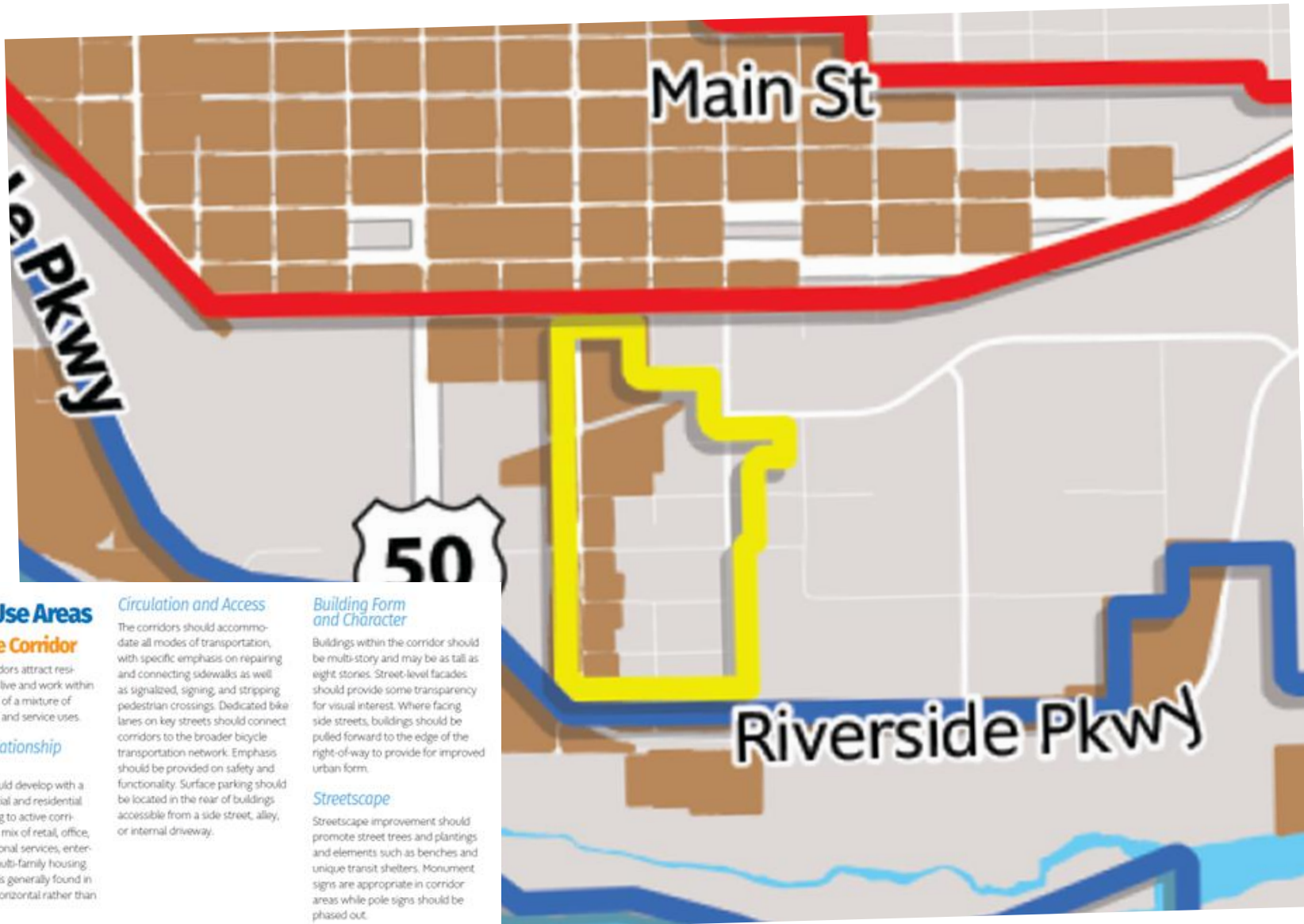
Area Specific Policies

Greater Downtown Commercial Corridor Overlay



Area Specific Policies

Mixed Use Corridor



ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 1.75 ACRES FROM CG (COMMERCIAL GENERAL) AND I-1 (INDUSTRIAL LIGHT) TO THE MU-2 (MIXED USE LIGHT COMMERCIAL) ZONE DISTRICT LYING WITHIN THE GREATER DOWNTOWN COMMERCIAL OVERLAY AND INDUSTRIAL LIGHT (I-1) PARCELS TO MIXED-USE LIGHT COMMERCIAL (MU-2) INCLUDING LOTS 1 - 16, AND LOTS 23 – 32 ALL WITHIN BLOCK 10 OF THE AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION LESS THOSE PORTIONS CONVEYED TO THE CITY OF GRAND JUNCTION. THE PARCELS ARE ADDRESSED AS 711, 717, 721, 739, 741, AND 761 NOLAND AVENUE; 706 KIMBALL AVENUE; 1122 S. 7TH STREET; ALONG WITH PARCELS NUMBERED 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, AND 2945-231-16-021

Recitals:

The property owners, Enlightened Real Estate Fund, LLC propose a rezone from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District, located at 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; and Parcels 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval of changing the zoning from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designations of Mixed Use and Commercial and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) for the properties is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to the MU-2 (Mixed Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Recitals are incorporated herein and in consideration of the same the following properties are hereby duly and lawfully zoned to MU-2 (Mixed Use Light Commercial) on the zoning map.

The Tax Parcel Number for 1122 South 7th Street is 2945-231-16-023, 0.14 Acres +/- and is described as follows:

The North 62.5 feet of Lots 28 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for 706 Kimball Avenue is 2945-231-16-030, 0.058 Acres +/- and is described as follows:

The South 62.5 feet of Lots 29 to 32, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, EXCEPT that portion conveyed to the City of Grand Junction for roadway and utilities right of way purposes in Deed recorded September 13, 1991 at Reception No. 1580837 and EXCEPT that portion conveyed to the City of Grand Junction in Deed recorded July 12, 2006 at Reception No. 2327219, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-031, 0.27 Acres +/- and is described as follows:

Lots 25 to 28, inclusive in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Kimball Avenue) is 2945-231-16-021, 0.14 Acres +/- and is described as follows: Lots 23 and 24 in Block 10 of BENTON CANON'S FIRST SUBDIVISION, as amended, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-004, 0.14 Acres +/- and is described as follows:

Lots 1 and 2 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 711 Noland Avenue is 2945-231-16-005, .014 Acres +/- and is described as follows:

Lots 3 and 4 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 717 Noland Avenue is 2945-231-16-006, 0.107 Acres +/- and is described as follows:

Lots 5 and West One-half of Lot 6 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 721 Noland Avenue is 2945-231-16-007, 0.107 +/- and is described as follows:

The East One-half of Lot 6 and Lot 7 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for No Address (Noland Avenue) is 2945-231-16-008, 0.143 Acres +/- and is described as follows:

Lots 8 and 9 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 739 Noland Avenue is 2945-231-16-009, 0.143 Acres +/- and is described as follows:

Lots 10 and 11 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 741 Noland Avenue is 2945-231-16-010, 0.180 Acres +/- and is described as follows:

Lots 12 and 13 and West one-half of Lot 14 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

The Tax Parcel Number for 761 Noland Avenue is 2945-231-16-011, 0.180 Acres +/- and is described as follows:

East one-half of Lot 14 and Lots 15 and 16 in Block 10 of AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, County of Mesa, State of Colorado

Containing approximately 1.75 Acres

INTRODUCED on first reading this 4th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading 18th day of March 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: February 10, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

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

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

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

Proposed amendments are as follows:

GJMC 21.05.020(c)(1)(iv) ROW Dedication.

A method for the acquisition of right-of-way beyond what is needed to serve a project or right-of-way for an Active Transportation Corridor is added. The City will offer the Mesa County Assessor's value for any such right-of-way. An owner may accept the offer or object to the offer and include a counteroffer. The City may accept the counteroffer or

obtain an appraisal. If an appraisal is obtained, the City may offer the appraised value, the counteroffer amount, the Assessor value, or any amount between the highest and lowest amounts. If the owner does not accept the City's offer, the matter will be referred to the City Council for a determination whether the Assessor's value, the counteroffer, or the appraised value is the Fair Market Value constituting the City's final offer for dedication. Payment for right-of-way acquisition will occur by Transportation Capacity Payment (TCP) credit, unless the Fair Market Value exceeds the total of the TCP, upon which the City will pay the difference in cash.

GJMC 21.07.030(c)(1)(iv) Acceptable Plant Material—Suitable Plant List.

The classification of plants according to water needs is updated to reflect nursery industry standards.

GJMC 21.07.060(a)(2) Street Frontage Landscape

The requirement for street frontage landscape on the perimeter of a new residential subdivision is revised to exclude local streets from the requirement.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 31, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(d) of the Zoning and Development Code, which provides that the City may approve an amendment to the text of the Code if the applicant can demonstrate evidence proving each of the following criteria:

(A) Consistency with Comprehensive Plan

The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed amendment responds to Plan Principle 11, Goal 3, Strategy c., which calls for continuous evaluation of existing practices and systems to improve outcomes and provide excellent, equitable service to the public. The amendment improves development outcomes and service to the public by creating a predictable, transparent process for the acquisition of right-of-way, by simplifying the water needs classification of required plantings, and by removing an unnecessary requirement for street frontage landscape in locations where it is of little benefit and creates burdens for development.

Staff finds this criterion has been met.

(B) Consistency with Zoning and Development Code Standards

The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.

The proposed amendment creates no inconsistencies, conflicts, or contradictions with

other provisions of the Zoning and Development Code.

Staff finds this criterion has been met.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

The proposed revisions to the Zoning and Development Code (ZDC) all meet specific reasons identified in this criterion for review. Each amendment is identified with its appropriate reason below.

a. To address trends in development or regulatory practices;

The amendment addresses the City's policy direction to acquire right-of-way by Transportation Capacity Payment credit and/or direct purchase. A process for determining Fair Market Value is established.

The amendment addresses the discrepancy in plant water need classification standards between the Zoning and Development Code (and Suitable Plant List) and nursery industry standards, in which the use of "xeric" is becoming deprecated. The Code's nomenclature with multiple categories called "xeric" and multiple instances of "low" and "medium" is unclear and may create the expectation that those categories with "xeric" in the name require no water or less water for establishment than actually needed.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The amendment modifies requirements for street frontage landscape in new residential subdivisions. The existing language, which requires street frontage landscape at the perimeter of the subdivision, irrespective of street classification, creates challenges to development when the required landscape would be or must be located in the front of lots to be developed with single-unit residences, necessitating a tract or easement, complicating the provision of irrigation, conflicting with driveway locations, and creating an inconsistent streetscape where street frontage landscape is introduced on local streets which are already partly developed with it. When the perimeter street frontage landscape requirement is limited to collector and arterial streets, these problems are mitigated due to standards restricting frontage and driveway access for new single-unit residential lots along such streets.

c. To add, modify or expand zone districts; or
Not applicable.

d. To clarify or modify procedures for processing development applications.

The amendment modifies procedures for acquiring right-of-way with new development.

Specific reasons a, b, and d are satisfied. Staff finds this criterion has been met.

FINDING OF FACT AND RECOMMENDATION

After reviewing the proposed amendments, the following finding of fact has been made:

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, the proposed text amendment to Title 21 is consistent with the Comprehensive Plan and the Zoning & Development Code Standards and meets at least one of the specific reasons outlined.

Therefore, staff recommends approval.

SUGGESTED MOTION:

Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-26, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.

Attachments

1. Draft Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING RIGHT-OF-WAY DEDICATION, ACCEPTABLE PLANT MATERIAL, AND STREET FRONTAGE LANDSCAPE

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language underlined):

21.05.020 REQUIRED IMPROVEMENTS

...

(c) Public Improvements Required.

(1) Types of Improvements and Dedications.

...

(iv) ROW Dedication. ~~A developer~~

(A) The owner of any land proposed for development shall dedicate to the City all rights-of-way and easements needed to serve the project, consistent with adopted standards (Title 29) of the GJMC. Such dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s).

(B) If ~~a developer~~ the owner dedicates road or street right-of-way beyond what is needed to serve the project, or if the ~~developer~~ owner dedicates the right-of-way or easement for an Active Transportation Corridor (as described in § 31.08.130 and as shown in § 31.08.150, Appendix A, Figure 2), the ~~developer~~ owner shall receive credit at fair market value for such that portion of the total dedication exceeding the requirements of 21.05.020(c)(1)(iv)(A) according to the following process:

a. Determination of Fair Market Value.

1. The Director shall submit an offer equal to the Mesa County Assessor value of the land to be dedicated. This represents the City's proposed Fair Market Value.

2. The owner may accept the offer or submit a written objection with counteroffer. This represents the owner's proposed Fair Market Value.

3. The Director may accept the counteroffer or obtain an appraisal of the land to be dedicated. Upon receipt of such appraisal, the Director, at his/her discretion, may then offer the City's appraised amount, the counteroffer amount, the Assessor value, or make any offer between the highest and lowest amounts.

4. If the owner does not accept the City's offer, the Director shall cause a public hearing to be held before the City Council, and the City Council shall determine whether the Mesa County Assessor value, the owner's counteroffer, or the appraised value is the Fair Market Value, which shall constitute the City's final offer for dedication.

b. Credit for Fair Market Value of ROW Dedication.

1. The City shall credit the Fair Market Value of the dedication against the project's Transportation Impact Fee

2. If the value of such dedication exceeds the project's Transportation Impact Fee, the owner shall receive the difference in cash. The credit shall not exceed the total Transportation Impact Fee for the project. If a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall make a recommendation to the City Council to evaluation whether to pay or not additional value of such dedication or to waive all or part of such required dedication. If a developer donates road or street right-of-way beyond what is needed to serve the project, or if the developer donates the right-of-way or easement for an Active Transportation Corridor (as described in § 31.08.130 and as shown in § 31.08.150, Appendix A, Figure 2), the developer shall neither claim, nor receive credit for such donation against the project's Transportation Impact Fee.

...

21.07.030 GENERAL LANDSCAPE STANDARDS.

...

(c) Acceptable Plant Material.

(1) Suitable Plant List.

...

(iv) A minimum 90% of the proposed shrubs and ground cover shall be identified as ~~xeric, xeric-low, xeric-medium, or low-water~~ having very low, very low-low, low, or low-moderate water needs on the Suitable Plants List.

...

21.07.060 STREET FRONTAGE LANDSCAPE.

(a) For all development, except construction of one or two dwelling units or development within the MU-3 zone district, the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.

...

(2) For a new residential subdivision, the street frontage landscape is only required on the perimeter of the subdivision adjacent to a right-of-way, ~~not along new internal roadways~~ unless that perimeter street is classified as a local street. In such cases, the applicant may choose whether to provide the required perimeter landscaping along that local perimeter street.

INTRODUCED on first reading this 4th day of March 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of March 2026 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Regular Session

Item #4.

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

Information

SUBJECT:

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road

RECOMMENDATION:

Staff recommends conditional approval.

EXECUTIVE SUMMARY:

Camelback Gardens, LLC and Upland Homes, Inc. (the Applicants) propose the Camelback Gardens Development (Development), a residential project on approximately 10.29 acres located at 381 and 409 High Desert Road.

The Applicant is requesting approval of a PD ODP for the proposed Development. Approval of the ODP would rezone both properties from PD to PD with a new development framework. The Development is anticipated to be constructed in phases over an approximately 17-year timeframe.

The subject property is currently vacant. Adjacent to the site is approximately 15 acres of open space that was previously dedicated to the City by the Applicants for public benefit to facilitate clustered development. Under the clustering provisions, the conserved open space may be included in the density calculation. Based on this methodology, the proposed Development has a resulting density of 3.6 dwelling units per acre (du/ac), which is within the permitted range of 2.0 to 5.5 du/ac for the Residential Low land use designation in the 2020 Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

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

The subject properties were originally included within the Ridges PD, which was governed by an Amended Final Plan approved by the Planning Commission and City Council in the mid-1990s. While portions of the Ridges PD were developed and platted, substantial areas within the PD boundary, including the subject properties, remained undeveloped and were not subject to recorded final plats or exercised development approvals.

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

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

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

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Location and Surrounding Land Use

The subject properties are located south of State Highway 340 (Broadway) within the Redlands area of the City. The developable portion of the site consists of approximately 10.29 acres of vacant, undeveloped land characterized by native vegetation, rolling terrain, and natural drainage features. No structural or site improvements currently exist on the properties.

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

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

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

space areas remain undeveloped.

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

Site Access and Transportation System

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

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

Availability of Utilities

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

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

Proposed Use and Zoning Overview

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

Rather than relying on a conventional straight-zone subdivision model based on individual lots and minimum lot dimensions, the proposed PD utilizes a footprint-based development pattern with shared open space. This model allows buildings to be

clustered while preserving the surrounding natural landscape as common open space, which functions in place of individual private yards.

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

Public Benefit Overview

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

(a) More Effective Infrastructure

The subject properties are located within the City's Tier 1 Urban Infill area, where urban services and infrastructure are already available. The proposed PD directs residential development to vacant parcels within an established neighborhood, utilizing existing water, sewer, electric, and transportation systems and limiting the need for new infrastructure extensions. In addition, the associated land exchange results in more rational property boundaries, which improves the efficiency of site layout, utility connectivity, and long-term infrastructure planning.

(b) Reduced Traffic Demands

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

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

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

The proposed PD includes a coordinated land exchange that results in a net improvement to the quality, usability, and maintenance of open space. Under the proposed exchange, approximately 12,782 square feet of unimproved and irregularly shaped City-owned Ridges Open Space would be conveyed to the applicant, with a

portion later dedicated back to the City as High Desert Road right-of-way. In exchange, the City would receive newly created and improved open space and trail corridor easements within the Camelback Gardens development totaling approximately 15,079 square feet, including 9,482 square feet of developed public park land and two constructed trail corridor easements totaling 5,597 square feet. The public park area will be dedicated to and owned by the City and fully open to the public, with maintenance responsibilities assumed by the homeowners' association (HOA).

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

(d) Other Recreational Amenities

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

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

(e) Needed Housing Types and/or Mix

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

(f) Innovative Designs

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

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

Development is concentrated in lower portions of the site with low to moderate slopes, while steeper terrain, rock outcroppings, and adjacent open space areas remain undisturbed. Natural topography and existing vegetation are incorporated as screening and buffering elements, reducing the need for constructed barriers and supporting preservation of scenic and natural resources.

(h) Public Art

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

NOTIFICATION REQUIREMENTS

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

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

ANALYSIS

Outline Development Plan Analysis

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

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

and policies;

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

The proposal advances Plan Principle 3.6.e (Context-Sensitive Development) by establishing a PD framework that allows flexibility in building placement, massing, and site design to respond to surrounding development patterns, topography, and natural features. This approach supports development that contributes positively to neighborhood character while preserving open space and natural resources.

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

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

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

The proposed Development includes a new local street connection between High

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

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

b. The rezoning criteria provided in GJMC 21.02.140;

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

c. The planned development requirements of Chapter 21.05 GJMC;

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

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

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

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

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

The local street network surrounding the site is developed and maintained in good condition, with access provided via High Desert Road and Rana Road, which connect to Ridges Boulevard and State Highway 340 (Broadway). While portions of the surrounding street network include non-standard sections typical of the area, the

proposed development includes construction of a new local street connection between High Desert Road and Rana Road built to current City standards. This connection improves circulation, enhances emergency access, and increases transportation system redundancy, supporting the ability of public services to respond efficiently.

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

Therefore, staff finds this criterion to be met.

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

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

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

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

Therefore, staff finds this criterion to be met.

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

The proposed PD incorporates a combination of natural features, site design, and built elements to provide appropriate screening and buffering between development pods

and adjacent properties. Except for Pod C, the majority of the development pods are naturally buffered from surrounding residential neighborhoods and open space areas by existing slopes, rock outcroppings, and changes in grade, which provide effective visual separation and reduce the need for extensive structural buffering.

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

Where the Development directly abuts previously developed residential parcels, perimeter buffering will be provided through a combination of fencing and landscaping, subject to the Subdivision Perimeter Enclosure requirements of Section 21.07.090. The specific design and location of these buffering elements will be reviewed and finalized at the time of subdivision and Final Development Plan review. Collectively, the use of existing topography, thoughtful site layout, and code-compliant perimeter enclosure measures ensures that the proposed development provides appropriate screening and buffering while maintaining compatibility with surrounding residential uses and adjacent open space.

Therefore, staff finds this criterion to be met.

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

The proposed PD establishes an appropriate range of residential density for the overall property and for the development pods identified in the ODP. The ODP proposes a maximum of 90 dwelling units across approximately 25 acres, inclusive of both developable land and associated open space areas. Pursuant to Section 21.02.150(b) of the 2010 Zoning and Development Code, planned developments may incorporate common open space into density calculations when such open space is permanently preserved and functionally integrated into the development. In this case, the proposed open space areas are contiguous with and serve the residential pods and are therefore appropriately included in the overall density calculation.

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

Therefore, staff finds this criterion met.

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

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

Standards Preserved from RL-5

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

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

Targeted Deviations from RL-5 Bulk Standards

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

- Minimum Lot Size: The minimum lot size is reduced from 4,000 square feet (RL-5) across all development pods to allow for a building-footprint platting model. Minimum lot sizes are proposed at 2,400 square feet in Pods A and B and 1,200 square feet in Pods C through G, as shown on the ODP. This deviation is fundamental to the clustering approach, allowing residential units to be concentrated on lower-grade portions of the site while preserving larger contiguous areas of open space and natural terrain under common ownership.
- Front Setbacks: The minimum front setback for principal structures is reduced from 20 feet (RL-5) to 15 feet across all pods. Where a garage faces the street, the front setback for the garage portion is increased back to 20 feet, while the principal structure may remain at 15 feet. For side-loaded garages, a 15-foot front setback applies. This approach supports pedestrian-oriented design and avoids the visual dominance of street-facing garages.
- Side Setbacks: Where a pod abuts another residential parcel, the 5-foot side setback required by RL-5 is maintained. Where a pod abuts open space, the side setback is reduced to 0 feet, allowing buildings to orient toward preserved natural areas and further concentrate development away from sensitive features.
- Rear Setbacks: The RL-5 rear setback of 15 feet is reduced to 10 feet where a lot abuts another residential parcel and to 0 feet where it abuts open space.

This deviation supports compact building placement while maintaining appropriate separation between residential uses.

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

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

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

Therefore, staff finds this criterion to be met.

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

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

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

orderly and incremental development.

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

Therefore, staff has found this criterion to be met.

Rezoning Analysis

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

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

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

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

In addition, the City adopted the 2020 Comprehensive Plan, which designates the site as Residential Low within a Tier 1 Urban Infill area. This designation reflects updated policy direction emphasizing infill development, housing choice, preservation of natural features, and efficient use of existing infrastructure. The original Ridges PD assumptions regarding land use patterns and density predate this policy framework and are no longer aligned with current Comprehensive Plan guidance.

Therefore, staff finds this criterion to be met.

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

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

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

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

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

Therefore, staff finds this criterion to be met.

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

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

Public safety services are also adequate to serve the proposed development. The site

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

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

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

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

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

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

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

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

The proposed rezoning provides community and area-wide benefits that align with multiple goals and policies of the 2020 Comprehensive Plan, particularly those related to responsible growth, housing choice, neighborhood connectivity, and access to amenities. The subject properties are located within a Tier 1 (Urban Infill) area, where the Plan prioritizes development that makes efficient use of existing infrastructure and services while accommodating changing housing needs. By enabling infill development

on vacant land within an established residential area, the amendment supports managed growth patterns and reduces pressure to develop outlying or rural areas.

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

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

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

Planned Development Requirement Analysis

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

a. 21.05.020 Default standards. The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and if approved shall be explicitly stated in the zoning/rezoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

Section 21.05.020 of the GJMC requires that each PD identify an underlying default zone district from which use, bulk, and development standards are derived, and that

any deviations from those standards be explicitly stated and approved through the PD zoning ordinance. For the Camelback Gardens PD, the applicant has identified RL-5 as the default zone district.

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

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

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

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

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

Therefore, staff finds this criterion to be met.

b. 21.05.030 Establishment of uses. (a) Uses Allowed. At the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and

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

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

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

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

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

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

The Camelback Gardens PD identifies RL-5 (Residential Low-5) as the default zone district and generally complies with the applicable development standards of that district, as required by GJMC 21.05.020 and 21.02.150. Where deviations from RL-5 standards are proposed, they are limited in scope, explicitly identified in the ODP, and

requested to support a clustered, footprint-based development model that preserves open space and natural features while maintaining Residential Low density.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Where the development abuts previously developed residential properties, fencing and

landscape buffering will be installed in compliance with GJMC 21.04.040(i). No deviations from fencing or screening standards are requested in these locations.

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

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

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

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

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

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

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

Staff finds that this criterion is met.

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

The Camelback Gardens PD will comply with applicable street, alley, and easement

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

Staff finds that this criterion is met.

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

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

Transportation Amenities

The project provides transportation-related amenities that exceed minimum code requirements through the construction, improvement, and formalization of trail connections beyond those required by the City's adopted multi-modal plan. These include new trail segments, improved trail alignments, and maintenance or reconstruction of existing trails to enhance safety, durability, and connectivity within The Ridges open space system. These trail-related improvements represent amenities above and beyond standard development requirements.

Open Space Dedication

The Planned Development provides open space well in excess of the minimum required by the default zone. The project preserves approximately 15.01 acres of open space, representing approximately 59 percent of the overall site area, which substantially exceeds the required twenty percent minimum. This level of open space

dedication is directly enabled by the clustered development approach and constitutes a significant community benefit supporting the requested deviations.

Other Community Amenities

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

Therefore, staff finds this criterion met.

STAFF FINDINGS OF FACT AND RECOMMENDATION

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

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

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

SUGGESTED MOTION:

Madam Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the

Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 4. Neighborhood Meeting Documentation
3. Exhibit 3. Project Narrative
4. Exhibit 2. Outline Development Plan Map
5. Exhibit 5. ORD - Camelback Gardens PD
6. Exhibit 6. Camelback ODP Comments for Official Record

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

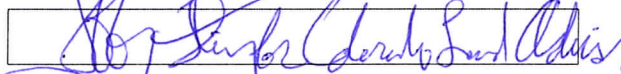
Contact Person:

Contact Phone #:

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

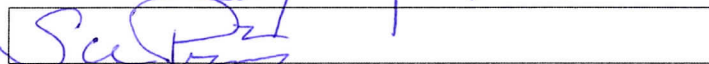
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application

 - CLA

Date

Signature of Legal Property Owner



Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

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

(b) Lot 1 of Camelback Gardens Subdivision

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

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

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

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

☒ The Entity is the sole owner of the property.

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

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

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Scott Preisendorf

State of Colorado)

County of weld) ss.

CHRISTINA MARIE HARRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154036583
MY COMMISSION EXPIRES SEPTEMBER 17, 2023

Subscribed and sworn to before me on this 16 day of February, 20 23

by Scott Preisendorf

Witness my hand and seal.

My Notary Commission expires on 9/17/23


Notary Public Signature



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

Special Warranty Deed

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

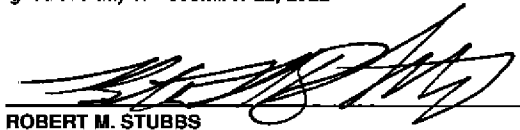
Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$825,000.00) ***Eight Hundred Twenty Five Thousand and 00/100***** dollars, in hand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

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

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

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

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


ROBERT M. STUBBS

State of **Colorado**

)

)ss.

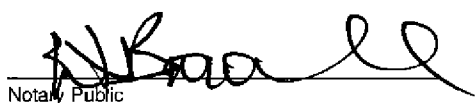
County of **Mesa**

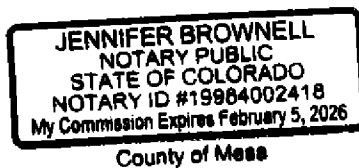
)

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

Witness my hand and official seal

My Commission expires: 2/5/26


Notary Public



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



WARRANTY DEED

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

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

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

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

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

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

Dated this _____Day of _____, 2023.

Robert M. Stubbs – Owner

State of COLORADO)
) ss.
County of MESA)

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

Witness my hand and official seal.

My commission expires _____
Notary Public

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

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

Account Number R103157

Parcel 294520253001

Acres 0.000

Assessed To

UPLAND HOMES INC
35168 HILLHOUSE LN
WINDSOR, CO 80550

Legal Description

Situs Address

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

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

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

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

* Credit Levy

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

Account Number R103156

Parcel 294517453002

Acres 0.000

Assessed To

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

Legal Description

Situs Address

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

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

Tax Billed at 2022 Rates for Tax Area 14100 - 14100

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

* Credit Levy

City of Grand Junction
Fire Department New Development Fire Flow

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

SECTION A

Date: 1/23/2023

Project Name: Camelback Gardens

Project Street Address: 2349 Rana Road

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

Project Owner Name: Robert M. Stubbs

City or County project file #:

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area ¹ for each one or two family dwelling will be 2000 square feet.
 - b. All dwelling units will ☐ will not ☒ include an approved automatic sprinkler system.

Comments:
These will be single family attached townhomes
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements:
N/A
 - b. List each building that will be provided with an approved fire sprinkler system:
N/A
3. List the minimum fire flow required for this project (based on Appendix B and C):
There will be up to 90 single family townhomes with between 1650 sf and 2000 sf 1000 GPM

Comments:

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

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

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

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

**City of Grand Junction
Fire Flow Form**

SECTION B

[To be completed by the Water Supplier]

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

SEE ATTACHED MAP

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

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

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

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

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

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

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

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

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

Signature of P.E.: _____

Dated: _____

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

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

³ International Fire Code, 2012 Edition

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

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



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

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

NFPA Classification:

Blue	AA
3029.18	

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

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

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

Pumpers:

Nozzles:

Open Dir:

Manuf: Mueller
Model: Centurion 5 1/4

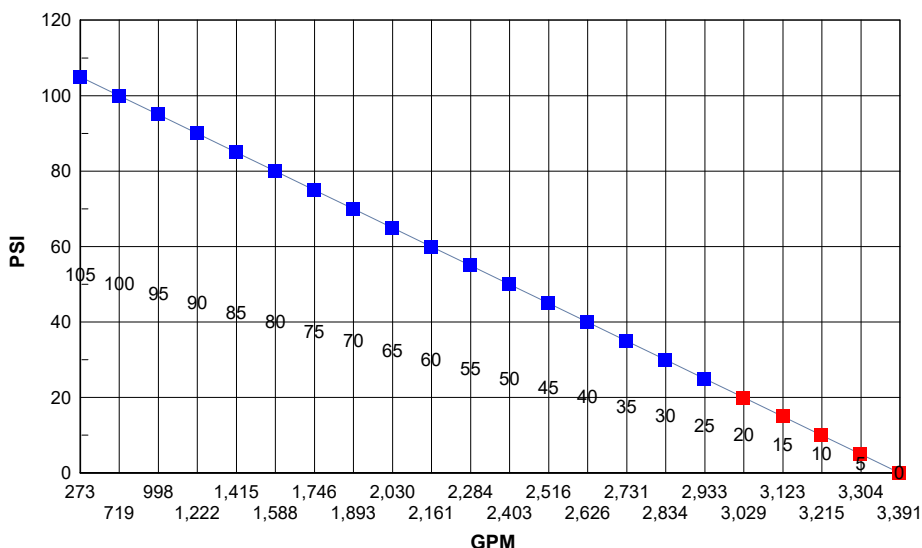
Installed: 01/01/2020
Main Size:

Vandal Proof:
Bury Depth:

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

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

4861 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow



CAMELBACK GARDENS

409

381

8"

FLOW HYDRANT

TEST HYDRANT

Vault 190
Pressure Reducer

Air Release

High Desert Rd

Air Release

Hill View Dr

Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



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

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

NFPA Classification:

Blue	AA
1716.54	

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

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

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

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

Pumpers:

Nozzles:

Open Dir:

Manuf: Clow
Model: 2500

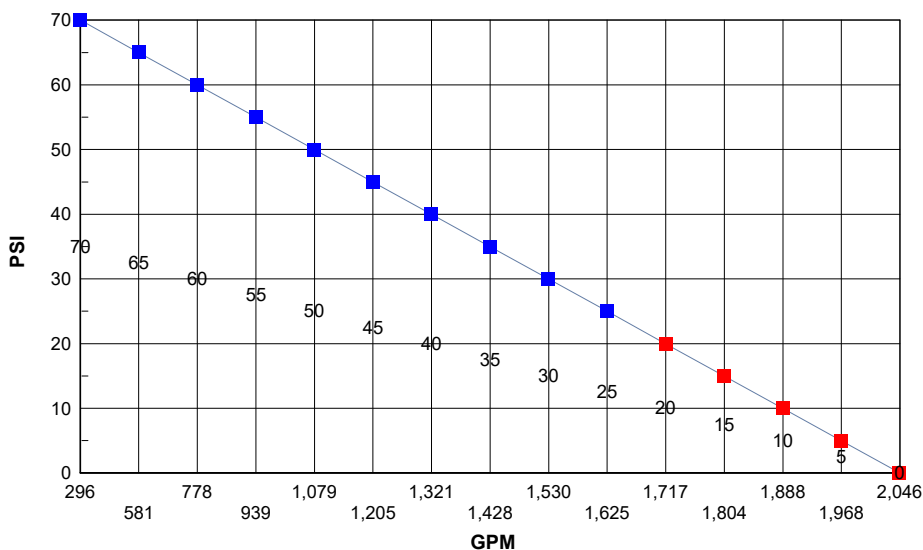
Installed: 01/01/1987
Main Size: 0.00

Vandal Proof:
Bury Depth: 0.00

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

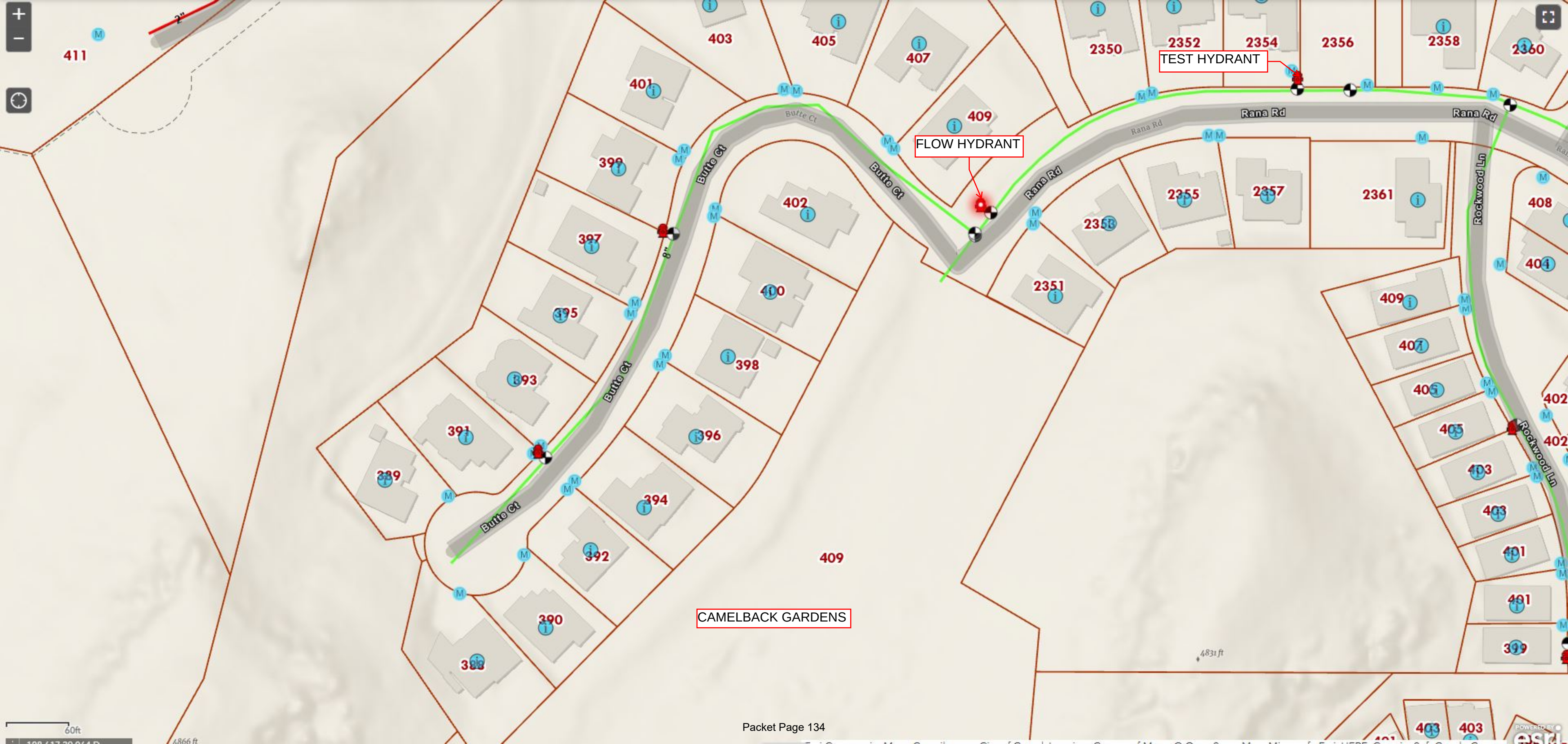
Pitot / Nozzle PSI: 29.00	Total Gallons Used: 4541.58
Static PSI: 72.00	Max GPM during test: 908.32
Residual PSI: 56.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 22.22	Predicted GPM @ 20 PSI: 1716.54

1945 Flow GPM



GPM rounded to nearest gallon

Values inside grid below flow line are PSI @ predicted flow

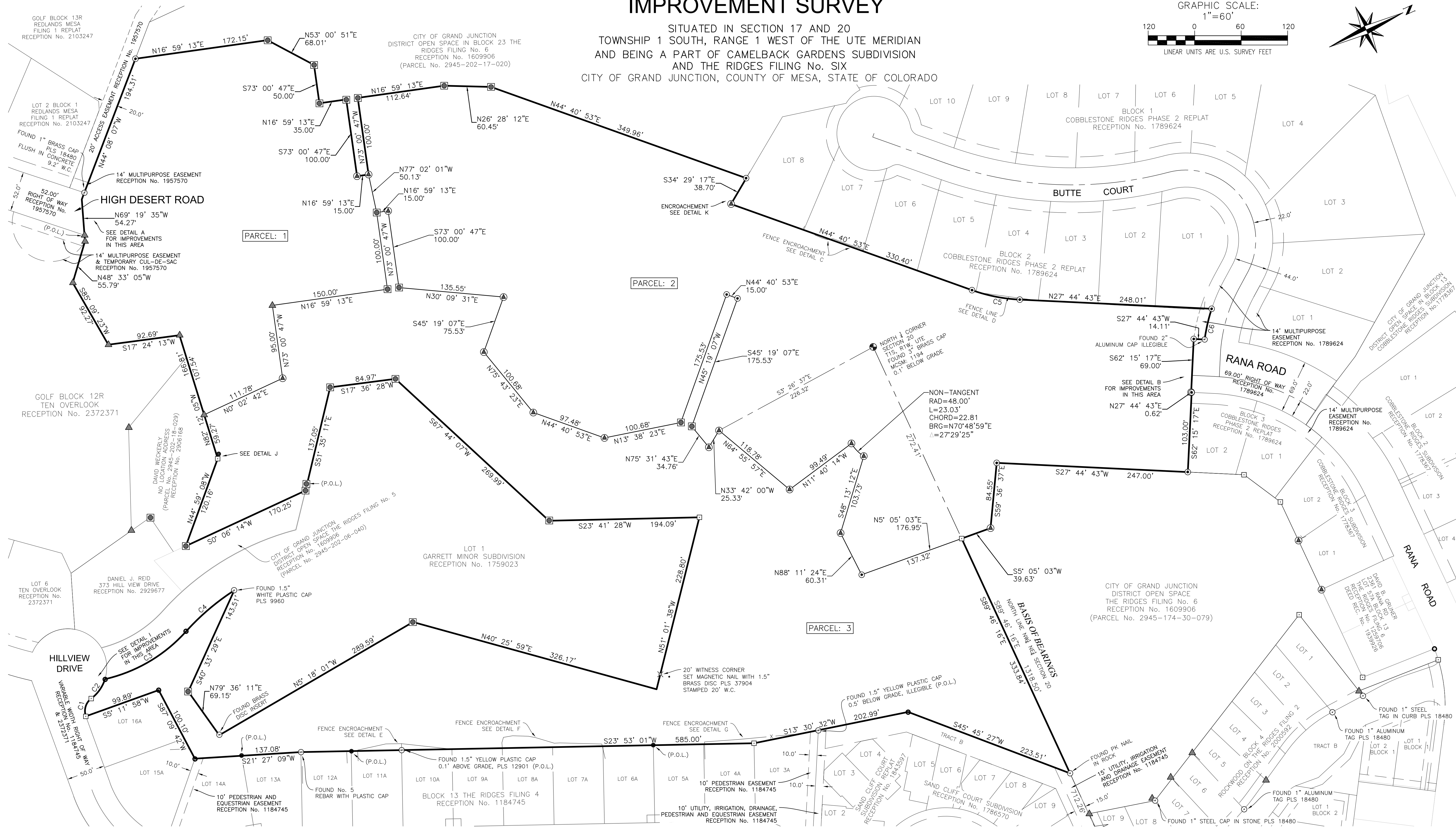
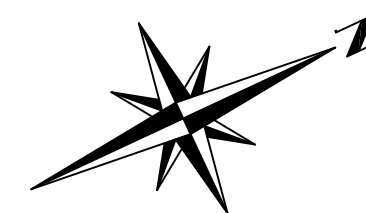


CAMELBACK GARDENS

FLOW HYDRANT

TEST HYDRANT

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

$$1'' = 60'$$


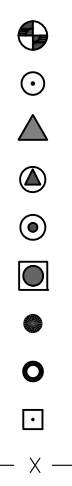
I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of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

Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado

Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado

District Open Space,
THE RIDGES FILING NO. SIX
County of Mesa, State of Colorado

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



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

DEPOSIT No. _____

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

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

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

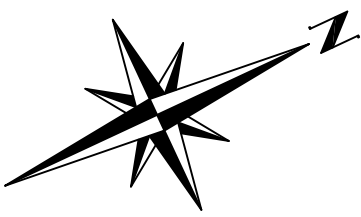
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

IMPROVEMENT SURVEY

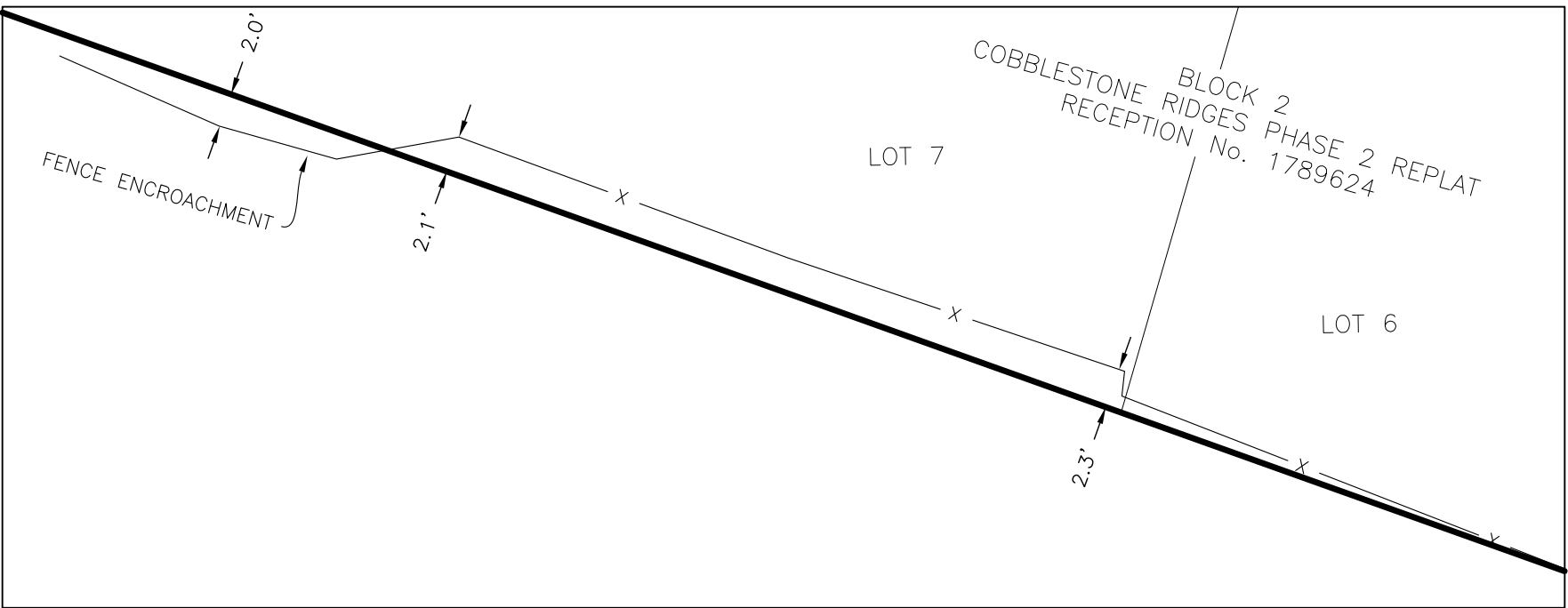
SITUATED IN SECTION 17 AND 20
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
AND BEING A PART OF CAMELBACK GARDENS SUBDIVISION
AND THE RIDGES FILING No. SIX
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

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

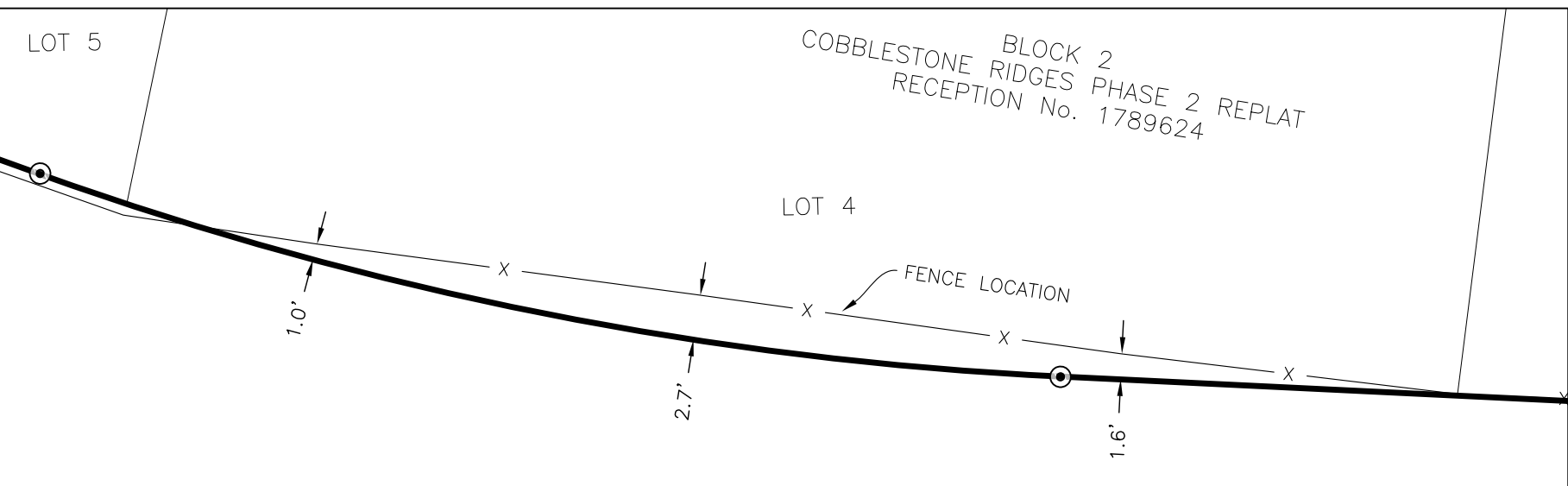
** NON TANGENT CURVE



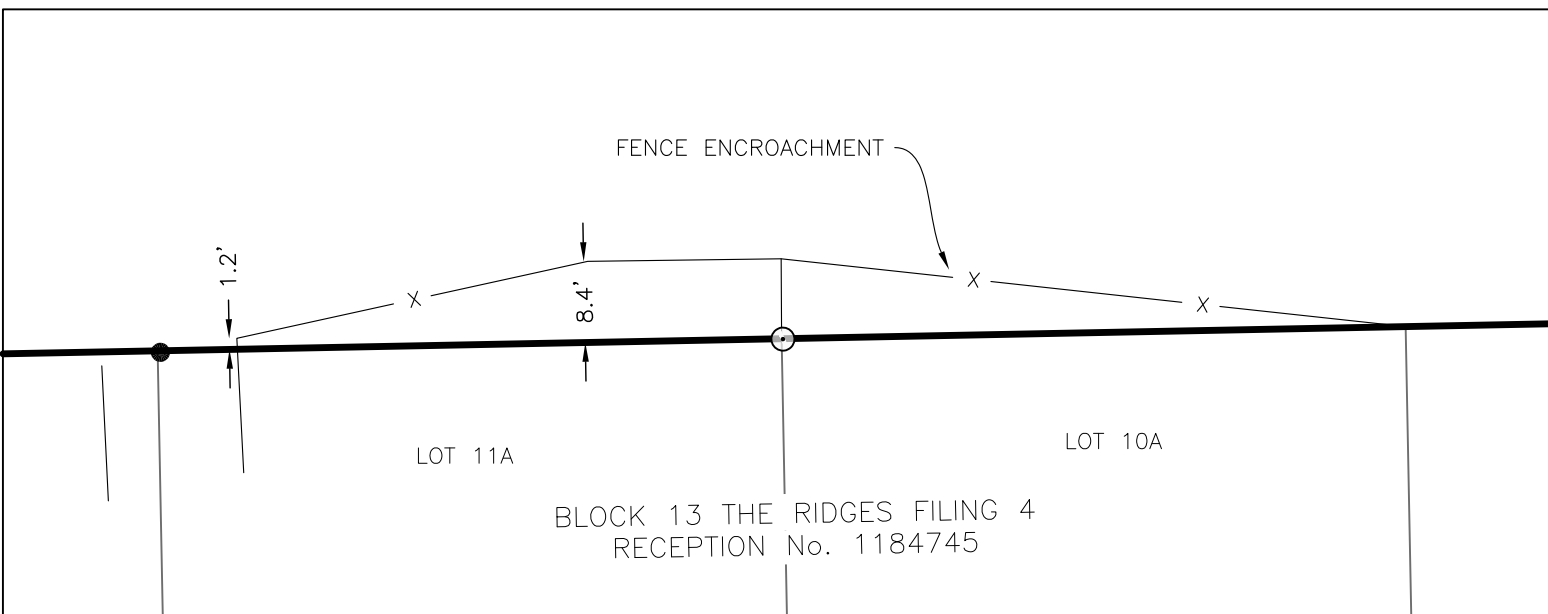
GRAPHIC SCALE VARIES AS SHOWN



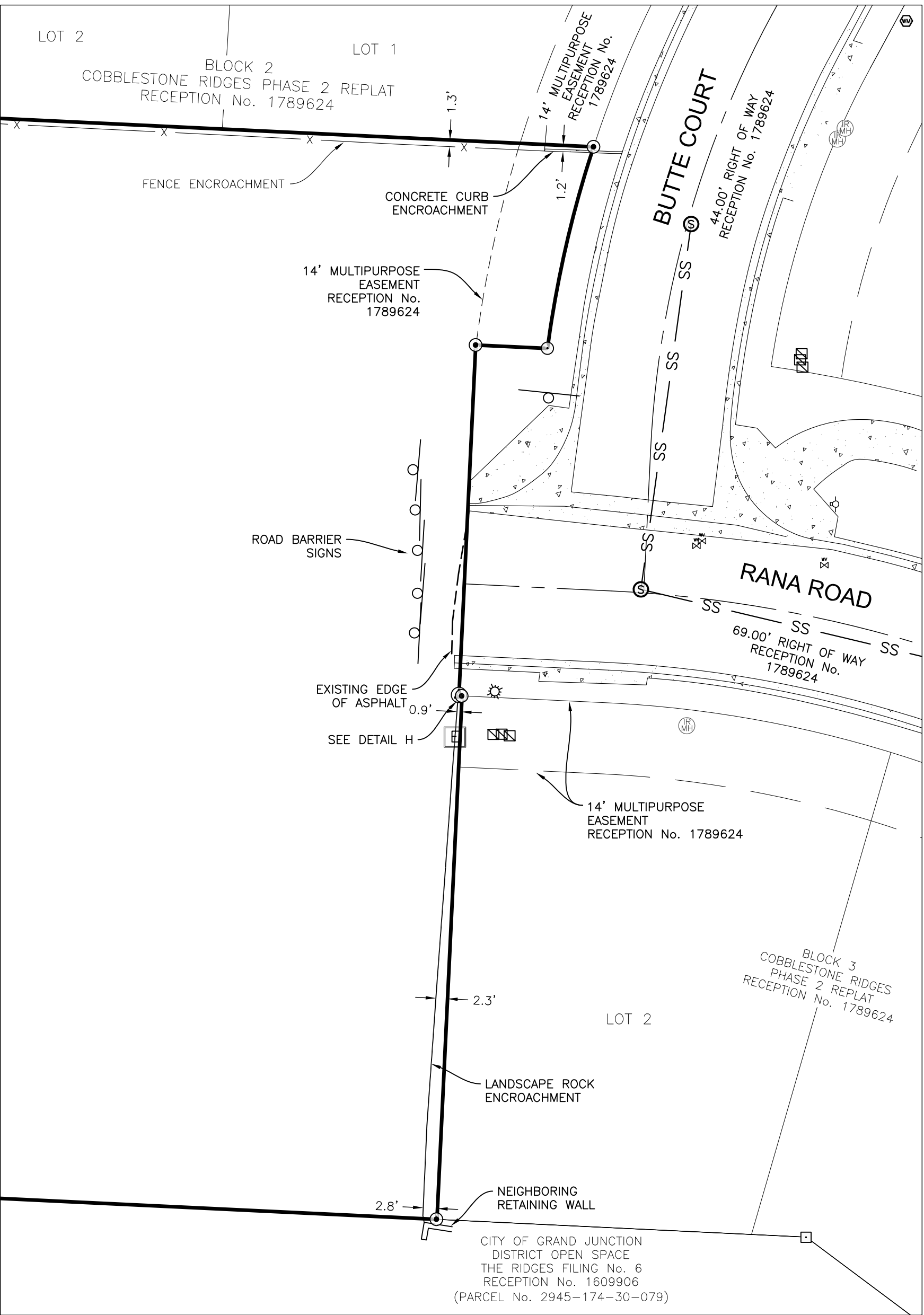
DETAIL C GRAPHIC SCALE 1"=10'



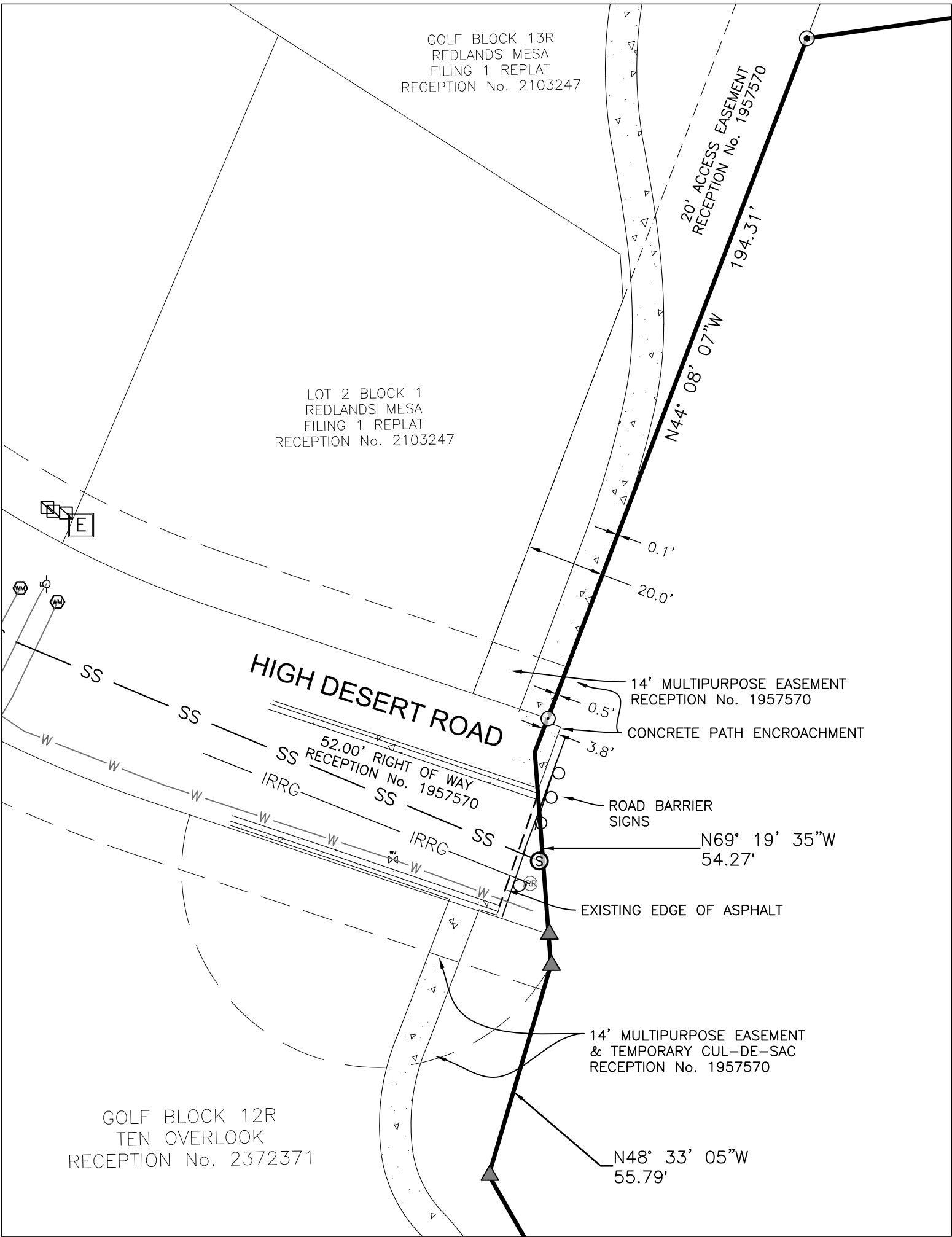
DETAIL D GRAPHIC SCALE 1"=10'



DETAIL E GRAPHIC SCALE 1"=20'



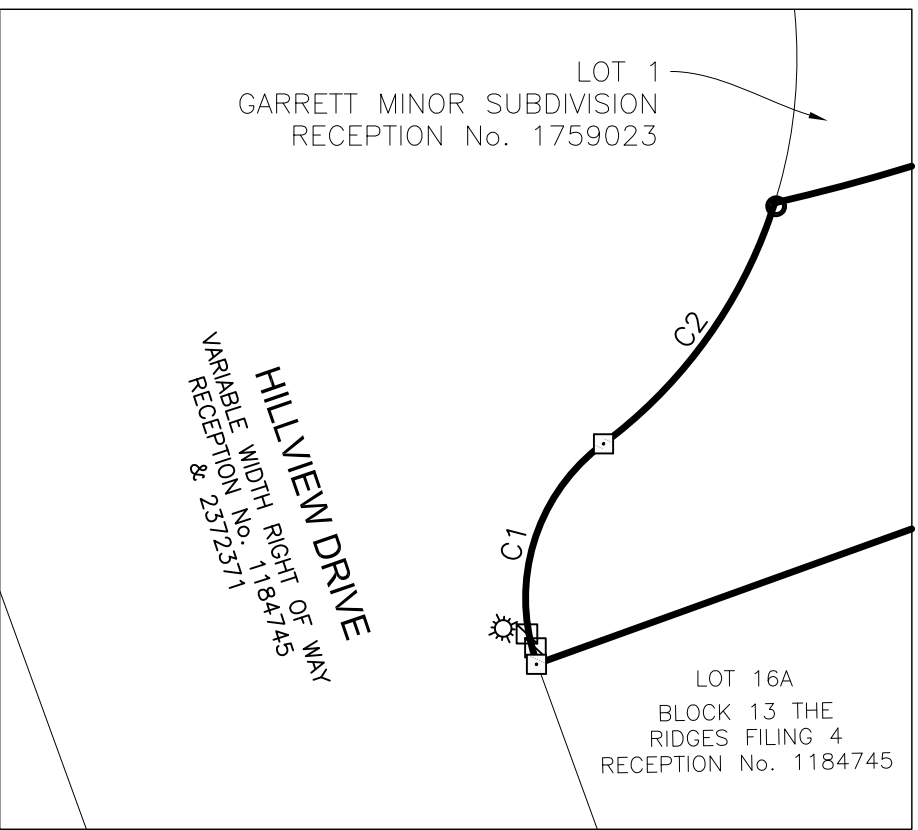
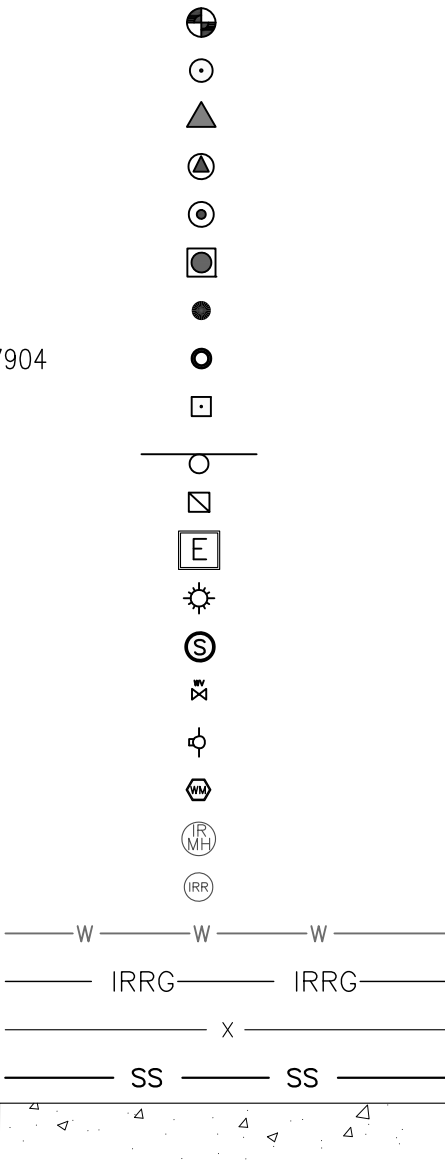
DETAIL B GRAPHIC SCALE 1"=20'



DETAIL A GRAPHIC SCALE 1"=30'

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- FOUND 2 INCH ALUMINUM CAP PLS 18480
- FOUND 2 INCH ALUMINUM CAP PLS 18478
- FOUND 2 INCH ALUMINUM CAP PLS 37049
- FOUND 1-1/2 INCH ALUMINUM CAP PLS 12770
- FOUND No. 5 REBAR WITH NO CAP
- FOUND No. 5 REBAR PLACED 2 INCH ALUMINUM CAP PLS 37904
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION MANHOLE
- EXISTING IRRIGATION FEATURE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE



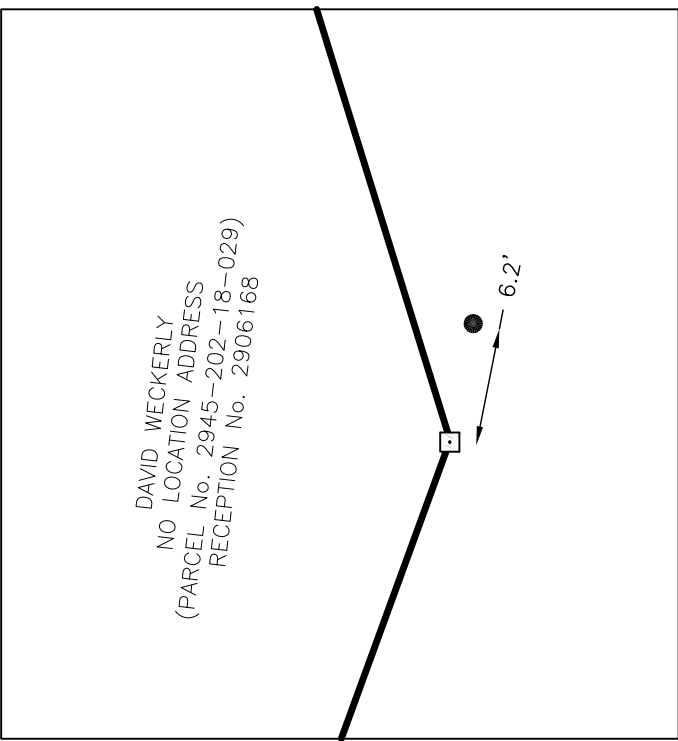
DETAIL I GRAPHIC SCALE 1"=20'

ABBREVIATIONS:

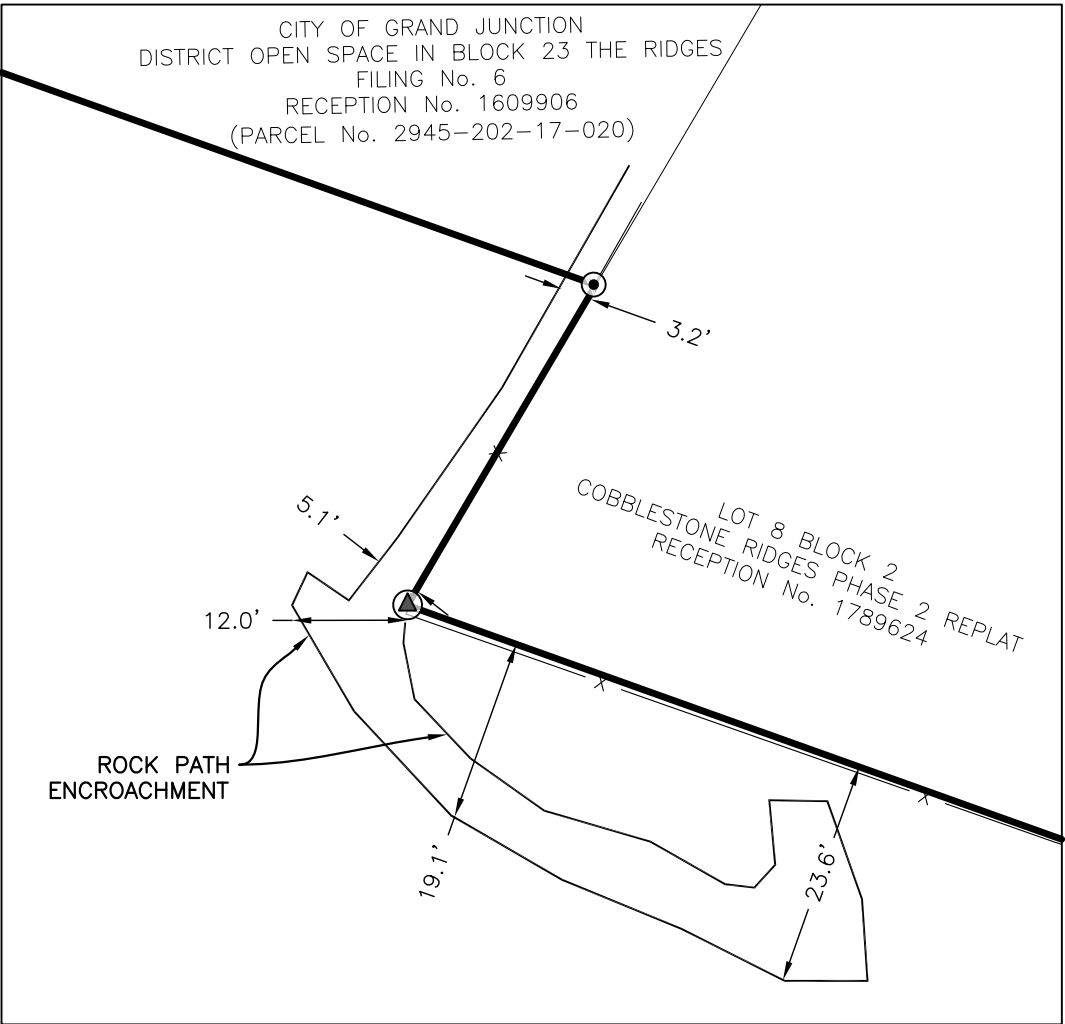
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- SQ SQUARE
- FT FEET
- AVE. AVENUE
- ST. STREET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

CURVE LABEL ABBREVIATIONS:

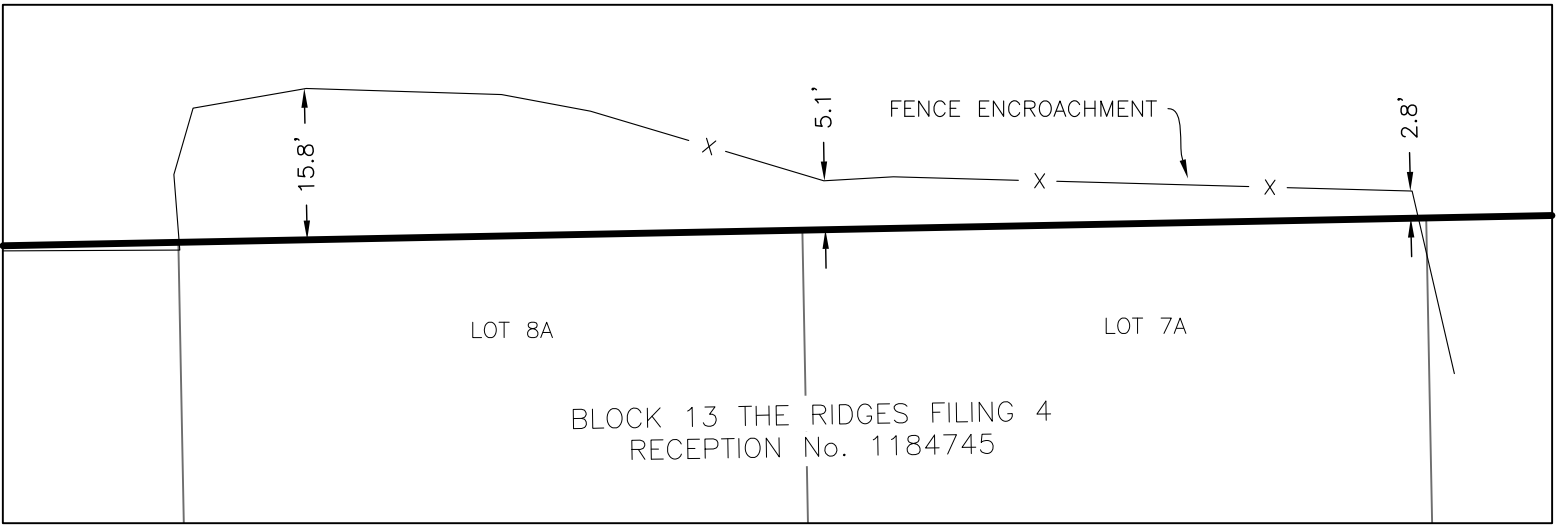
- RAD RADIUS
- L ARC LENGTH
- CHORD LONG CHORD DISTANCE
- BRG LONG CHORD BEARING
- Δ CURVE CENTRAL ANGLE



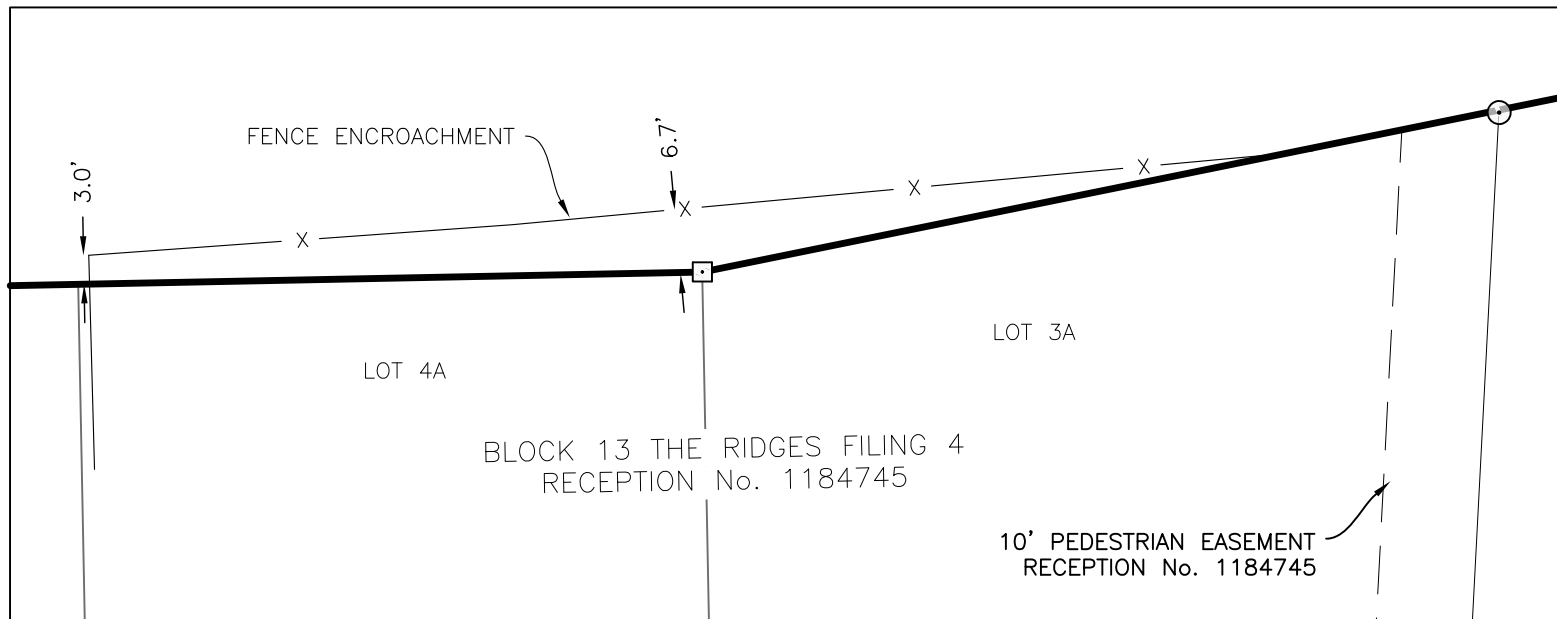
DETAIL J GRAPHIC SCALE 1"=10'



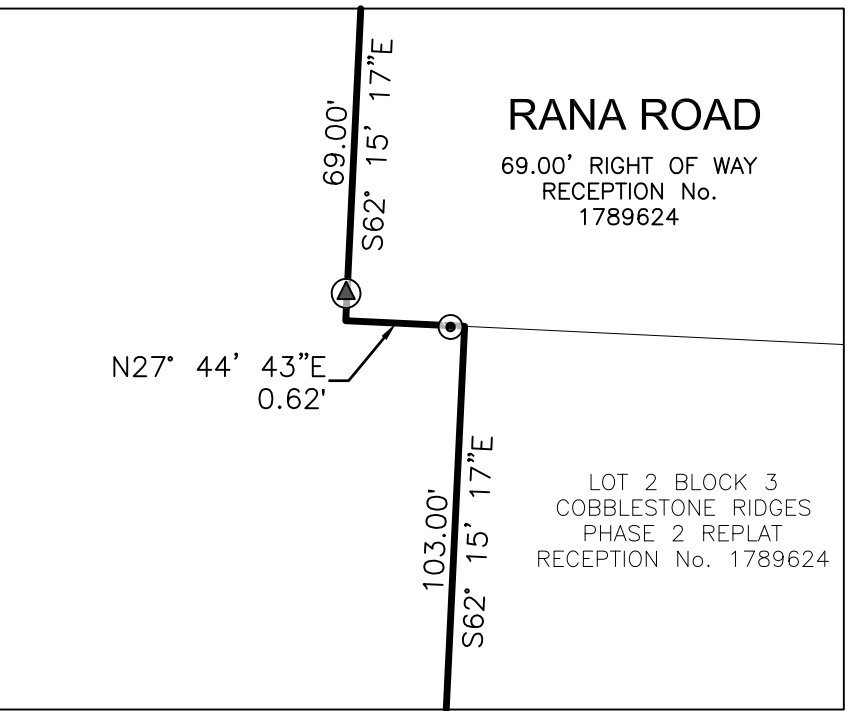
DETAIL K GRAPHIC SCALE 1"=20'



DETAIL F GRAPHIC SCALE 1"=20'



DETAIL G GRAPHIC SCALE 1"=20'



DETAIL H GRAPHIC SCALE 1"=1'

IMPROVEMENT SURVEY

ROBERT M. STUBBS & CITY OF GRAND JUNCTION

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

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

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

LEGAL DESCRIPTION FOR CAMELBACK GARDENS

Lots 1 and 2

CAMELBACK GARDENS SUBDIVISION as recorded at Reception No. 2978317

County of Mesa, State of Colorado

AND INCLUDING

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

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

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

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

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

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

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

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

County of Mesa, State of Colorado

Said Parcel contains 17.17 Acres

Neighborhood Meeting Notes for **Camelback Gardens**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

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

NAME _____

ADDRESS

PHONE or EMAIL

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

FRANK & TERI NIVONNY 388 Butte Ct. GJ Cal 91507 970-201-5100

Frank & Rosemarie Rinaldi 3713 Hill View Dr. Grand Junction

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

Shirley Lambach 401 1/2 Redwood 270 4342

George Krug 401 Butte CT Grand Junction 216-9006

Carollee Crawford 402 Bufile Ct 417-773-3884

Dr. Dang Nkaner 409 Bathe Ct. 970-640-9241

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

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

OWNERSHIP STATEMENT - NATURAL PERSON

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

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

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

☒ I am the sole owner of the property.

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

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

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

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

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

Owner signature as it appears on deed: 

Printed name of owner: Robert M. Stubbs

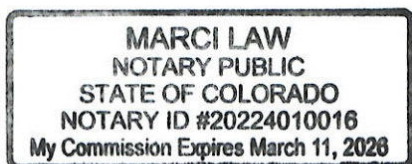
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 6th day of September, 2022
by Robert M. Stubbs

Witness my hand and seal.

My Notary Commission expires on March 11, 2026




Notary Public Signature



**Land Title Guarantee Company
Customer Distribution**



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

Order Number: **GJR65053354-2**

Date: **12/19/2022**

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

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

For Closing Assistance

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

Closers Assistant

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

For Title Assistance

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

Buyer/Borrower

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

Agent for Buyer

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

Seller/Owner

ROBERT M STUBBS
Delivered via: Delivered by Realtor

Agent for Seller

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



Land Title Guarantee Company Estimate of Title Fees

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

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

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

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

Chain of Title Documents:

[Mesa county recorded 03/06/2020 under reception no. 2916174](#)

[Mesa county recorded 07/02/2015 under reception no. 2729182 at book 5744 page 304](#)

[Mesa county recorded 11/19/1996 under reception no. 1778382 at book 2280 page 601](#)

[Mesa county recorded 11/19/1996 under reception no. 1778381 at book 2280 page 600](#)

Plat Map(s):

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

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: GJR65053354-2

Property Address:

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

1. Commitment Date:

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

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate

\$825,000.00

Proposed Insured:

UPLAND HOMES, INC., A COLORADO CORPORATION

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

A FEE SIMPLE

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

ROBERT M. STUBBS

5. The Land is described as follows:

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

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



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: GJR65053354-2

All of the following Requirements must be met:

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

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

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

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

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

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

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

Order Number: GJR65053354-2

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

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED SEPTEMBER 29, 1910 IN BOOK 163 AT PAGE [32](#) UNDER RECEPTION NO. [94240](#) (AFFECTS E½ SW¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N½ NW¼ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W½ NE¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND JANUARY 11, 1909 IN BOOK 70 AT PAGE [487](#) UNDER RECEPTION NO. [80494](#) (AFFECTS S½ SE¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).
9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED JANUARY 24, 1913 IN BOOK 163 AT PAGE [298](#) UNDER RECEPTION NO. [111473](#) (AFFECTS N½ NW¼ OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN), JULY 07, 1913 IN BOOK 163 AT PAGE [343](#) UNDER RECEPTION NO. [114720](#) (AFFECTS W½ NE¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN) AND DECEMBER 10, 1919 IN BOOK 230 AT PAGE [113](#) UNDER RECEPTION NO. [156352](#) (AFFECTS SE¼ NW¼ AND N½ SW¼ OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN).

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

Order Number: GJR65053354-2

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



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

10. CLASS ACTION

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

11. ARBITRATION

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

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

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

CBRants

Craig B. Rants, Senior Vice President



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

By *C Monroe* President

Attest *David Wold* Secretary

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

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LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

Visit us at www.advancedtitleco.com

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

Please direct all Title inquiries to:

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

SELLER(S):

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

BUYER(S):

Purchaser To Be Determined
Delivery Method: Customer

Customer:

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

We Look Forward to Providing You Title and Closing Services



Wire Fraud Prevention Notice



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

COMMITMENT FOR TITLE INSURANCE



NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Advanced Title Company

A handwritten signature in blue ink that reads "Sabrina Yanez".

Sabrina Yanez

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A handwritten signature in black ink that reads "Frederick H. Eppinger".

Frederick H. Eppinger
President and CEO

A handwritten signature in black ink that reads "David Hisey".

David Hisey
Secretary

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE A

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

a. ALTA Owner's Policy (06/17/06)

Amount
TBD

Proposed Insured: Purchaser To Be Determined

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

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

Robert M. Stubbs, as to Parcels 1 and 2; and The City of Grand Junction, as to Parcel 3

5. The Land is described as follows:

Purported Address: 381 High Desert Road, Grand Junction, CO 81507, 409 High Desert Road, Grand Junction, CO 81507 and Vacant Land, Grand Junction, CO 81507

Parcel 1:

Lot 1,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
[Click here for Assessor Parcel Information.](#)

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

Parcel 2:

Lot 2,
CAMELBACK GARDENS SUBDIVISION
County of Mesa, State of Colorado
[Click here for Assessor Parcel Information.](#)

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

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

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

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SCHEDULE A

(Continued)

Parcel 3:

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

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

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

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

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

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SCHEDULE B - I
(Continued)

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

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

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COMMITMENT FOR TITLE INSURANCE



Commitment No.: ATC-22-10425

SCHEDULE B, PART II Exceptions

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

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

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

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SCHEDULE B - II

(Continued)

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

Exceptions as to Parcel 1:

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

Exceptions as to Parcel 2:

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SCHEDULE B - II

(Continued)

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

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SCHEDULE B - II

(Continued)

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

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

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DISCLOSURES

Order No.: ATC-22-10425

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sharing practices	
How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you - request insurance-related services - provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

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

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

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

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

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

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

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

Sharing practices	
How often do/does ATC Notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does ATC protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does ATC collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: 618 Rood Avenue, Grand Junction, CO; 81501; 970-255-7677.

SPECIAL WARRANTY DEED

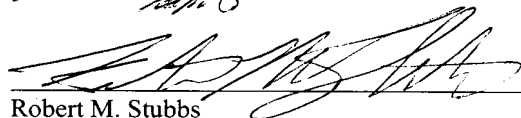
Robert M. Stubbs ("Grantor"), for the consideration of ****no consideration****, hereby sells and conveys to **Camelback Gardens, LLC**, a Colorado limited liability company ("Grantee"), whose legal address is 205 Little Park Road, Grand Junction, Colorado 81507, County of Mesa and State of Colorado,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

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

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

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

Signed this 18th day of June, ~~2024~~ 2025 am


Robert M. Stubbs

STATE OF COLORADO

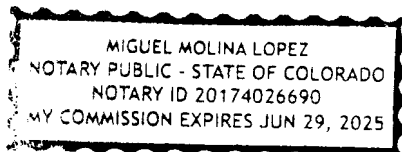
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 18 day of June, ~~2024~~ 2025 am, by Robert M. Stubbs.

Witness my hand and official seal.

My commission expires: June 29, 2025


Miguel Molina Lopez
Notary Public



Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of Upland Homes, Inc., an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Corporation formed and existing under the laws of the following governmental authority State of Colorado
(state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado)
2. If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State Colorado
3. The Entity's mailing address is: 35168 Hillhouse Lane, Windsor, CO. 80550
4. The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are:
Scott Preisendorf, President
- ☐ If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf.
5. The limitations upon the authority of the person or persons named above to bind the Entity are as follows:
NONE
(if no limitations insert "NONE")
6. Other matters concerning the manner in which the Entity deals with any interest(s) in real property are:
NONE
(if none insert "NONE")

This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity.

EXECUTED this _____ day of May , 2025.

ENTITY: Upland Homes, Inc., a Colorado Corporation

BY:

Scott Preisendorf
Name: Scott Preisendorf

President
Position

STATE OF Colorado)

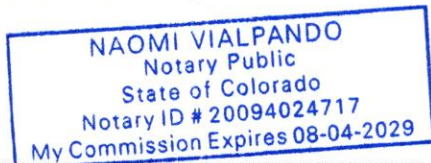
COUNTY OF Weld) ss.

The foregoing instrument was acknowledged before me this 29 day of May , 2025 , by

Scott Preisendorf and _____.

Witness my hand and official seal,

My commission expires: 8/4/29



Naomi Vialpando
Notary Public

Neighborhood Meeting Notes for **Camelback Gardens**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The group started organically talking amongst themselves and dispersing.

The meeting wrapped up about 6:30.

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

NAME _____

ADDRESS

PHONE or EMAIL

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

FRANK & TERI NIVORNY 388 Butte Ct. GJ Cal 91507 970-201-5100

Frank & Rosemarie Rinaldi 3713 Hill View Dr. Grand Junction

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

Shirley Lambach 401 1/2 Redwood 270 4342

George Krug 401 Butte CT. Grand Junction 216-9006

Carollee Crawford 402 Burke Ct 417-773-3884

Dr. Dang Nkaner 409 Bathe Ct. 970-640-9241

SIGN-IN SHEET FOR

Camelback Gardens

NEIGHBORHOOD MEETING 3/28/22

General Project Report

Camelback Gardens

Outline Development Plan

Developers: Michael Stubbs & Upland Homes, Inc.



Camelback Gardens ODP

This report is the property of
Colorado Land Advisor, Ltd.,
it's successors, and assigns.



Planning + Design + Land Advisor + Stormwater Management
300 Main Street | Suite 302 | Grand Junction, CO. 81501 | 970.812.3288
Designing Colorado's Best PLACES | ColoradoLandAdvisor.com

Jeffery Fleming, PhD - Urban Planner

Colorado Land Advisor, Ltd.

300 Main Street | Suite 302

Grand Junction, CO 81501

970.812.3288

LandAdvisor@ColoradoLandAdvisor.com

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

Revision 7 31MAY25

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Introduction

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

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

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

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

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

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

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

Public Benefit

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

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

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

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

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

Public Benefit



(e) Needed housing types and/or mix;

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

Public Benefit

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

(f) Innovative designs;

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

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

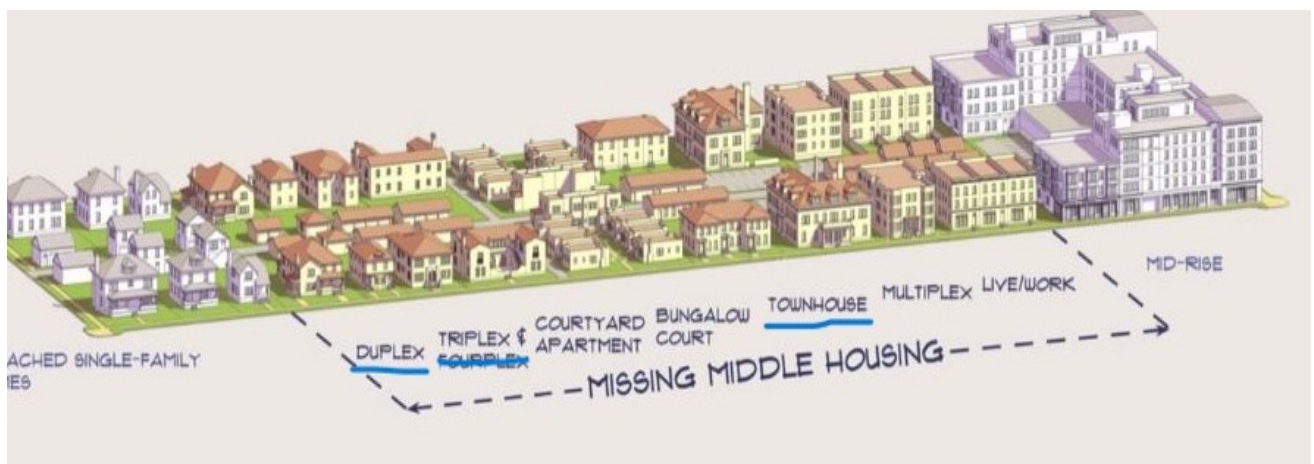
The development of Camelback Gardens will not affect any of the steep grades on the site. Steeper grades and Open Space will not be developed. Development of the project will be in lower portions of the valley on low to moderate grades. The development is well suited for development at a higher density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

Public Benefit

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

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

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



Public Benefit continued

Characteristics of Middle Housing

Small-Footprint Buildings

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

Lower Perceived Density

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

Camelback Gardens development may be considered infill as it is on vacant land within The Ridges and these specific parcels were platted in the 1980's, yet they remain vacant. Furthermore, within the 2020 Comprehensive Plan Growth

Tiers are identified which designate both 409 High Desert Rd and 381 High Desert Rd as Tier I Infill.

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

Smaller, Well-Designed Units

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

Creates Community

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

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

Transportation, Emergency, Egress Services

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

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

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

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

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

Utility Services and Infrastructure

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

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

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

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

DRY UTILITIES

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

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

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

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

Soils and Geology

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

Map Unit Legend

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



Site Geology and Hazards

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

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

Development Schedule

DEVELOPMENT PHASING SCHEDULE:

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

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

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

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

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

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

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

Response to PD Criteria

21.02.150 Planned development (PD).

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

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

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

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

Response to PD Criteria

21.02.150 Planned development (PD).

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

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

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

Response to PD Criteria

21.02.150 Planned development (PD).

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

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

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

Response to PD Criteria

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

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

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

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

Plan Principle 5: Strong Neighborhoods and Housing Choices

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

Plan Principle 6: Efficient and Connected Transportation

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

Response to PD Criteria

Comprehensive Plan Principles (continued)

Plan Principle 7: Great Places and Recreation

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

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

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

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

Response to PD Criteria

Outline Development Plan (ODP) continued

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

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

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

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

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

Response to PD Criteria

Outline Development Plan (ODP) continued

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

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

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

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

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

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

Response to PD Criteria

21.02.150(b) Outline Development Plan (ODP) continued

Proposed Dimensional Standards - RL5

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

NOTES:

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

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

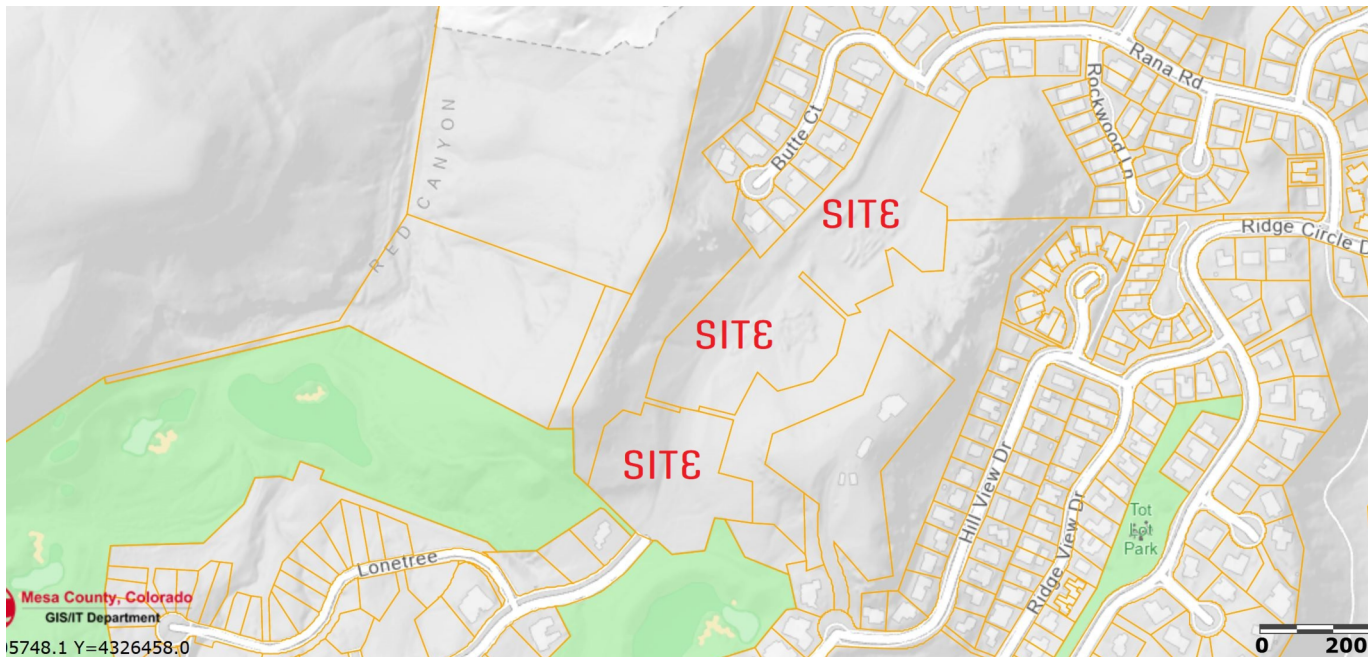
As shown above, all dimensional standards that align with RL5 zone district are in black. Any deviations that the PD is requesting through this ODP process are in red. The intent is to model some bulk standards after RM8 as is common within the Ridges Metro District (RMD). Within the RMD there are a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

Site Location

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

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

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



Response to PD criteria

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

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

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

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

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

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

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

Land Use Areas and Phasing

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

Response to PD criteria

21.02.150 (2)

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

NOTES:

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

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

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

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

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

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

PHASING:

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

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

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

Response to Rezone criteria

21.02.140(a) Rezoning.

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

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

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

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

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

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

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

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

Response to Rezone criteria

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

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

Changes in the Area:

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

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

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

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

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

Response to Rezone criteria

Alignment with the Plan Goals and Policies:

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

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

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

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

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

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

Response to Rezone criteria

Conclusion:

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

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

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

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

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

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

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

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

Response to Rezone criteria

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

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

Development Team

Camelback Gardens Design & Construction Team

Development Designer, Planner & Project Manager

Colorado Land Advisor, Ltd.

Dr. Jeffery Fleming

Landscape Architect & Design

Nvision Design Studio

Rob Breeden PLA

Surveyor

Polaris Surveying

Pat Click, PLS

Architect

Kraai Design Architecture

Eric Kraai, Arch

Civil Engineer

Rhino Engineering Professional Engineers

John Kornfeld P.E.

Geotechnical Engineer

Huddleston Berry Engineering and Testing

Mike Berry P.E.

Structural Engineer

Lindauer Dunn, Inc.

Frank Rinaldi P.E.

Title Company

Advanced Title Company

Walter Janz



Proposed Dimensional Standards - RL5

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

NOTES:

- (1) PRINCIPAL STRUCTURES FROM RIGHT-OF-WAY.
- (2) MINIMUM FRONT YARD SETBACK FOR STREET FACING GARAGE DOORS.
- (3) MINIMUM FRONT YARD SETBACK FOR SIDE LOADED GARAGES.
- (4) ADJACENT DEVELOPMENTS RESIDENTIAL PARCELS / OPEN SPACE.
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- (6) THIS PD HAS AN UNDERLYING DEFAULT ZONE OF RL-5. REFER TO 'PROPOSED DIMENSIONAL STANDARDS' TABLE ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
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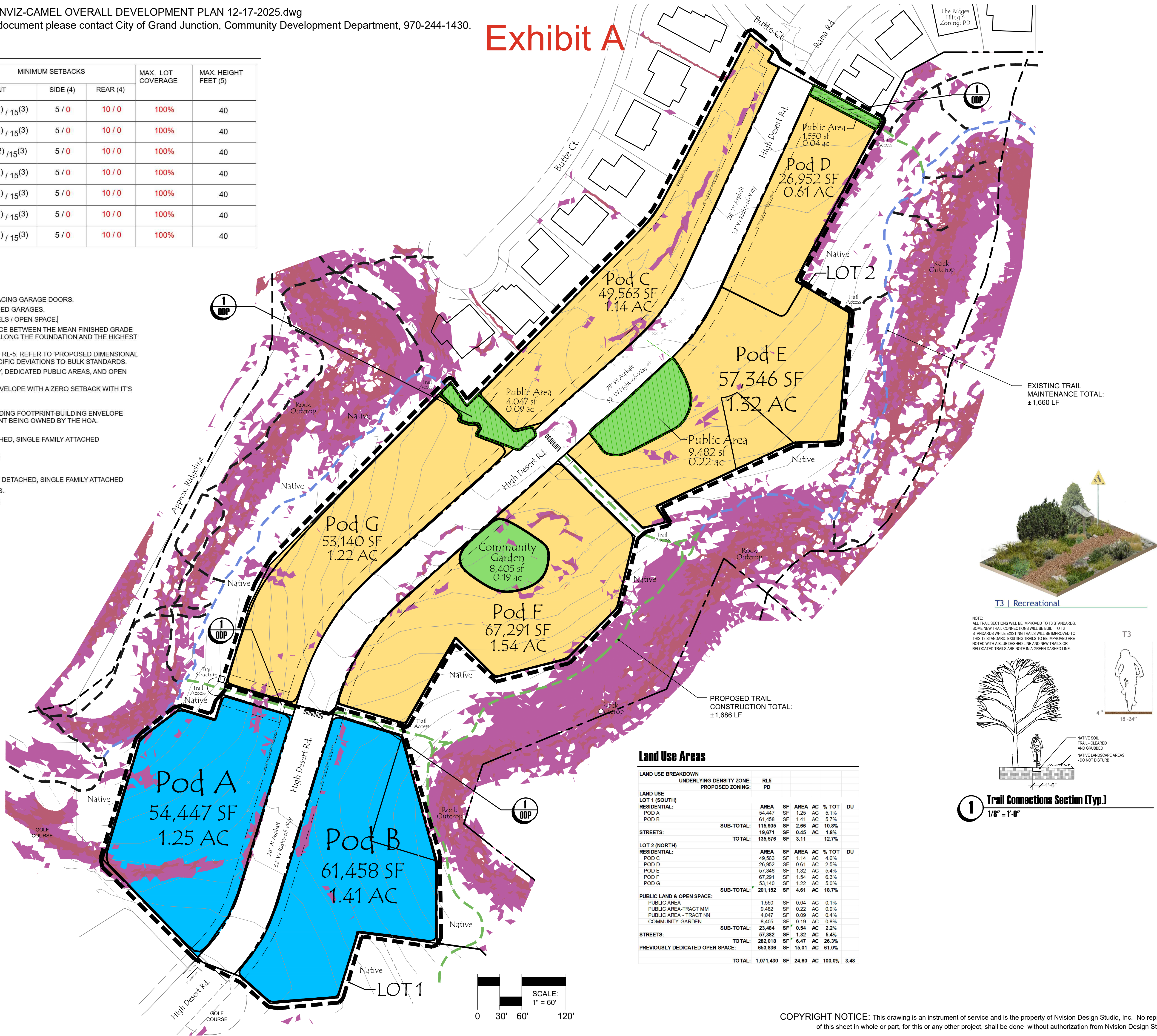
PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE FAMILY ATTACHED RESIDENTIAL.

MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 20

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

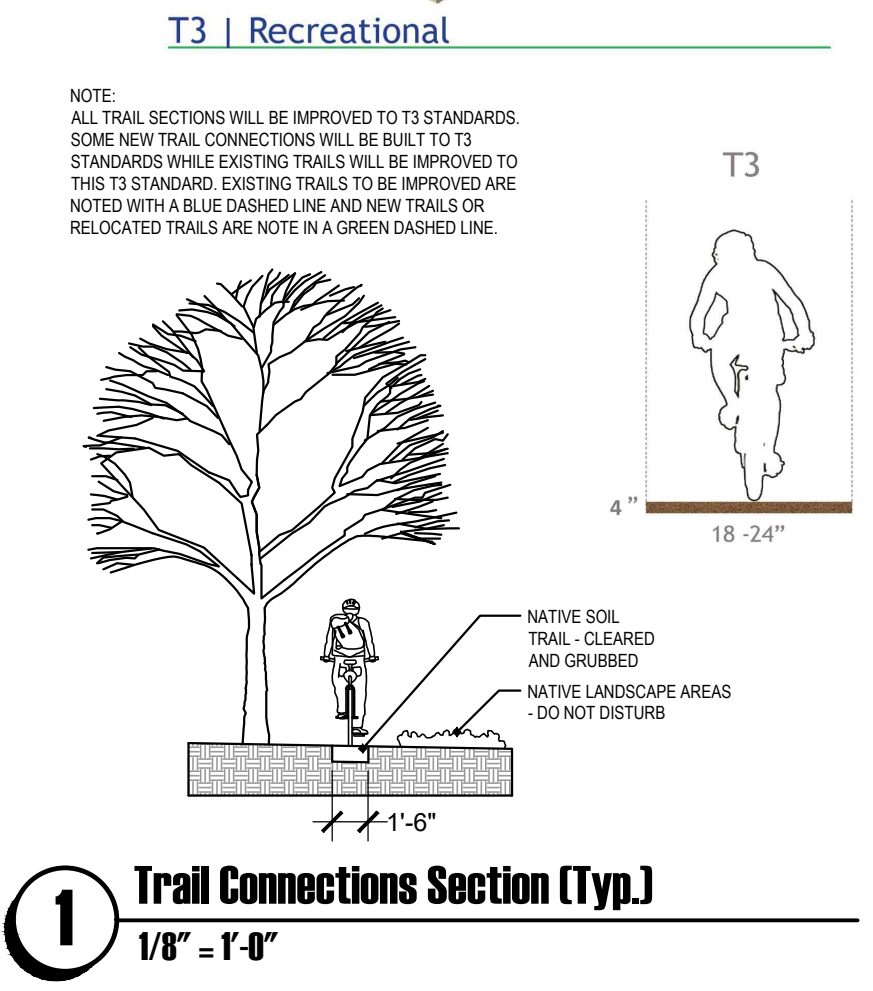
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 70

Exhibit A



Land Use Areas

LAND USE BREAKDOWN		UNDERLYING DENSITY ZONE:		PROPOSED ZONING:		RL5 PD					
LAND USE	LOT 1 (SOUTH)	AREA	SF	AREA	AC	% TOT	DU	LAND USE	LOT 2 (NORTH)	AREA	SF
RESIDENTIAL:		54,447	SF	1.25	AC	5.1%		RESIDENTIAL:		49,563	SF
POD A		61,458	SF	1.41	AC	5.7%		POD C		26,952	SF
POD B		115,905	SF	2.66	AC	10.8%		POD D		57,346	SF
		19,671	SF	0.45	AC	1.8%		POD E		67,291	SF
STREETS:		135,576	SF	3.11	AC	12.7%		POD F		53,140	SF
								POD G		201,152	SF
										4,047	SF
										8,405	SF
										23,484	SF
										57,382	SF
										282,018	SF
										653,836	SF
										1,071,430	SF
										24.60	AC
										100.0%	
										3.48	



Project Name:
Camelback Gardens
Grand Junction, Colorado

Landscape Architect:
INVISION DESIGN STUDIO, INC.
677 23 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: rb@nviz.biz
Web: www.nviz.biz
Landscape Architecture | Visual Simulation | Graphic Design

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

Legend

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

ODP NOTES:

1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE
DEVELOPMENT PLAN (ODP) FOR THE CAMELBACK GARDENS DEVELOPMENT
THEREBY AMENDING THE OVERALL PLAN FOR THE RIDGES LOCATED AT 381 AND
409 HIGH DESERT ROAD**

Recitals:

Camelback Gardens, LLC and Upland Homes, Inc (Applicants) are proposing a Planned Development (Project or PD) to be known as Camelback Gardens. Th project is to be constructed on 10.29 acres of land located at 381 and 409 High Desert Road within The Ridges. The proposed PD will establish an Outlined Development Plan (ODP) for the properties to be developed within a 17-year timeframe, which constitutes an amendment to the plan for The Ridges.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD ODP, finding the ODP conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low for the overall Ridges, the rezone criteria, and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable Principles and Strategies, the Residential Low land use designation of the overall Ridges, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBIT A ATTACHED HERETO, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2023-121 IS ADOPTED WITH THE EXHIBIT BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

Lots 1 and 2

CAMELBACK GARDENS BOUNDARY LINE ADJUSTMENT as recorded at Reception No. 3148907

County of Mesa, State of Colorado
Parcel contains 10.29 acres.

DEVELOPMENT SCHEDULE

The Camelback Gardens Planned Development Shall consist of three phases, which were identified based upon site topography, housing style and price point. Pods within each Phase may be developed in any order to provide flexibility in responding to market conditions. However, each Phase remains subject to the Requirement Expiration Dates shown in the table, which apply to the first, second, or subsequent pod completed within that Phase, regardless of pod designation.

Development and phasing are subject to these deadlines. To satisfy deadline requirements, a pod must obtain the first planning clearance or record the first plat the Requirement Expiration Date. The Development Phasing Schedule within the Camelback Gardens Planned Development is established as follows:

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

1. Development Phasing Schedule constitutes a deadline for which development of a portion within each Phase must commence. Once commenced, the development of a Pod shall be completed in accordance with the Development Phasing Schedule. Should the Development Phasing Schedule need to be extended, the City shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing thresholds.
2. The PD and ODP shall remain valid for any one Phase so long as a portion of any Pod has commenced to meet the requirements of the phasing schedule and has completed the requirements of the phasing schedule. If any Phase fails to meet the requirements of the phasing schedule, the approval of the PD and ODP for the specific Phase shall be considered lapsed.
3. Upon lapse of any Phase's development and phasing schedule, the zoning of the lapsed Phase will revert to the default standards of the RL-5 Zoning District.

PARK AND TRAILS IMPROVEMENTS

Park and trail improvements within the Camelback Gardens Planned Development are an integral component of the overall development phasing and shall be provided in coordination with the development of each Pod, as generally depicted on Exhibit B.

Concept Plan and Agreement Requirements

Prior to the commencement of Phase 2, the Applicant/Developer shall submit to the City a conceptual design plan for all park and trail improvements associated with the Planned Development. The conceptual plan shall include the general alignment, layout, and intended design of the improvements and shall be subject to review, approval, and acceptance by the City.

Following City acceptance of the conceptual design plan, and prior to issuance of the first planning clearance or recordation of the first plat within Phase 2, the Applicant/Developer shall execute a Maintenance and Operations Agreement with the City for the park and trail improvements. The agreement shall address long-term responsibilities for maintenance, operations, and any other terms required by the City.

Construction and Acceptance Requirements

The construction of park and trail improvements shall occur in coordination with the development of the Pods to which the improvements are adjacent or directly related. Improvements shall be constructed concurrent with, or prior to, the completion of the Pod they abut, as follows:

- Pod D – Trail improvements
- Pod E – Park improvements
- Pod F – Trail improvements
- Pod G – Trail improvements

Such improvements shall be completed at the time of the City's Initial Acceptance for the pod and shall be included as part of the Initial Acceptance process, together with any other public improvements required to serve the development.

All park and trail improvements shall be incorporated into the applicable Development Improvements Agreement for each pod and shall be securitized in the same manner as other required public infrastructure improvements, including but not limited to streets, utilities, and drainage facilities.

The Applicant/Developer shall ensure that these improvements are constructed in accordance with City-approved plans and are eligible for acceptance concurrent with the City's Initial Acceptance of the pod's public improvements.

ALLOWED USES, DENSITY, AND DIMENSIONAL STANDARDS

Allowed land uses, maximum residential density, and dimensional development standards for the Camelback Gardens Planned Development are established in Exhibit A, attached hereto and incorporated by reference.

In the event of a conflict between the provisions of this Planned Development, including Exhibit A, and the City of Grand Junction Zoning and Development Code, the provisions of the Planned Development shall control.

Where this Planned Development, including Exhibit A, is silent as to a specific use or development standard, the applicable provisions of the Zoning and Development Code shall apply.

INTRODUCED on first reading this 18th day of February 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 4th day of March 2026 and ordered published in pamphlet form.

Cody Kennedy
President of the Council

ATTEST:

Selestina Sandoval
City Clerk

EXHIBIT A

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RLS

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

NOTES:

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

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

PODS A & B ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED RESIDENTIAL.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 28

PODS C, D, E, F & G ALLOWED USES: SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED & MULTI-FAMILY RESIDENTIAL, COMMUNITY GARDENS.
MAXIMUM NUMBER OF UNITS TO BE BUILT TOTAL: 78



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Project Name: Camelback Gardens
Grand Junction, Colorado

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1000 E. 200th Ave., Suite 100
Grand Junction, CO 81505
Phone: 970.244.1430
Fax: 970.244.1431
Email: info@nivisiondesign.com

Registered Professional Engineer
Robert A. Breckenridge
03/21/2008
Original Date of License
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Legend

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

COOP NOTES:

1. THERE ARE NO EXISTING WETLANDS ON SITE.
2. THIS SITE IS OUTSIDE ANY 100-YEAR FLOOD PLAIN.

Trail Connections Section (Typ.)
1" = 4'

Scale
1" = 40'

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Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'

EXHIBIT B

TITLE OF ORIGINAL DOCUMENT: NVIZ-CAMEL OVERALL DEVELOPMENT PLAN 12-17-2025.dwg
For accommodations reviewing this document please contact City of Grand Junction, Community Development Department, 970-244-1430.

Proposed Dimensional Standards - RL5

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	MAX. HEIGHT FEET (6)
	AREA (SQ. FT.)	WIDTH (FT.)	FRONT	SIDE (4)	REAR (4)		
POD A	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD B	2,400	40	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD C	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD D	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD E	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD F	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40
POD G	1,200	30	15 ⁽¹⁾ / 20 ⁽²⁾ / 15 ⁽³⁾	5 / 0	10 / 0	100%	40

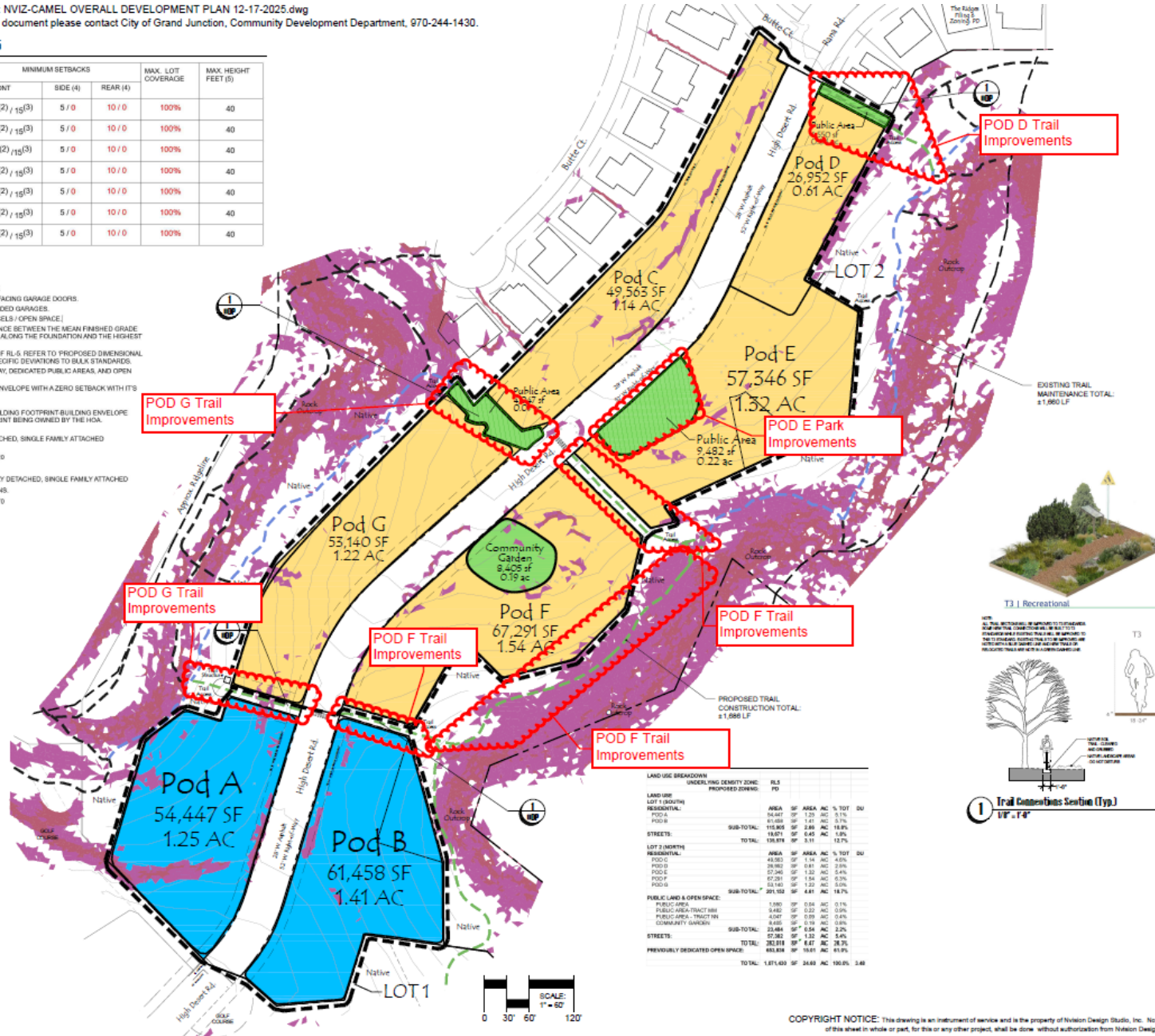
NOTES:

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

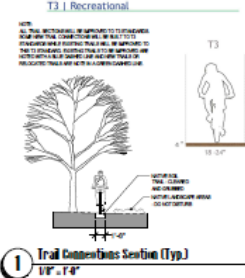
CAMELBACK GARDENS IS TO BE PLATTED AS A BUILDING FOOTPRINT BUILDING ENVELOPE MODEL PD WITH ALL LAND OUTSIDE THE FOOTPRINT BEING OWNED BY THE HOA.

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

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



LAND USE BREAKDOWN		UNDERLYING DENSITY ZONE: RL5		PD	
LAND USE	AREA	SF	AREA	% TOT	DU
LOT 1 (GARDEN)	54,447	SF	1.25	0.1%	
RESIDENTIAL	41,458	SF	1.41	0.1%	
POD A	54,447	SF	1.25	0.1%	
POD B	61,458	SF	1.41	0.1%	
STREETS	115,865	SF	2.66	18.8%	
TOTAL:	158,779	SF	3.11	12.7%	
LOT 2 (GARDEN)	49,563	SF	1.14	4.0%	
RESIDENTIAL	26,952	SF	0.61	2.8%	
POD C	49,563	SF	1.14	0.6%	
POD D	26,952	SF	0.61	0.3%	
POD E	57,346	SF	1.32	5.4%	
POD F	67,291	SF	1.54	6.3%	
POD G	53,140	SF	1.22	5.0%	
TOTAL:	251,152	SF	6.81	18.7%	
PUBLIC LAND & OPEN SPACE:	1,680	SF	0.04	0.1%	
PUBLIC AREA	9,482	SF	0.22	0.0%	
PUBLIC AREA - TRACT 101	4,007	SF	0.09	0.0%	
COMMUNITY GARDEN	8,405	SF	0.19	0.0%	
STREETS	23,484	SF	0.54	2.2%	
TOTAL:	27,887	SF	0.75	2.4%	
PREVIOUSLY DEDICATED OPEN SPACE:	263,818	SF	6.07	28.3%	
TOTAL:	1,671,635	SF	38.60	100.0%	3.48



Camelback Gardens

Grand Junction, Colorado

LANDSCAPE ARCHITECT

NIXSON DESIGN STUDIO, INC.
1111 E. 2nd Street, Suite 100, Grand Junction, CO 81505
Phone: 970.244.1430
Fax: 970.244.1431
www.nixsondesignstudio.com

Registration:
Robert A. Breiden
LA 462
03/01/2009
Original Date of License
LICENSED LANDSCAPE ARCHITECT

Legend

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

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

Outline Development Plan

Project: Camelback Gardens
Date: December 17, 2025
Scale: 1" = 60'

ODP

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

February 6, 2026

By Hand Delivery

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

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

Dear Sir or Madam:

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

If we need to discuss anything please call.

Sincerely,



Christopher G. McAnany

Enclosure

MEMORANDUM

TO: Grand Junction Planning Commission

FROM: Christopher McAnany and Michelle McAnany
396 Butte Court, Grand Junction, CO 81507

RE: Camelback Gardens ODP, 381 Rana Road, PLD-2023-121;
Hearing Date February 10, 2026

Date: February 5, 2026

We submit these comments with respect to the application for the Camelback Gardens ODP (the Application). While we do not oppose the right of the Developers to develop their lands, we oppose the ODP in its current configuration, and we urge the Planning Commission (PC) to recommend a plan that is more in keeping with the scale of development already existing in the Cobblestone Ridges neighborhood. For that reason, we **request that the PC recommend denial of the Application as submitted.** We request that all of these materials be made part of the official record of the Application and forwarded on to the City Council. We request written notice and an opportunity to be hearing at all future hearings on this Application, for the reasons set forth below.

1. Standing.

We own our home at 396 Butte Court and we have lived there continuously since 2005. All of the statements in this memorandum are based on our personal knowledge. Our home directly abuts the lands encompassed by the Application, which is immediately to the east of our backyard. We will be harmed by the proposed development because the Developers propose to construct multiple dwellings up to forty (40) feet high ten (10) feet from our backyard property line, thereby affecting our property values, views, sunlight access, and privacy. We also use a trail that exits our property to access the unbuilt portion of Rana Road, and that access appears to be jeopardized. Additionally, we use the adjacent open space that is referenced in the Application.

We have personal knowledge of all of the lands owned by the Developers because this area has been used by us and many of our neighbors to access nearby City of Grand Junction open space.

2. Review Criteria.

The criteria contained in Section 21.02.150(a) of the Grand Junction Zoning and Development Code (2010) apply.¹ Planned developments rezoning should be used “when long term community benefits will be derived...”, including more efficient infrastructure; reduced traffic; more usable public or private open space; recreational amenities; and/or

¹ Unless otherwise noted, all Grand Junction Zoning and Development Code citations in this document are to the 2010 version, which staff has deemed applicable to the current Application.

needed housing choices. Id. Under Section 21.02.150(b)(2), the Applicant has the burden of showing conformance with all of the criteria, subsections i) through x) of that section. We address each of these separately.

i) The Application Does Not Comply with Comprehensive Plans and Policies.

The Staff Report (January 13, 2026)² asserts that the proposal is consistent with City advisory plans and policies because it is infill development, context-sensitive development, and harmonious with the 2019 Housing Needs Assessment. Staff Report, p. 281. We agree that the Application is infill development, but dispute the remainder.

First, the Application does not comply with the Grand Junction Comprehensive Plan. The Application lands are currently designated as PD, and much of the existing development in the Ridges includes Planned Unit Developments (PUDs). However, the 2020 Comprehensive Plan, pp. 59-60, designates the future development in the Ridges as “residential low” density, of between 2 to 5.5 dwellings per acre. The Applicant’s proposal, which contemplates 90 houses on 10.29 acres amounts to 8.7 dwellings per acre. The Application does not meet this basic consistency requirement, and the staff glosses over this defect.

Second, the application does not comply with the City’s Housing Strategy policies. Three of the four top housing needs in Grand Junction are driven by lack of affordability. See Grand Junction Housing Strategy Update 2024, p. 4. While different types of housing may be desirable, this Applicant is not proposing affordable housing. Homes similar to the Applicant’s proposal in the Ridges are listed \$675,000 (2398 Ridge Circle Drive- Velo Ridge, MLS 20251296). There is no proof that this application supports housing affordability, and the applicant offers no data that the housing mix is needed to satisfy affordable housing needs.

ii) Compliance with the Rezoning criteria provided in GJMC 21.02.140 is not Shown.

We address those criteria as stated in the ordinance.

1. Subsequent Events have invalidated the original premises and findings.
See #2 below.
2. The character or condition of the area has changed such that the amendment is consistent with the Plan.

The build-out in the immediate vicinity of the Applicant’s property is zoned R-4. In addition to being inconsistent with the Comprehensive Plan, the Application is inconsistent with adjacent zoning.

² All references to the Staff Report are to the January 13, 2026 document.

The Cobblestone Ridges neighborhood is closest to the Application property, sitting immediately north and west. Cobblestone Ridges was developed as R-4, a zoning designation deemed appropriate for residential low-density development. R-4 calls for a minimum lot size of 7,000 square feet, with minimum setbacks of 20 feet (front), seven feet (side), and 25 feet (rear). In fact, lot sizes and setbacks in Cobblestone Ridges are considerably larger than these minimums. The houses now existing closest to the Application area (Butte Court, Saddle Court, and Rana Road) are all built to R-4 standards. Cobblestone Ridges Phase 1 comprises 26 lots on 30.48 acres (1.17 lots per acre, inclusive of open space); Phase 2 comprises 21 lots on 9.39 acres (2.2 lots per acre). See Exhibits 1 and 2, Cobblestone Ridges Plats, attached. R-4 is a more appropriate base zone for the Application because it conforms to the existing neighborhood.³

This conclusion is buttressed by the fact that the Redlands Mesa development, immediately to the south of the Applicant property, was authorized at an R-4 density. See Grand Junction Ordinance No. 4495 ("The default zoning is R-4 Residential, 4 units per acre."). The Applicant proposal of R-5 amounts to a substantial increase in overall land use density which is inconsistent with the existing neighborhood.

The City seems to miss this point, noting that the R-5 selection by the Applicant designation is appropriate without reference to existing conditions closest to the project. See Staff Report, p. 296.

3. Public and community facilities are adequate to serve the type and scope of land use proposed.

The record does not disclose if existing community facilities are sufficient to serve this project: no service commitment letters are provided (apart from some calculations regarding hydrant flows). The staff discussion and submittals on this subject lack detail and are conclusory.

4. An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use.

Staff notes that the Applicant has provided no detail to satisfy this element. Staff Report, p. 294. The element is not satisfied.

5. The community or area will derive benefits from the proposed amendment.

We strongly disagree that this element is satisfied. On balance, the Application represents a net-loss for the neighborhood in terms of: increased traffic; pedestrian

³ Admittedly there are higher density projects in the Ridges, but these are all separated from the subject Property by a ridgeline. Additionally, these projects were in many cases developed in the County prior to annexation.

safety; problematic storm drainage; loss of privacy; increased crowding; looming buildings, loss of solar access; and overall quality of life for residents.

iii) The Application Fails to Meet Planned development criteria of Chapter 21.05.

Planned development zones apply “where long term community benefits will be derived” from a particular development. GJMC 21.05.010. Applicable zoning standards in a PD shall be derived from the “underlying zoning.” GJMC 21.05.020. Planned developments must “minimally comply with the development standards of the default zone and all other applicable code provisions.” CJMC 21.05.040(a). Among these “development standards” is a minimum open space requirement, which provides that “the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or 10 percent of the value of the property” as open space. GJMC 21.06.020.

The Applicant’s Open Space Dedication is Unlawful.

This Application proposes to construct 90 housing units on 10.34 acres, and therefore exceeds the ten dwelling units standard. The Staff Report indicates that the Application supports adopted policies by creating new parks or open space. Staff Report, p. 382. This statement is misleading. Exhibit A of the ODP reveals open space areas to be dedicated by the Applicant to be **insignificant**. These open spaced total 23,484 square feet, or 2.2% of the land area of the Application. Response to PD Criteria, Packet p. 374. Indeed, Tract NN on that listing is an unbuildable area that is already occupied by a community trail. The open space shown in the Application fails to satisfy this mandatory 10% dedication requirement of GJMC 21.06.020.⁴

Moreover, all of the open space and trails surrounding the Application property are already dedicated to the City of Grand Junction, and have been used by the public for decades. See Exhibit 3, Open Space Map. These parcels are not part of the Application and cannot constitute a justification for granting the subject Application or for granting any density increase. Indeed, the lands were conveyed by the Ridges Metro District to the City on July 15, 1992, subject to the condition that the “..City will own, operate, and maintain the District parks and trails on the same terms and conditions and up to the same standards...” as similar facilities in the City. Exhibit 4, 1992 Quit Claim Deed. The Application fails to comply with a mandatory open space dedication requirements.

iv) Adequate Stormwater Facilities are Not Shown in the Record.

Cobblestone Ridges has existing stormwater management issues on Rana Road. Portions of the subject property are upgradient from Rana Road. The Application provides no detail on how stormwater will be handled in the proposed development. See P. 360 (discussion of utility services and infrastructure). The Application will undoubtedly result in

⁴ The Applicant also fails to meet the more stringent 20% dedication requirement for projects using “cluster development. See GJMC 21.03.60(c)(1)(“twenty percent of the gross acreage must be open space.”)

increased impervious surfaces in an area with erosion prone soils. This element is not met due to no analysis.

v) The Proposal Will Add to Traffic and Compromise Safety; No Data is Provided to Determine Impacts.

Although staff claims that this criterion is met, Packet p. 383, the Applicant has not provided any traffic study or data to back up this contention. The main point of egress for the project will likely be Rana Road. The Ridges is a largely automobile-dependent neighborhood.

The ITE Trip Generation Manual, 9th Edition, estimates that 90 single family dwelling units would have a weekday trip rate of 9.94/du, or 894.6 trips per day. Much of this new traffic will be directed to Rana Road, as it presents the shortest connection to Ridges Boulevard. Assuming 80% of those new trips use Rana Road, the Application, if approved, could generate 715.6 trips per day, on top of existing usage.⁵ Parts of Rana road have no sidewalks, and the portion in Cobblestone Ridges only has a sidewalk on one side.

We have substantial concern about this increased traffic burden—particularly as it affects pedestrians and children in the neighborhood. This criterion is not satisfied because of the absence of any data in the Application.

vi) Buffering for the Cobblestone Ridges Neighborhood is Inadequate.

Staff notes that “except for Pod C” The majority of the development is naturally buffered by existing open space and outcrops. Staff Report, P. 384. Pod C is directly adjacent to the existing homes on Butte Court, and Pods D and E are also adjacent across the project road, and to Rana Road. Staff admits that the portions of the development adjacent to Butte Court and Cobblestone Ridges will have inadequate screening and buffering. This criterion is not met.

No effort has been made to provide buffering or screening to the existing development areas that are most likely to be affected. In truth, the Applicant proposes the greatest density (1,200 square foot lots in Pods C, D, and E) and the greatest impacts for just these areas.

The Applicant proposes to construct houses similar in design and scope to those shown in Exhibit 5, attached. The 100% lot coverage and minimal setbacks proposed mean that these buildings will loom large over adjacent houses, blocking views and sunlight, and resulting in lost privacy for existing homeowners. A privacy fence (or the like) will not remedy the situation. This element is not satisfied.

⁵ The new road connection will likely also funnel traffic from more dense phases of the Redlands Mesa development onto Rana Road.

Possible Alternative.

Cobblestone Ridges Phase 2 was developed with a berm along the length of Butte Court. See Exhibit 6. Virtually all landowners on the east side of Butte court have back gates that access the existing dirt road across the berm. The crest of the berm is approximately 30 feet from the east property line of all homes on Butte Court. A reasonable buffering solution would be to apply a minimum 30-foot building setback for all proposed structures in pods C and D that adjoin existing homes.

vii) The Applicant Unlawfully Uses Historic Open Space to Arrive at Project Densities and Fails to Comply with Mandatory Open Space Requirements.

The Staff Report claims that this project will have a density of 3.6 dwelling units per acre and that this density is within the Residential Low-Density level contained in the 2020 Comprehensive Plan, which calls for 3.6 units per acre. Staff Report, p. 290. As noted, this statement is incorrect, and appears to be derived from a claim by the Applicant that 15 acres of already dedicated open space should be factored into its project acreage. See Response to PD Criteria, Table on, p. 374 (showing 15.01 acres of “previously dedicated open space” . These statements are clearly erroneous, as demonstrated by the title history for the existing open space, discussed *supra*.⁶

The actual density of 8.4 units per acre is out of character for the neighborhood and the adjacent zoning. Further, the Applicant is deliberately opaque as to how many dwellings it proposes for each Pod in the project, as that information is omitted from its submittal. See PD Criteria Table, p. 374. Thus, for example, we cannot tell if the Applicant is proposing 8.4 units per acre for Pods C, D, and E, or something of higher density. Accordingly, this criterion is not met.

viii) The City Violated Its Ordinances and Basic Due Process to Give the Applicant Improper Special Treatment.

The Applicant will likely point to a resolution adopted by the Grand Junction City Council on February 4, 2026, to support its contention that the project density is appropriate. The resolution allows “inclusion” of dedicated City open space for purposes of the Camelback Gardens ODP boundary, presumably to allow an otherwise unlawful project to meet City density standards. This action was unlawful.

The GJMC 21.02.080(g) provides that “(n)otice of public hearings allow for community input and due process (the opportunity to be heard).” Further, “any person may offer relevant information in writing or in person.” GJMC 2102.080(j)(3). Under the United States and Colorado Constitutions an administrative body has a duty to provide a fundamentally fair procedure where an individual property interest is at stake. *Van Sickle v. Boyes*, 797 P.2d 1267 (Colo. 1990). At minimum, due process requires notice and an opportunity to be

⁶ No documents or other authority have been provided to explain why this project would be entitled to claim that its density is lower because of historically dedicated open space.

heard before an impartial body. Id. at 1273; also: C.R.S. 31-23-304 (modification of zoning regulations not effective until after a public hearing in which interested persons have an opportunity to be heard).

Here, the City issued to the public a mailed “Notice of Public Hearing,” see Exhibit 7 attached, specifying a Council public hearing on February 4, 2026. At the February 4 hearing the City refused to allow public comment, despite receiving an extensive staff presentation.⁷ The City then proceed to approve the “Resolution.” This action was unlawful and undertaken in violation of the City’s ordinances and basic notions of procedural due process.

Moreover, the City’s decision is unlawful because it ignores the City’s ordinances and amounts to the grant of a special “density bonus” to a favored developer—essentially allowing him to construct more homes on a parcel of land than the City’s ordinances would allow. It is a naked attempt to confer a private financial benefit.

The City’s ordinances mandate “dedication” of open space—the transfer of ownership by the “owner” (land use applicant) to another party (the City) as part of a development application, and in order to obtain specific PUD approval. See GJMC 21.06.020(a) and 21.10.020 (defining dedication). The ordinance requires the applicant to transfer ownership for required open space to get the land use approval.

Here, the Applicant did nothing of the sort. The City simply waived its requirements and gave the Applicant credit for lands dedicated by others to another local government decades ago. The action was arbitrary and unlawful and not supported by any legal authority.⁸

ix) The Proposed Default Zoning Standard is Inappropriate; No deviation is Justified in the Record; and the Project Violates Mandatory Substantive Standards-with Accompanying Public Safety Risk.

The Staff Report, p. 290, says the R-5 district was selected for the Application. No justification for this selection is provided, other than that the applicant wants it. Id. The R-5 district is inappropriate for this area—R-4 is more compatible with the neighborhood. In any case, the Planning Commission is not bound by this recommendation and it should reject it for the reasons stated herein.

The R-5 designation is also inappropriate because it pushes houses too close together. The Applicant is proposing 2,400 square foot lot areas (1,200 square feet for Pods C-F) and 100% lot coverage, with forty (40) foot building heights, and compressed setbacks of as

⁷ The undersigned was present at the hearing and asked the City Attorney for an opportunity to be heard. The Mayor refused to allow public comment, allowing comment only during “unscheduled business” **after the decision was made.**

⁸ City staff refused to respond to requests for an explanation of this action.

little as 15 feet (front), 5 feet (side), and 10 feet (rear). If approved, the Camelback Gardens ODP would allow 90 houses on 10.34 acres (8.7 lots per acre).⁹ These deviations fail to meet even the more lenient requirements of the R-5 district, which mandates 4,000 square foot minimum lot area, 60% lot coverage, and 20/5/15 front, side, and rear setbacks. GJMC 21.03.040 (Residential District Summary Table).

GJMC 21.05.050(f)(1) provides that setbacks shall not be less than the default zone unless the applicant can prove that:

- i) “Buildings can be safely designed and the design is compatible with lesser setbacks. Compatibility shall be evaluated by the International Fire Code or any other applicable life, health, or safety codes...
- ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- iii) Reduction of setbacks is required for protection of steep hillsides, wetlands, or other environmentally sensitive natural features.”

The Staff Report is devoid of any facts or analysis showing that these criteria were met. There is no or minimal discussion of building safety concerns that arise due to the reduced setbacks.

Recent experience in Colorado with the 2021 Marshall Fire (1,084 homes destroyed) reveals that subdivision developments are indeed vulnerable to wildfire, and compressed setbacks can contribute to fire spreading. The Colorado State Wildfire Risk Viewer delineates the Application area as “moderate” for fire risk with significant “high” risk areas in Cobblestone Ridges. See Exhibit 8.

Second, the Application fails to show any increased screening as a way to justify the compressed setbacks. There is minimal discussion of screening as to the Cobblestone Ridges homes that will be most affected by this Application.

Third, the Staff Report states that the changes are justified to support “clustering of dwellings (p. 385), and a “necessary component” of the Applicant’s choice to plat only building envelopes (p. 386). There is no clustering in this Application—only 2.2% of the lands are set aside as open space. If approved, virtually every area that can be built upon will be built upon, with minimal spaces in between. And, the Application does not even comply with mandatory “clustering” rules, which specify an absolute minimum lot size of

⁹ The Applicant falsely claims that its project results in 3.48 dwelling units per acre, but this figure is derived by adding into the application 15.01 acres of existing open space previously dedicated to the City of Grand Junction. See Packet P. 374 (description of “pods” and project acreage). All of the open space referenced in the Application was conveyed by others to the Ridges Metro District, and later deeded to the City of Grand Junction when the lands were annexed.

3,000 square feet and dedication of 20% of the land area as open space. See GJMC 21.03.060(c)(3) (“In no event shall any lot be less than 3,000 square feet.”).¹⁰

The Applicant fails to show that the default standards are appropriate, and it fails to prove that deviations are justified based on the standard set in the ordinance. The proposal violates mandatory clustering rules. This element is not satisfied.

x) The Phasing Plan Would Allow Long-Term Speculation.

The Applicant provided a phasing plan, Packet p. 368; it calls for full build out of Phase 1 by 2031, Phase 2 by 2040, and phase 3 by 2043. The plan notes those deadlines may be extended. Id. We have no objection to the Phase 1 plan. However, the phasing for the other parts of the project suggest that this development is intended for long-term speculation, rather than responding to immediate housing needs in the City.

Colorado law allows extended project vesting, but there are mandatory development agreement requirements that have not been satisfied here. The default maximum vesting period for a site-specific development plan is no more than three years. See C.R.S. 24-68-103(1)(a) (property right remains vested for three years, subject to limited exceptions). We submit that a 17-year phasing plan is excessive, especially given the history of lapsed development plans for this property. See Staff Report, p. 287 (noting previous lapse of plans for this property).

3. Conclusion.

Camelback Gardens fails to comply with multiple criteria contained in Grand Junction Ordinances and advisory documents. The City staff have been less than candid in their evaluation of the project, and there are serious legal violations in the process employed to date. The Planning Commission did not cause these defects, but it should not enable them either. The ODP should therefore be denied.

However, if the Planning Commission is inclined to recommend some form of approval, we submit that the following recommendation is appropriate.

Suggested motion:

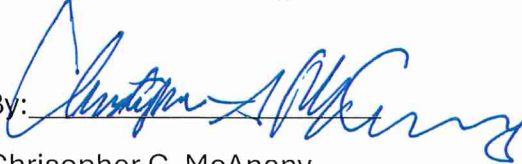
“I move to approve Camelback Gardens ODP, PLD 2023-121, subject to the following mandatory conditions.

1. The ODP is approved with an R-4 default zone with no deviations from mandatory massing, lot size, density, and setback criteria, except as stated in #2
2. A 30-foot setback is required for structures to be developed adjacent to Rana Road and Butte Court.

¹⁰ Deviation from standards may be recommended when there is an open space **dedication** of “20% or greater.” GJMC 21.05.040(g)(2). No such dedication applies here. See also GJMC 21.03.060(d) (“At least 20% of a cluster development shall be open space.”)

3. Overall density must be determined without inclusion of already dedicated City open space adjacent to Lots 1 and 2.
4. The Developer must respect and improve existing trails on the property.
5. The Developer must provide a suitable storm water management plan that contains expected stormwater flows on the subject property, as required by

Thank you for listening to our concerns.

By: 

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

2-6-26

Date

Attachments:

1. Cobblestone Ridges Phase 1 Plat
2. Cobblestone Ridges Phase 2 Plat
3. Grand Junction Dedicated Open Space Map
4. Ridges Open Space Deed to City of Grand Junction, 1992
5. Architect Rendering of Camelback Gardens Home and Velo Ridge Building Photos
6. Butte Court Berm Aerial Photo
7. City of Grand Junction "Notice of Public Hearing" for February 4, 2026
8. Colorado State Forest Service Wildfire Map of Subject Property

-End of Document-

COBBLESTONE RIDGES

DISTRICT OPEN SPACE

THE RIDGES FILING 6A

LOT 2

THE RIDGES FILING 6A

LOT 1A

LOT 5A

LOT 6A

LOT 7A

LOT 8A

LOT 9A

LOT 10A

LOT 11A

LOT 12A

LOT 13A

LOT 14A

LOT 15A

LOT 16A

LOT 17A

LOT 18A

LOT 19A

LOT 20A

LOT 21A

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LOT 23A

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LOT 25A

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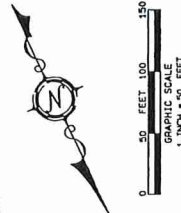
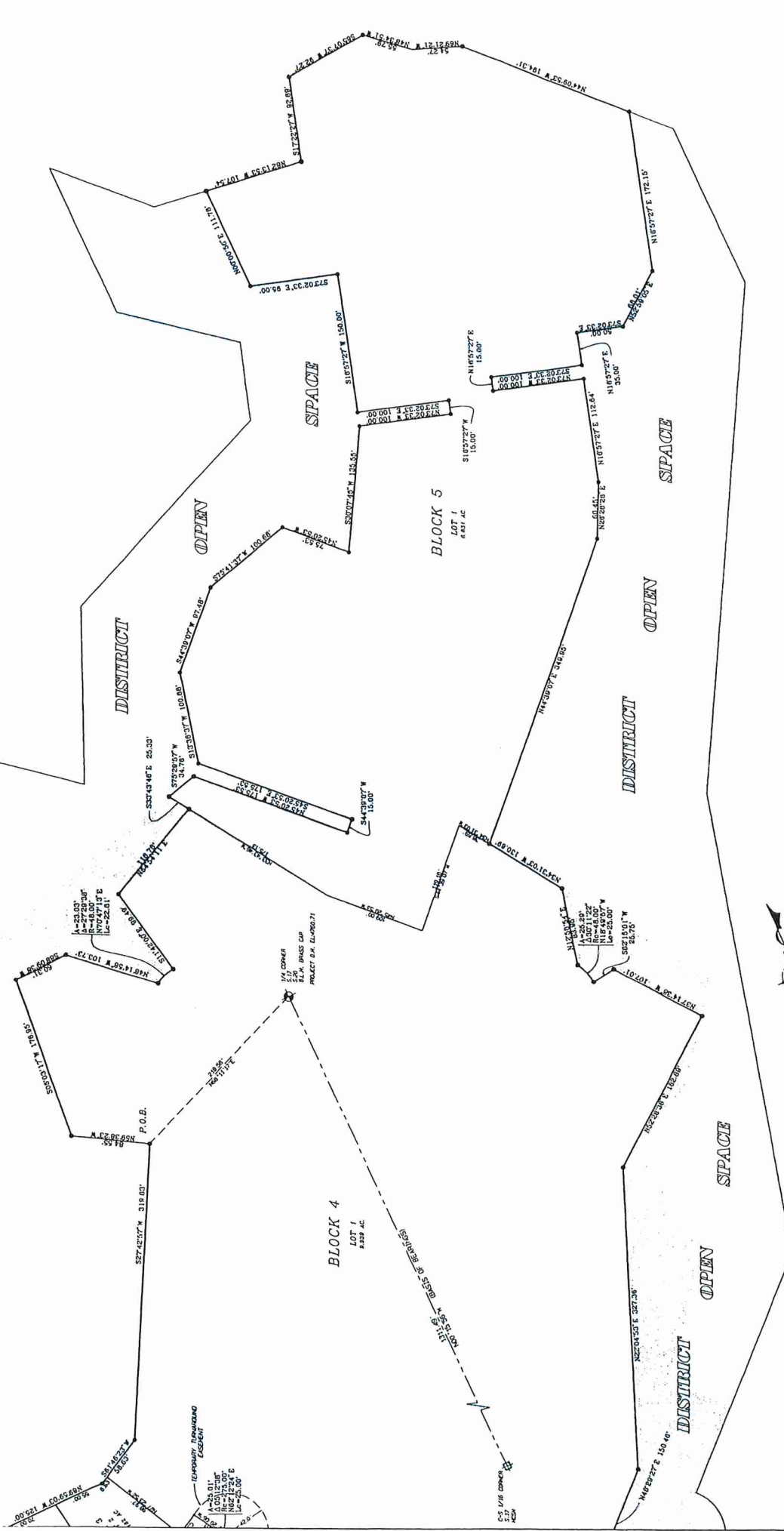
LOT 16

LOT 17

LOT 18

LOT 19

COBBLESTONE RIDGES



COBBLESTONE RIDGES

SECTION 5/2	TOWNSHIP 15	RANGE 1W	SECTION 10E
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-5067			
Recorded In	DSS	Checked By	KST
Drawn	3	Date	3/1/96
Sheet	3	of	3

NOTICE: According to Colorado law, this plat commences any legal action based on the plat. The plat is a true and correct copy of the original survey as shown on the plat. The plat is a true and correct copy of the original survey as shown on the plat. The plat is a true and correct copy of the original survey as shown on the plat.

01153203.tif

**COBBLESTONE RIDGES
PHASE 2**

● SET #5 REBAR W/ALLOY CAP "THOMPSON-LANGFORD"
PLS 18478" IN CONCRETE AT ALL BOUNDARY POINTS

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





Ridges Open Space

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in public records. The GIS cannot be substituted for a legal survey or other legal document. The information contained herein is believed accurate and suitable for the intended use, and subject to the limitations set forth herein. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume

1/21/2026

Mesa County, Colorado

GIS/IT Department



QUIT CLAIM DEED

The Ridges Metropolitan District, a special district organized pursuant to the laws of the State of Colorado, doing business at 372 Ridges Boulevard, Grand Junction, Colorado 81503, hereinafter Grantor, hereby sells and quit claims to The City of Grand Junction, a home rule city in the County of Mesa, State of Colorado, doing business at 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter Grantee, the following real property together with all fixtures, appurtenances, signs, surfacing and permanent installations to wit:

BOOK 1914 PAGE 215

All open space and park land owned by Grantor and being generally described as:

Filing #1 totaling 5.925 acres, including but not necessarily limited to, a tract of land commonly know as Entrance Park, 442 Ridges Boulevard and all other tracts in said filing as more particularly described by parcel numbers:

2945-163-24-944(038)
2945-163-24-944(022)
2945-163-24-944(018)

and,

1609906 03:58 PM 07/30/92
MONIKA TOD CLERKED MESA COUNTY CO
DOC EXEMPT

Filing #2 totaling 6.259 acres, including but not necessarily limited to, a tract of land commonly known as Duckpond Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-14-944(015)
2945-201-04-944(022)
2945-201-01-944(010)
2945-174-24-944(033)
2945-163-26-944(022)

and,

Filing #3 totaling 13.4973 acres, including but not necessarily limited to, a tract of land commonly known as Hidden Valley Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-212-13-944(009)
2945-201-09-944(029)
2945-212-14-944(030)
2945-201-01-945(011)

and,

Filing #4 totaling 17.69 acres, including but not necessarily limited to, tracts of land commonly known as Valley View Way and the Tot Lot and all other tracts in said filing as more particularly described by parcel numbers:

2945-201-13-944(033)
2945-201-04-944(022)
2945-201-08-944(029)
2945-201-07-944(025)
2945-201-06-944(017)

Recorder's Note: Poor Legibility On
Document Provided For Recording.

and,

Filing #5 totaling .177 acres, including but not necessarily limited to, a tract of land commonly known as Boy Scout Park and all other tracts in said filing as more particularly described by parcel number:

2945-202-06-944(031)

BOOK 1914 PAGE 816

and,

A tract of land in Filing #5, Lot 1, Block 22 commonly known as the school site consisting of 6.372 acres:

and,

Filing #6 totaling 40.988 acres, including but not necessarily limited to, a tract of land commonly known as Autumn Ridge/Pleasant Hollow Park and all other tracts in said filing as more particularly described by parcel numbers:

2945-174-30-944(079)

2945-174-29-944(074)

2945-174-34-944(015)

2945-202-17-944(019)

2945-202-06-955(050)

174-30-94

and,

A tract of land located at the entrance to the Ridges and as more particularly described in Book 1421 page 76 of the land records of Mesa County:

and,

A tract of land consisting of 2.243 acres located at 372 Ridges Boulevard.

and,

A deeded easement as more particularly described in Book 1867 page 751 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1879 page 105 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1860 pages 989 and 990 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1202 page 709 of the land records of Mesa County:

and,

A deeded easement as more particularly described in Book 1351 page 484 of the land records of Mesa County:

and,

Certain tracts of land commonly know as Bus Stop No. 1, Bus Stop No. 2, Bus Stop No. 3 and Bus Stop No. 4, together with the land reasonably required to maintain the structures located thereon and all signs affixed thereto:

and,

Any and all other real property owned by the District or in which the District may have an interest as of the date of this deed.

All parcel numbers are as existing in the records of the Mesa County Assessor as of the date of this deed and as represented in the attached assessors maps.

Signed this 15th day of July, 1992.

RIDGES METROPOLITAN DISTRICT

by:

Ellsworth F. Stein

Ellsworth Stein

President of the Board of Directors

STATE OF COLORADO)
County of Mesa)

BOOK 1914 PAGE 818

The foregoing instrument was executed before me this 15th day of July, 1992, by Ellsworth Stein, President of the Board of Directors of the Ridges Metropolitan District, Mesa County, Colorado.

My commission expires 10/26/92.
Witness my hand and official seal.



Mildred B. Fowler

Notary Public

Address:

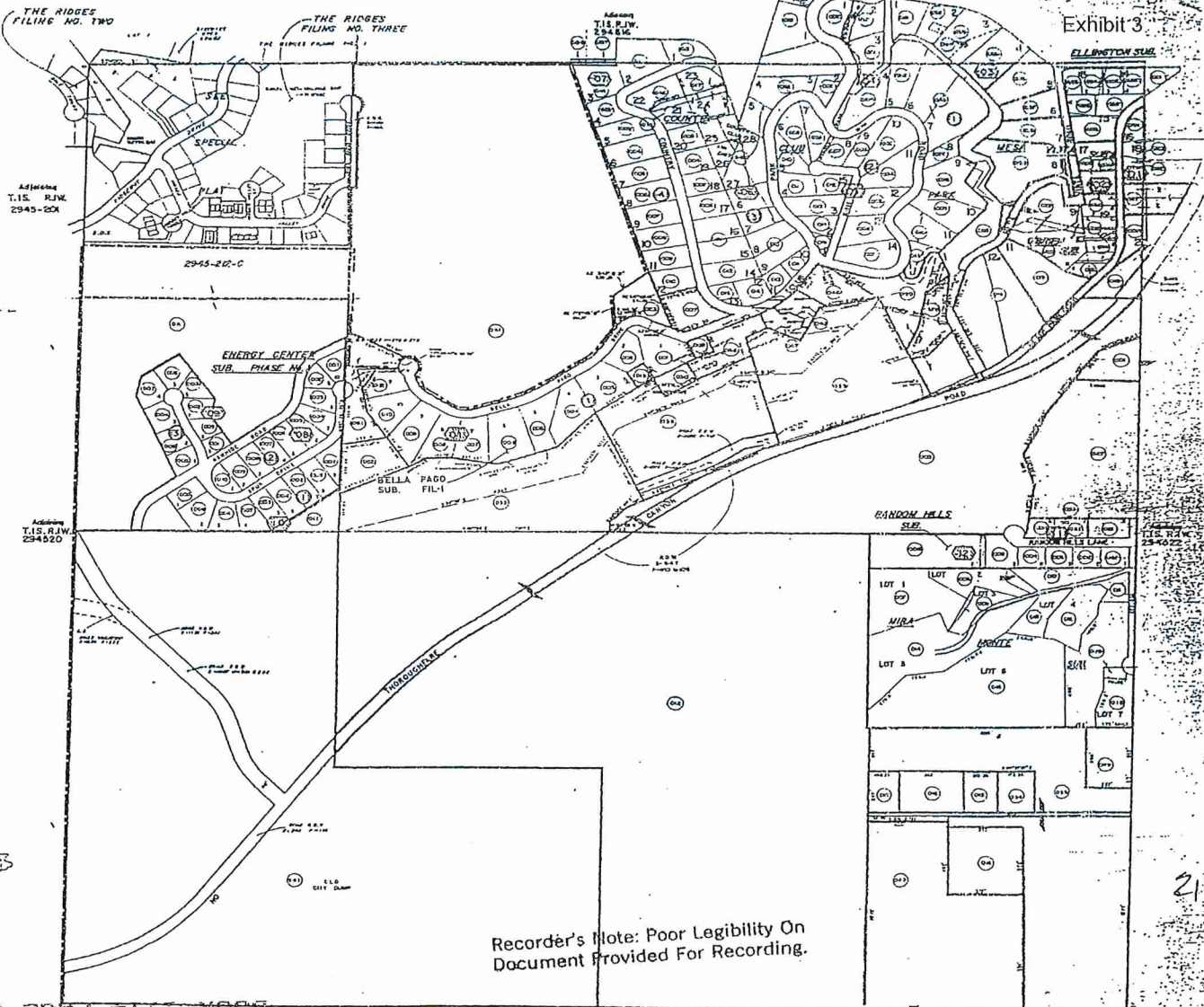
372 Ridges Blvd

Grand Jct CO 81503

TLS. R/W. SE V4 SEC 17
2945-174

BOOK 1714 PAGE 820

Exhibit 3



Recorder's Note: Poor Legibility On Document Provided For Recording.

212

BOOK 1714 PAGE 820

T.15. R.1.W. 294528

T.15. R.1.W. SEC. 21

Adjoining
T.S. R.I.W.
2945-17

Book 1914 page 821

THE RIDGES FILING NO. 6

REPLAT OF
LOTS 484 THRU 754, BLK. 9;
LOTS 318 THRU 564, BLK. 15;
LOTS 38 THRU 404, BLK. 25;
LOTS 1A THRU 7A, BLK. 28;
THE RIDGES FIL. 6

LOS ALTOS SUBDIVISION
A REPLAT OF LOT 17, BLK. 13
OF THE RIDGES FIL. NO. 5

REPLAT OF
LOTS 19A THRU 30A, BLK. 13;
LOTS 1A THRU 2A, BLK. 23;
LOTS 1A THRU 15A, BLK. 24;
LOTS 1A THRU 10A, BLK. 25;
THE RIDGES, FIL. 5

THE RIDGES FILING NO. 5

REPLAT OF
LOTS 22A THRU 30A, BLK. 25
THE RIDGES FIL. NO. 5

Adjoining
T.S. R.I.W.
2945-20

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Document Provided For Recording.

2945-202

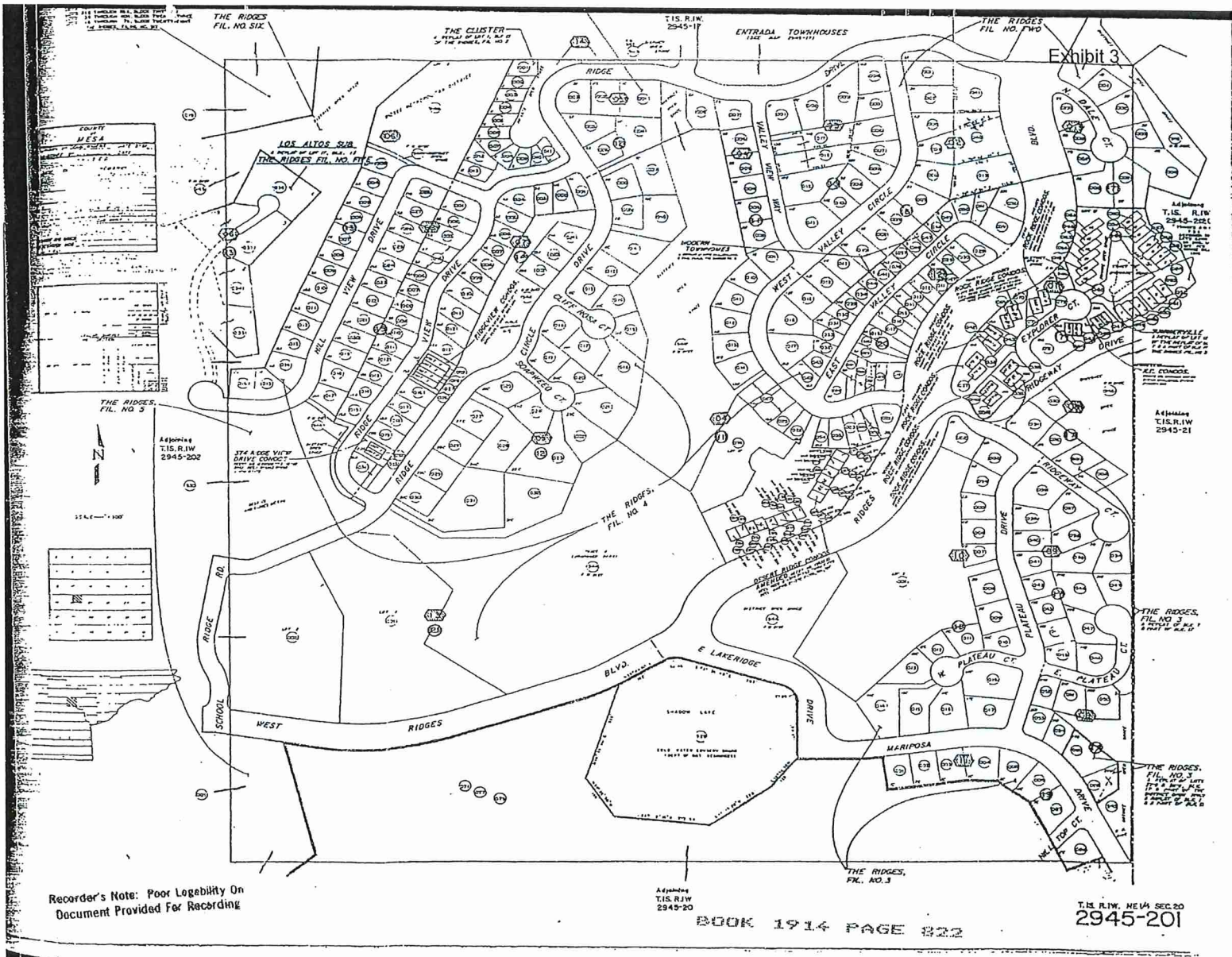


Exhibit 3

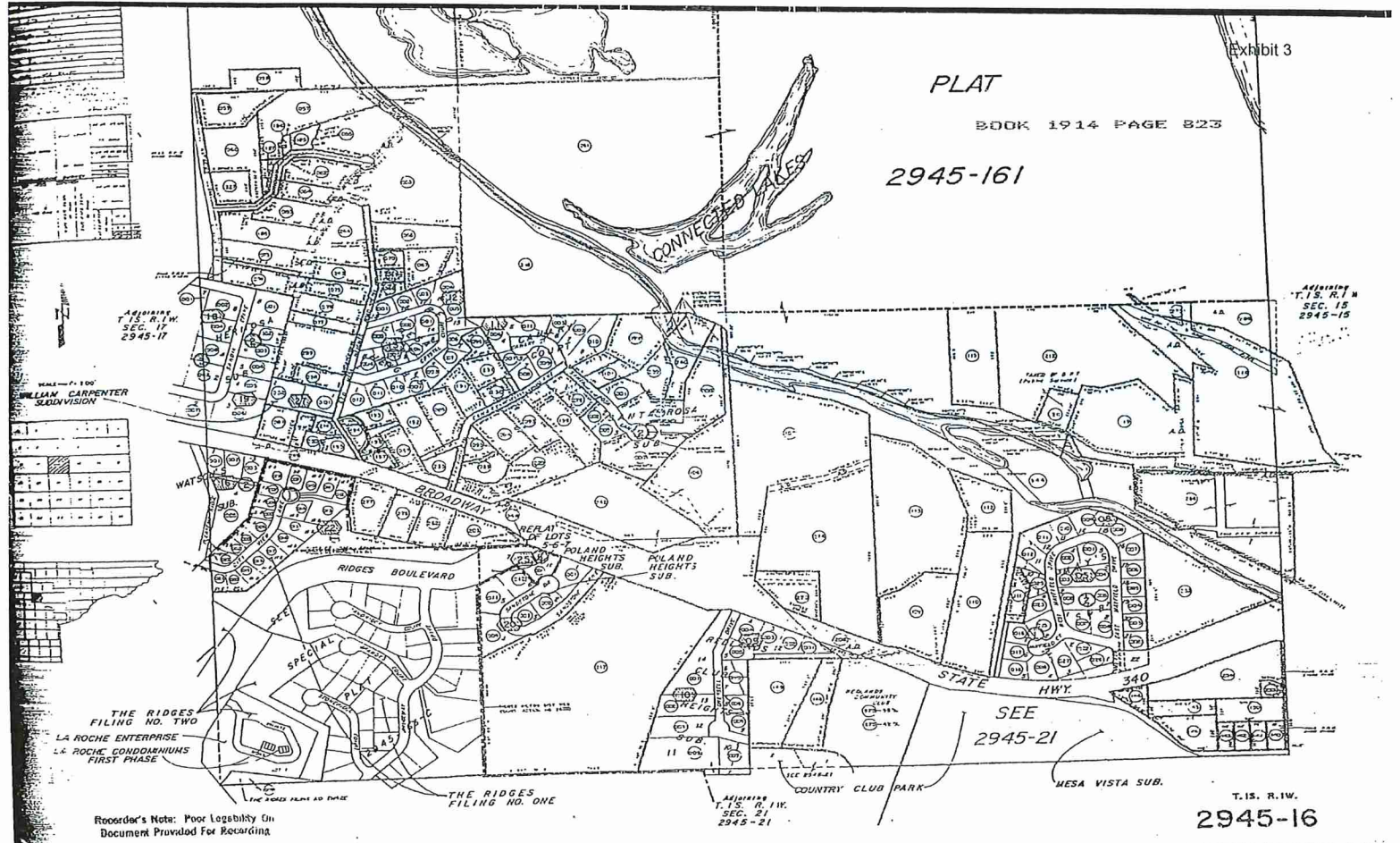
Recorder's Note: Poor Legibility On Document Provided For Recording

Exhibit 3

PLAT

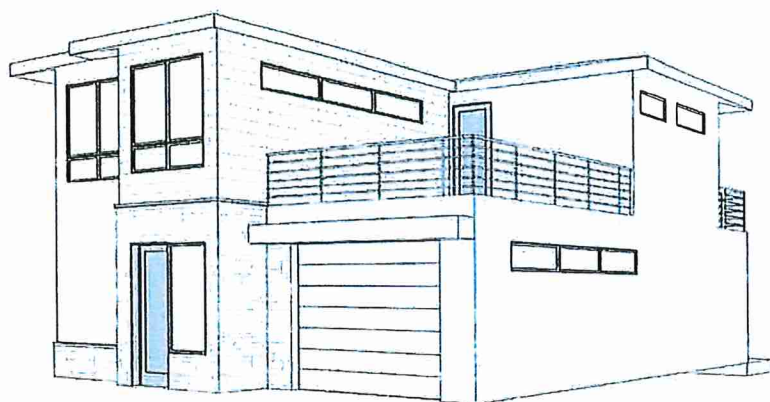
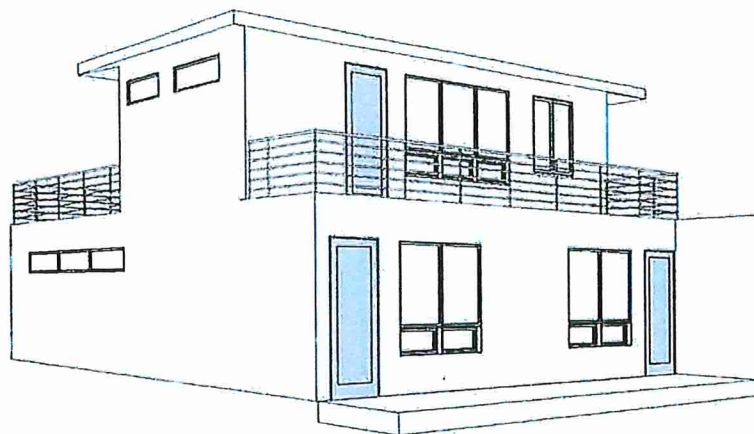
BOOK 1914 PAGE 823

2945-161



Architecture – Modern Desert

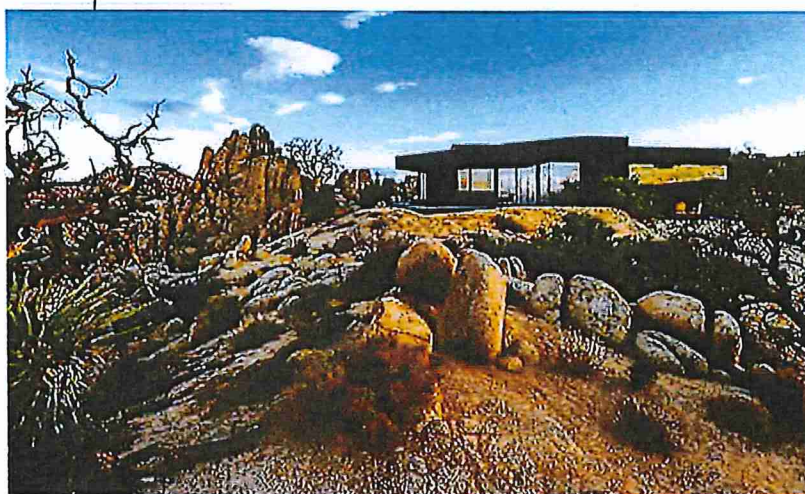
The developer has chosen Eric Kraai of Kraai Design to create the architecture for Camelback Gardens.

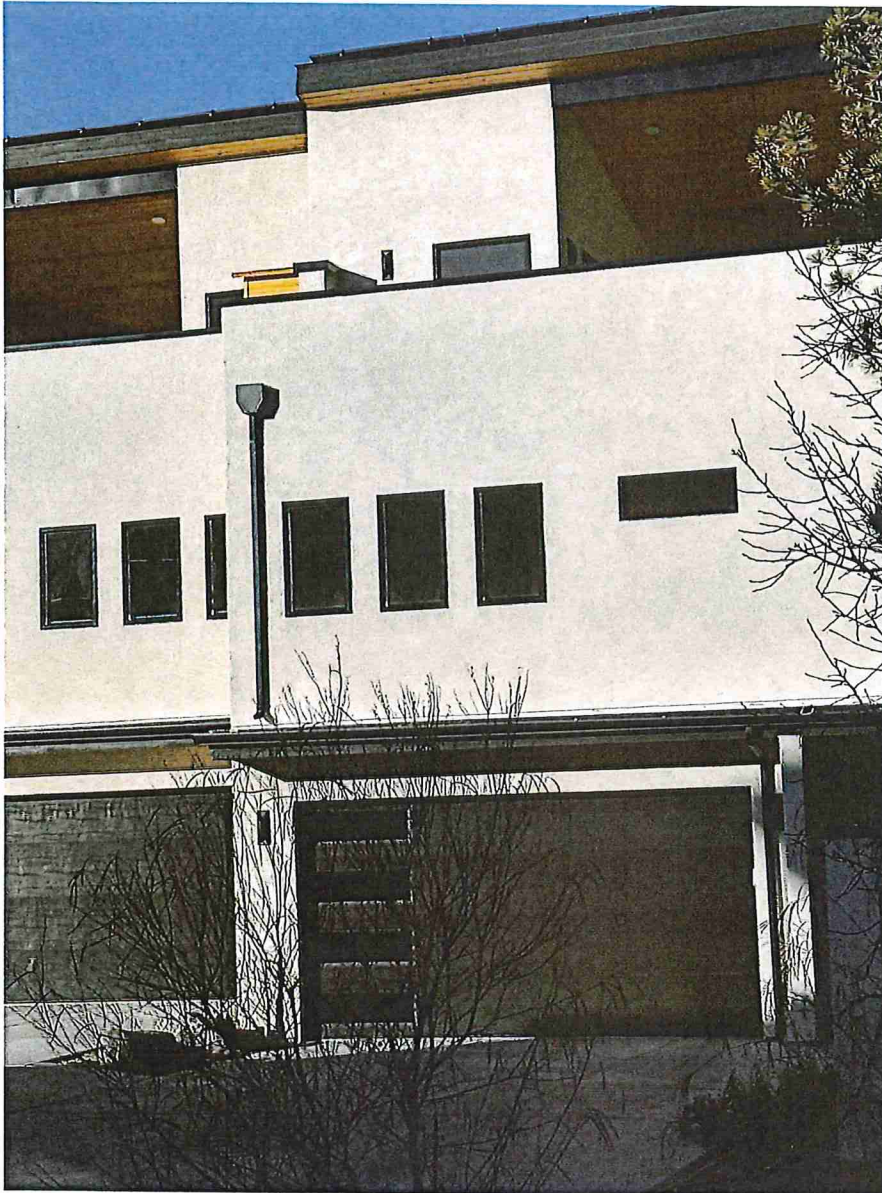


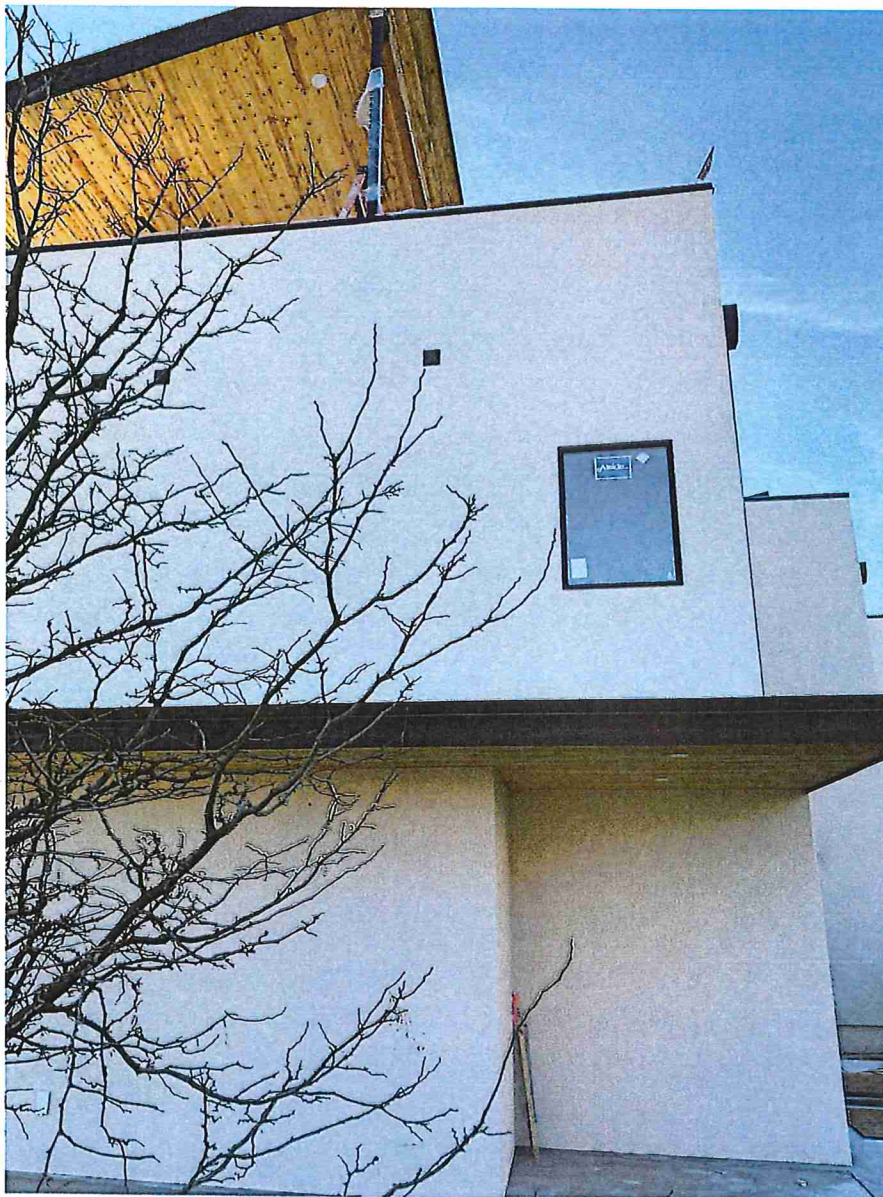
Houses will range from 1,300-2,400 sf. Anticipated price range is \$500,000 and up.

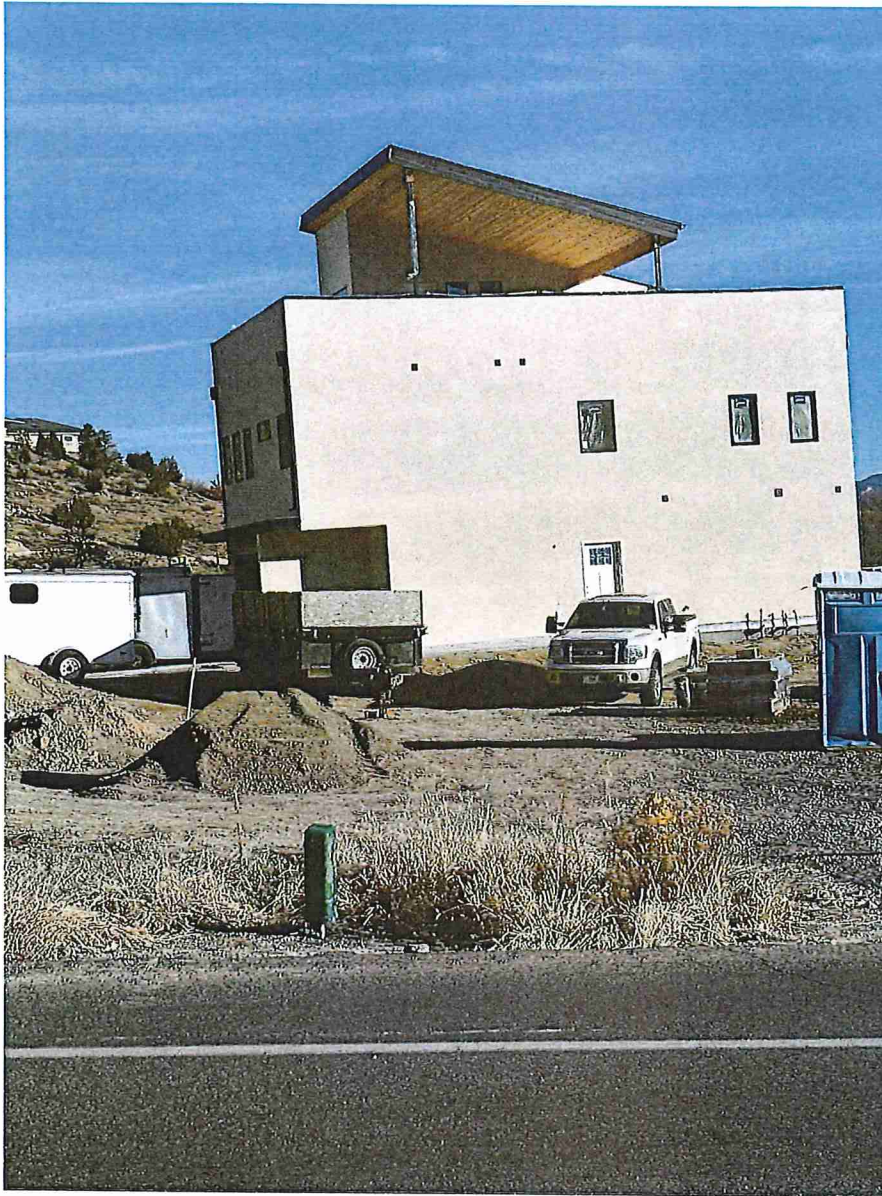
5 3D View 1

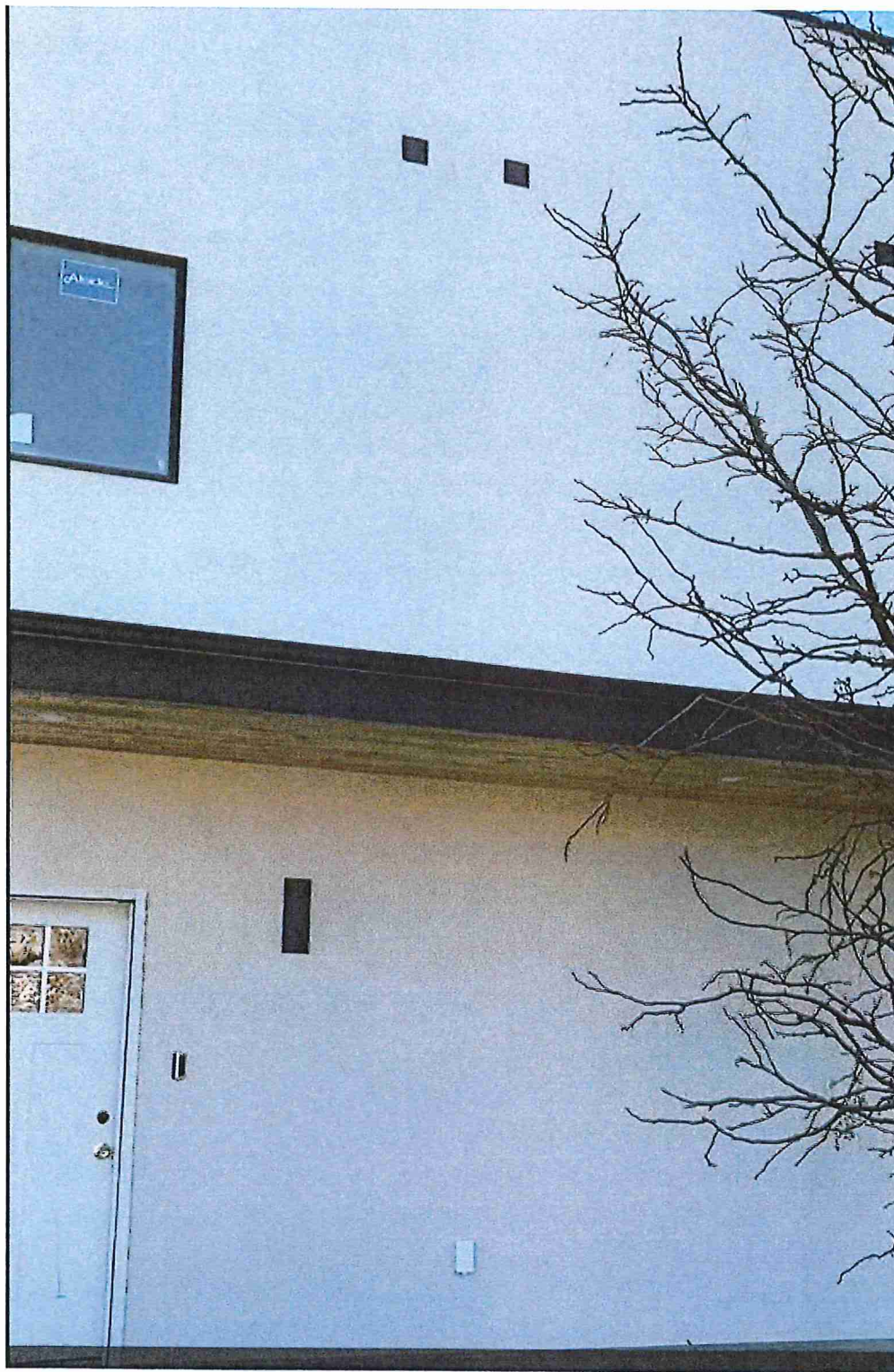
The homes will provide a sense of appreciation for the surrounding land and offer sustainable sophistication to the neighborhood.





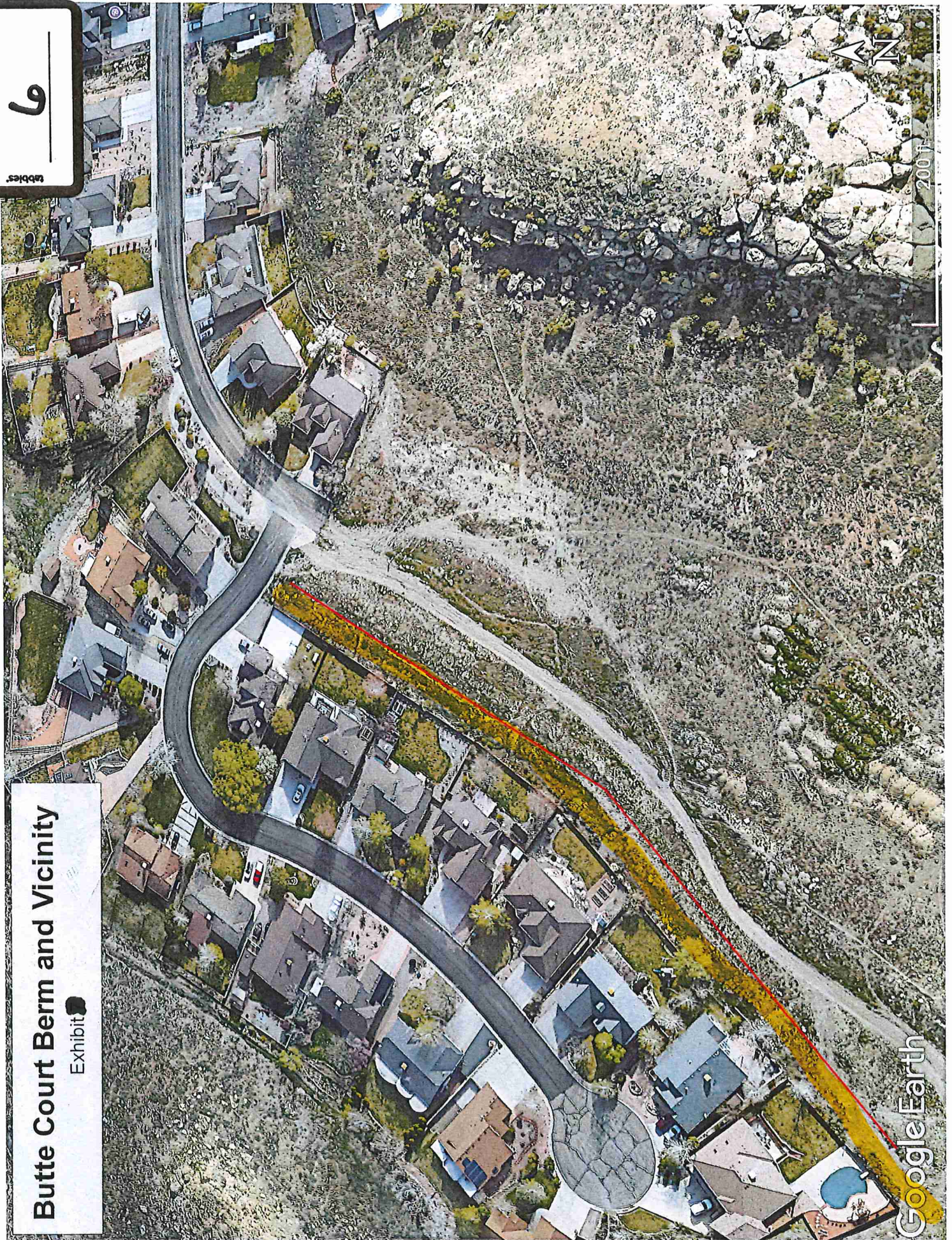






Butte Court Berm and Vicinity

Exhibit



NOTICE OF PUBLIC HEARING

An application for the following request has been received and tentatively scheduled for public hearings, in the City Hall Auditorium.

PLANNING COMMISSION: **27**
Tuesday, January 13, 2026 at 5:30 PM

CITY COUNCIL:

Wednesday, February 4, 2026 at 5:30 PM

- Attend the meeting at City Hall, 250 N 5th Street
- Meeting information will be available online by 5 PM on January 6, 2026 at www.gcity.org/129/Agendas-Minutes
- Comment in advance by 5:30 PM on January 12, 2026
- Comment by phone (970) 609-9688 and enter 4448
- Attend virtually: bit.ly/GJ-PC-1-13-26 (Case-sensitive)
- For information on the City Council hearing visit www.gcity.org/129/Agendas-Minutes or call 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road.

Planner: Daniella Acosta Stine **Phone:** 970-256-4089
Email: daniellaa@gcity.org

AVISO DE AUDIENCIA PÚBLICA

Se ha recibido una solicitud para la siguiente petición y se ha programado tentativamente una audiencia pública en el Auditorio del Ayuntamiento.

COMISIÓN DE PLANIFICACIÓN

Martes, 13 de Enero del 2026 a las 5:30 PM
 AYUNTAMIENTO:

Miércoles, 4 de Febrero del 2026 a las 5:30 PM

- Asista a la reunión en el Ayuntamiento, 250 N 5th Street
- La información estará disponible en línea a las 5 PM el 6 de Enero del 2026 en www.gcity.org/129/Agendas-Minutes
- Comentarios por adelantado en antes de las 5:30 PM el 12 de Enero del 2026
- Comentar por teléfono (970) 609-9688 e ingrese 4448
- Asista virtualmente: bit.ly/GJ-PC-1-13-26 (distingue entre mayúsculas y minúsculas)
- Obtener información audiencia del Concejo Municipal visite www.gcity.org/129/Agendas-Minutes o 970-244-1509

PLD-2023-121 – Camelback Gardens – 381 & 409 High Desert Rd.

Considérese la solicitud presentada por Camelback Gardens, LLC y Upland Homes, Inc. para la revisión y aprobación de un Plan de Desarrollo Detallado (ODP) para el proyecto de desarrollo Camelback Gardens, que se propone construir en un terreno de 10,29 acres ubicado en 381 y 409 High Desert Road.

Planificador: Daniella Acosta Stine **Teléfono:** 970-256-4089
Correo electrónico: daniellaa@gcity.org



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

Created on:

1/20/2026, 3:24 PM

Disclaimer

The user assumes the entire risk related to their use of the Colorado Wildfire Risk Viewer and either the published or derived products from these data.

The Colorado State Forest Service is providing these data "as is" and disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose.

In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.

EXHIBIT

8

Labels

500 ft



Legend

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk

- Lowest Risk
- Low Risk
- Moderate Risk
- High Risk
- Highest Risk

Counties





Grand Junction Planning Commission

Regular Session

Item #5.

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

Information

SUBJECT:

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees

RECOMMENDATION:

Staff makes no recommendation and forwards the request to the Planning Commission for consideration and to make any findings of fact deemed appropriate pursuant to the applicable review criteria.

EXECUTIVE SUMMARY:

The HACTF has requested elimination of the Significant Tree provisions from the Zoning and Development Code. The recommendation is policy-focused and seeks to reduce regulatory requirements associated with development.

While the existing Significant Tree provisions are generally consistent with the Comprehensive Plan and the Zoning and Development Code, questions remain regarding their overall effectiveness and efficiency as a regulatory tool. There are multiple potential approaches to addressing preservation of mature tree canopy, including alternative regulatory structures or incentive-based strategies, that could achieve similar objectives through different means.

Given both the scope of the HACTF request and the broader policy considerations associated with the existing regulation, staff does not take an official position on elimination of the Significant Tree provisions. Instead, staff forwards the request to the Planning Commission and City Council for policy consideration and direction.

BACKGROUND OR DETAILED INFORMATION:

HACTF REQUEST

The HACTF has recommended the removal of the Significant Tree provisions from the Zoning and Development Code. The HACTF states that the Significant Tree regulations create additional complexity, cost, time, and uncertainty for housing providers and staff, and that the regulations rely on punitive measures related to the removal of trees on private property.

The Task Force recommendation is presented as a request to eliminate the Significant Tree section in its entirety.

SIGNIFICANT TREE PROVISIONS – CONTEXT

The Significant Tree provisions establish a structured framework for identifying, preserving, and mitigating impacts to mature trees as part of the development review process. The regulations apply to new residential, mixed-use, and commercial development, as well as certain redevelopment activity, while exempting all development in industrial zone districts. Preservation requirements apply to all lots in the MU-3 zone district and to lots larger than one acre in all other zone districts unless otherwise exempt.

As part of development review, applicants are required to submit a surveyed inventory of significant trees unless a preliminary site review by a qualified landscape professional determines that no potentially significant trees are present, in which case the Director may waive the survey requirement. Significant trees proposed for preservation must be clearly identified on the landscaping plan.

Significant trees are defined as trees that are 15 inches or greater in diameter at breast height (DBH), are in fair or better condition, are free of irreparable structural defects, and are not affected by pests or disease that would threaten the health of other trees. Trees identified as excluded on the Suitable Plants List are not considered significant for purposes of this section.

Where significant trees are present, the regulations require that at least one tree and no less than 30 percent of significant trees be preserved. Preservation may occur on individual lots, within private common areas, or on land dedicated for public use. In addition, the City Forester may allow well-established, healthy trees under 15 inches DBH to receive preservation credit at an equivalent DBH.

The provisions establish a sequential approach to compliance that prioritizes preservation first. If meeting the minimum preservation requirement would impede the primary development of a site, the Director may grant limited development deviations, including up to a 10 percent adjustment to minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements, or allow the use of cluster development. The City Forester may also adjust dripline protection standards to provide additional flexibility for development around preserved trees.

If these flexibility measures do not provide a viable means of developing the site while

preserving the minimum required significant trees, the developer may elect to remove significant trees, subject to mitigation requirements. Tree replacement is required based on the percentage of trees preserved, with replacement ratios ranging from one caliper inch per three inches of DBH to three caliper inches per five inches of DBH. Replacement trees may be planted on-site within individual lots or private common areas.

When on-site replacement is not feasible, the regulations allow payment of a fee in lieu, calculated based on the value and installation cost of the required replacement trees. Fee-in-lieu payments are used by the City to purchase and plant replacement trees on nearby public property.

Finally, the provisions include standards for protecting preserved trees during construction, including fencing beyond the dripline, prohibitions on vehicle parking or material storage within protected areas, and irrigation requirements to ensure tree health and survival throughout the construction process.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on January 17, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS

HACTF Recommendation

Section 21.02.050(d) of the Zoning and Development Code establishes the approval criteria for Code Text Amendments. An applicant has the burden of producing evidence demonstrating that each criterion is satisfied. The following discussion summarizes how the materials submitted by the HACTF Force relate to those criteria.

(A) Consistency with Comprehensive Plan

The Comprehensive Plan serves as the City's adopted policy framework for land use, development, environmental resources, infrastructure, and community character.

The HACTF recommendation does not reference the Comprehensive Plan or identify specific goals, policies, or objectives with which removal of the Significant Tree provisions is intended to be consistent. The submitted materials focus on perceived impacts of the regulation on development cost, feasibility, and timing, but do not include analysis addressing how elimination of the Significant Tree provisions would align with applicable land use, environmental, sustainability, community character, or infrastructure policies contained in the Comprehensive Plan.

As submitted, the materials do not provide evidence or analysis demonstrating how the proposed amendment would support, implement, or remain consistent with adopted Comprehensive Plan policies.

(B) Consistency with Zoning and Development Code Standards

The Zoning and Development Code functions as an integrated regulatory framework, with interrelated provisions governing site design, landscaping, environmental standards, and development review.

The Task Force recommendation proposes removal of the Significant Tree section in its entirety. The submitted materials do not evaluate how removal of these provisions would interact with or affect other sections of the Code, including landscaping requirements, site design standards, environmental provisions, or development review processes that reference or rely on tree preservation or replacement standards.

The materials do not include analysis demonstrating that removal of the Significant Tree provisions would avoid conflicts, gaps, or inconsistencies within the Zoning and Development Code.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

a. To address trends in development or regulatory practices;

The Task Force recommendation does not cite broader trends in development practices, peer community regulations, or evolving regulatory standards related to tree preservation or landscaping. The submitted materials do not reference comparative jurisdictions, professional guidance, or best practices indicating that elimination of significant tree regulations reflects an emerging or prevailing regulatory trend.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The submitted materials do not quantify the identified impacts or demonstrate a direct relationship between the existing regulations and housing production outcomes. In addition, the materials do not evaluate whether more limited or targeted modifications could address the stated concerns. As presented, the linkage between the identified development issues and the scope of the proposed amendment is asserted but not supported by comparative or empirical analysis.

Subsections (c) and (d), relating to zone districts and application procedures, are not applicable to the request.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

EVALUATION OF EXISTING SIGNIFICANT TREE PROVISION RELATIVE TO TEXT AMENDMENT CRITERIA

The following discussion provides an evaluation of the existing Significant Tree provisions relative to the approval criteria for Code Text Amendments. This analysis is provided for context and does not constitute a staff recommendation regarding retention, modification, or elimination of the provisions.

(A) Consistency with Comprehensive Plan

The Significant Tree provisions are generally consistent with applicable provisions of the Comprehensive Plan related to community character, environmental resources, water conservation, and long-term land use and infrastructure considerations. The Comprehensive Plan identifies stewardship of natural resources as a defining community value and recognizes the City's urban forest as a critical component of neighborhood livability, environmental quality, and resilience in an arid climate.

Chapter 8 of the Comprehensive Plan emphasizes water conservation and landscape management as central challenges facing Grand Junction, particularly in the context of prolonged drought, declining precipitation, and increasing development pressure. The Plan recognizes that the urban forest contributes to localized cooling, stormwater management, and improved microclimates, helping Grand Junction function as an "oasis in the high desert of the Colorado Plateau".

The Comprehensive Plan explicitly references the Urban Forestry Master Plan as a guiding document for managing and expanding the urban forest. That plan highlights the outsized value of mature trees, noting that an established canopy provides substantially greater benefits than newly planted trees, including more effective shade, reduced urban heat impacts, and improved efficiency in water use over time. As illustrated in the Urban Forestry Master Plan, mature trees generate significantly more shade per unit of water consumed than young trees, making preservation of the existing canopy an important component of water-wise landscape strategies intended to limit evapotranspiration losses and prevent further aridification.

The Significant Tree provisions support these Comprehensive Plan objectives by prioritizing preservation of healthy, established trees where feasible, incorporating flexibility to accommodate development, and requiring mitigation or replacement when preservation is not practicable. Through this framework, the regulations align with Plan policies calling for protection of mature tree canopy, integration of trees into development decisions, and implementation of water-sensitive and resource-efficient landscaping practices, while allowing for continued urban growth and redevelopment.

(B) Consistency with Zoning and Development Code Standards

The Significant Tree provisions are consistent with and integrated into the broader structure of the Zoning and Development Code. The regulations function in coordination with landscaping, site design, and development review standards and do not conflict with or contradict other Code provisions. As written, the provisions establish clear applicability, standards, and replacement requirements that are administratively implementable within the existing Code framework.

(C) Specific Reasons

The proposed Code Text Amendment shall meet at least one of the following specific reasons:

a. To address trends in development or regulatory practices;

Tree preservation and replacement standards are commonly used by local jurisdictions as a tool to address canopy loss associated with development. However, regulatory approaches vary, and contemporary practices increasingly include alternative or complementary strategies, such as incentive-based programs, canopy coverage targets, or a spectrum of mitigation options. While the Significant Tree provisions align with an established regulatory approach, their effectiveness relative to evolving best practices may be subject to policy discussion.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The Significant Tree provisions add development requirements intended to address the loss of mature trees during site disturbance. While the regulations establish a clear preservation and replacement framework, there are multiple potential regulatory and non-regulatory approaches to achieving similar outcomes. Questions regarding the relative effectiveness of the current provisions, or whether alternative approaches could achieve canopy goals more efficiently or equitably, represent policy considerations rather than procedural deficiencies.

Since adoption of the Significant Tree provisions, no development applications have resulted in the preservation of a designated significant tree, nor have any projects to date proposed tree mitigation measures or paid a fee-in-lieu. As a result, there is limited empirical data available to evaluate the provisions' practical effects on development outcomes, including potential impacts on housing production, housing affordability, or construction feasibility.

At the same time, the absence of preserved trees, mitigation activity, or fee-in-lieu payments may indicate that the provisions, as currently written and structured, are not effectively influencing site design decisions or achieving the intended tree preservation outcomes. Whether this reflects limited applicability, compliance avoidance, or broader market and site conditions is unclear and warrants further policy evaluation.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

While the existing Significant Tree provisions satisfy certain approval criteria, particularly with respect to consistency with the Comprehensive Plan and the Zoning and Development Code, broader questions regarding effectiveness, efficiency, or alternative policy approaches may reasonably be considered by the Planning Commission and City Council. Staff does not take an official position on elimination of the existing provisions.

FINDING OF FACT AND RECOMMENDATION

After reviewing the request and supporting materials, staff does not make findings of fact on the proposed amendment.

In accordance with Section 21.02.050(d) of the Grand Junction Zoning and Development Code, staff forwards the HACTF recommendation to eliminate the Significant Tree provisions to the Planning Commission for evaluation. The Planning Commission is requested to review the proposal, make the required findings of fact under the Code Text Amendment criteria, and provide a recommendation and policy direction to City Council.

SUGGESTED MOTION:

For File No. ZCA-2026-51, staff does not provide a recommended motion for this item; however, the Planning Commission may choose to make a motion consistent with its findings of fact under the Code Text Amendment criteria set forth in Section 21.02.050(d) of the Zoning and Development Code.

Attachments

1. HACTF Recommendation No. 2 Significant Trees (1)
2. Agenda Item Continuation Request

Housing Task Force Recommendation: Significant trees section 21.07.040

1. Problem Statement

The significant trees portion of the code creates regulations based on the premise that 1) development has a negative impact on our tree canopy, 2) that trees and features of a property do not belong to the property owner. The regulations create complexity, additional burden on housing providers and staff, increased timeframe for projects, additional costs and uncertainty for housing providers. The code is reliant on punitive measures for property owners desirous of exercising their property rights to increase housing supply.

2. Outcome Statement (Goal / Objective)

The significant trees portion should be removed.

3. Proposed Change (Draft Concept)

My recommendation is to remove the entire section 21.07.040 from the code.

4. Cost / Benefit Analysis (Housing Cost Impact)

While there are multiple arguments that can be made regarding specific parts of section 21.07.040, this is not the main reason for removing it.

- Direct construction cost – code requires either not utilizing land for housing or punitive measures either planting more trees on site or paying fees for replacement elsewhere- depends on size of tree- but could easily be \$10,000 per tree for owner to remove their own tree, before the cost of actually removing it.
- Soft costs – Tree survey, calculation on what to remove, stringent regulations on being able to keep a tree or other feature of the property all add costs, time and uncertainty.
- Time costs – More work = more time whether the applicant is working to retain a tree or working through regulatory exactions to remove trees.

5. Summary for Council and Public Messaging

Section 21.07.040 is based on the premise that private property does not belong to the property owner but belongs to the City because the City desires it. Its probably not legal as there is no nexus study for this exaction(taking). Using common sense its easy to see that development is responsible for most of our tree canopy, not its degradation. This is clear if you drive I-70 between Clifton and Horizon Drive. Looking north is what our tree canopy is a good representation of our tree canopy prior to development, to the south is the result of our tree canopy with development.

Legal or not, its not right to punish the existing property owners that have trees on their existing property that have provided benefit for a number of years where property owners with no trees face no penalty.

The City has some excellent programs to increase canopy and their forestry team does a phenomenal job of taking care of our canopy but should not be in the business of taking peoples private property.



From: Kimberly Bullen <kimberly.bullen@gjcity.org>
Sent: Saturday, January 24, 2026 7:37 PM
To: Kevin Bray <kevinbray@brayandco.com>
Cc: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Significant trees

Thanks Kevin.
Sent from my iPhone

On Jan 24, 2026, at 5:28 PM, Kevin Bray <kevinbray@brayandco.com> wrote:

⚠ **EXTERNAL SENDER** ⚠

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

Please push to the next pc hearing. Thanks, Kevin

Get [Outlook for iOS](#)



Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date:

February 10,
2026

Presented By:

Department:

Community
Development

Submitted By:

Information

SUBJECT:

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer. **This item to be moved to the February 24, 2026 Planning Commission Hearing.**

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

ZCA-2026-50

Attachments

None