AN ORDINANCE ZONING THE REDLANDS 360 ANNEXATION, AMENDING THE
COMPREHENSIVE PLAN, REZONING A PORTION OF THE PROPOSED REDLANDS 360
DEVELOPMENT AND ESTABLISHING PLANNED DEVELOPMENT (PD) OUTLINE
DEVELOPMENT PLAN (ODP) FOR THE ENTIRE REDLANDS 360 DEVELOPMENT
GENERALLY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340
INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively Owners), in conjunction with La Plata Communities LLC (Applicant), are proposing a planned development (Project or PD) known as Redlands 360. The Project is to be constructed on 300 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development, in the City.

The proposed PD will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

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. Because of the size and complexity of the Planned Development the Applicant has submitted for approval an Outline Development Plan, (ODP), which conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low, the Comprehensive Plan Amendment criteria, 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, 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 COMPREHENSIVE
PLAN IS AMENDED AND THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED
PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS
ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1 THROUGH 7b ATTACHED
HERETO DATED JANUARY 4, 2022, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2020-698 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AND ADOPTED, MADE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS AS IF FULLY SET FORTH, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

That property located in a portion of Section 17, a portion of Section 18, a portion of Section 19, and a portion of Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW%) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18; thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.27 feet, to a point on the North line of the SE¼ SW¼ Section 18, being the South line of Lot 100, Renaissance 360 Subdivision as shown on plat recorded at Reception 2946938, Mesa County records; thence South 89°46'40" West, a distance of 658.33 feet, along said North line of the SE¼ SW¼ Section 18 and the South line of said Lot 100, to a point on the West line of said Lot 100; thence along said West line of said Lot 100 the following twelve (12) courses: (1) North 00°24'51" West, a distance of 285.96 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 30°52'17", a radius of 77.50 feet, an arc length of 41.76 feet, and a chord length of 41.25 feet, with a chord bearing of North 69°39'40" East; (3) with a compound curve turning to the left, having a delta angle of 30°08'20", a radius of 290.00 feet, an arc length of 152.55 feet, and a chord length of 150.79 feet, with a chord bearing of North 39°09'21" East; (4) North 24°05'11" East, a distance of 130.34 feet; (5) North 34°48'45" East, a distance of 110.25 feet; (6) North 37°36'44" East, a distance of 114.02 feet; (7) with a curve turning to the left, having a delta angle of 40°09'23", a radius of 170.00 feet, an arc length of 119.15 feet, and a chord length of 116.72 feet, with a chord bearing of North 17°32'03" East; (8) North 02°32'39" West, a distance of 52.29 feet; (9) with a curve turning to the left, having a delta angle of 19°47'40", a radius of 370.00 feet, an arc length of 127.83 feet, and a chord length of 127.19 feet, with a chord bearing of North 12°36'19" West; (10) North 22°20'19" West, a distance of 187.87 feet; (11) North 36°43'30" West, a distance of 67.25 feet; (12) North 39°27'10" West, a distance of 114.39 feet, to a point on the North line of said Lot 100; thence North 89°52'08" East, a distance of 38.92 feet, along the North line of said Lot 100, the North line of the NE¼ SW¼ Section 18 to a point on the East line of Renaissance in the Redlands Filing Two, per plat recorded at Reception 2039893; thence along said boundary the following two (2) courses: (1) North 39°27'43" West, a distance of 133.53 feet; (2) North 09°06'43" West, a distance of 113.12 feet, to the Southeast corner of Lot 2, Pumphouse Subdivision, per plat recorded at Reception 478938.
1782382; thence around the boundary of said Lot 2 the following ten (10) courses: (1) South 89°52'09" West, a distance of 1361.48 feet; (2) North 00°16'59" West, a distance of 667.90 feet; (3) South 87°06'34" East, a distance of 333.05 feet; (4) with a curve turning to the left having a delta angle of 28°51'09", a radius of 490.00 feet, an arc length of 229.66 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; (5) North 66°02'18" East, a distance of 414.13 feet; (6) South 18°14'16" East, a distance of 415.79 feet; (7) South 79°14'55" East, a distance of 131.06 feet; (8) North 79°00'50" East, a distance of 57.12 feet; (9) North 62°45'41" East, a distance of 89.59 feet; (10) North 56°56'28" East, a distance of 414.13 feet; thence North 31°31'43" East, a distance of 209.49 feet; thence North 55°01'17" East, a distance of 403.97 feet; thence North 65°29'17" East, a distance of 441.63 feet; thence North 89°41'30" East, a distance of 598.76 feet; thence North 22°25'30" West, a distance of 361.81 feet, to a point on the Southeasterly line of Ed Case Subdivision per plat recorded at Reception 2388150; thence around the boundary of said subdivision the following two (2) courses: (1) North 48°35'22" East, a distance of 56.08 feet; (2) North 24°41'25" East, a distance of 55.53 feet, to the Southwesterly corner of South Easter Hill Subdivision per plat recorded at Reception 739054; thence around the boundary of said subdivision the following eight (8) courses: (1) South 58°30'37" East, a distance of 245.49 feet; (2) South 32°21'14" East, a distance of 329.00 feet; (3) South 05°17'46" West, a distance of 68.10 feet; (4) South 06°47'46" West, a distance of 230.30 feet; (5) South 68°22'14" East, a distance of 165.00 feet; (6) South 74°40'14" East, a distance of 130.10 feet; (7) North 44°01'46" East, a distance of 866.20 feet; (8) North 40°25'46" East, a distance of 38.18 feet; thence South 07°38'46" West, a distance of 85.66 feet; thence South 23°05'14" East, a distance of 64.50 feet; thence South 67°04'14" East, a distance of 64.03 feet; thence North 72°42'46" East, a distance of 112.51 feet; thence North 85°44'46" East, a distance of 152.14 feet; thence North 21°20'46" East, a distance of 102.82 feet; thence North 40°25'46" East, a distance of 185.00 feet, to the Southerly right-of-way line for South Broadway; thence South 49°34'14" East, a distance of 593.16 feet, along said Southerly right-of-way line to a point of intersection with the North line of the South Half of the Northeast Quarter (S½ NE¾) said Section 18; thence North 89°54'46" East, a distance of 511.24 feet, along said North line of said S½ NE¾ said Section 18; thence South 00°02'28" East, a distance of 236.55 feet, along the East line of said S½ NE¾ said Section 18; thence North 80°35'59" West, a distance of 25.34 feet, to the Westerly right-of-way line of 23 Road per Reception 978831; thence along said Westerly right-of-way line of 23 Road the following four (4) courses: (1) South 00°02'28" East, a distance of 466.74 feet; (2) with a non-tangent curve turning to the left having a delta angle of 119°52'19", a radius of 50.00 feet, an arc length of 104.61 feet, and a chord length of 86.55 feet, with a chord bearing of South 00°02'28" East; (3) South 00°02'20" East, a distance of 0.73 feet; (4) North 89°57'32" East, a distance of 25.00 feet and returning to said East line of said S½ NE¾ said Section 18; thence South 00°02'28" East, a distance of 527.44 feet, along said East line of said S½ NE¾ Section 18; thence North 89°54'40" East, a distance of 1322.02 feet, along the North line of the Northwest Quarter of the Southwest Quarter (NW¾ SW¾) of Section 17; thence South 00°22'09" East, a distance of 1321.29 feet, along the East line of said NW¾ SW¾ of Section 17; thence South 89°39'32" East, a distance of 335.37 feet; thence South 10°24'29" West, a distance of 1286.90 feet.; South 34°09'59" West, a distance of 342.69 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of
Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (5) courses: (1) South 78°09'38" West, a distance of 666.98 feet; (2) South 58°17'54" West, a distance of 495.65 feet; (3) South 41°56'09" West, a distance of 592.59 feet; (4) South 65°22'56" West, a distance of 535.66 feet; (5) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 131C.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 637.61 feet, along the West line of the SW¼ NE¼ said Section 19 to the Southeast corner of Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION; thence along the South boundary of said Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION the following four (4) courses: (1) North 88°41'10" West, a distance of 732.73 feet; (2) North 55°30'27" West, a distance of 261.30 feet; (3) North 00°08'05" West, a distance of 207.47 feet; (4) North 90°00'00" West, a distance of 400.00 feet to a point on the Easterly boundary of Canyon Rim Phase 4, as per recorded plat at Reception 2149975; thence North 33°18'34" West, a distance of 890.33 feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said property containing an area of 605.61 acres, as herein described EXCEPT those parcels as described in Reception 1228040, and Book 862, Page 307 and Book 864, Page 194, Mesa County records containing a total 5.84 acres Ute Water parcels), leaving an overall parcel area of 599.77 acres, subject to the amended Comprehensive Plan, the Planned Development (PD) zoning and the Outline Development Plan (ODP) all as established, depicted and described in exhibits 1 through 7b attached hereto dated January 4, 2022, and found in City Community Development Department file PLD-2020-698 is adopted with the exhibits being incorporated by this reference and adopted, made effective and enforceable in accordance with applicable laws, rules and regulations as if fully set forth, all of which are approved for the following described property.

INTRODUCED on first reading this 19th day of January 2022 and ordered published in pamphlet form.

ADOPTED on second reading this 2nd day of February 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Lauréa Bauer
Interim City Clerk
Redlands 360 Outline Development Plan
Exhibit 1: Trail Types
1-04-2022

TRAILS LEGEND
- 8 FT DETACHED, PAVED LOOP
- MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE, SOFT SURFACE, 2 FT MIN. WIDTH
- SPECIAL - INCLINE OR OTHERWISE DIFFERENT FROM OTHERS
- BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK (IF NEEDED)
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS "REHABILITATED" ON THE PARK AREA PLAN.
Redlands 360 Outline Development Plan
Exhibit 2: Public Park Areas

1-04-2022

A. PARKS (TRADITIONAL)

- 7.4 ACRES
- 1.6 ACRES
- 2.4 ACRES
- 2.7 ACRES
- 3.0 ACRES
- 2.0 ACRES
- 2.0 ACRES
- 1.6 ACRES
- 2.5 ACRES
- 4.5 ACRES
- 2.0 ACRES
- 4.9 ACRES
- 5.0 ACRES

TOTALS: 35 ACRES

B. PARKS (UNIQUE)

- 4 Brothers / High Points Corridor 25-30 ACRES
- Linear Parks Within Development Area (Not in Perimeter or Parks) 25-30 ACRES
- Total for Unique Parks 50-60 ACRES
- Unique Parks Total 100-130 ACRES

C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS

- 50-60 ACRES
- 100-130 ACRES
- 185-225 ACRES

TOTAL PROPERLY: 100-120 ACRES

D. TOTAL OPEN SPACE/PARKS RANGE

(The CDP plan shall include no less than 185 acres.)

NOTE: Park areas are subject to some change, exact location to be determined concurrent with each subdivision and progression phase.

COMMUNITY BENEFIT CHART

A. PARKS (TRADITIONAL) 36 ACRES 6%
B. PARKS (UNIQUE) 26-30 ACRES 8-10%
C. OPEN SPACE AND PERIMETER TRAILS 100-125 ACRES 17-25%
D. TOTAL PARKS AND OPEN SPACE RANGE 318-425 ACRES 53-68%
TOTAL PROPERTY 860 ACRES 100%

EXISTING SLOPE BREAKDOWN OF PARKS

- 0-10% SLOPE 16 ACRES 51%
- 10-20% SLOPE 12 ACRES 37%
- 20-30% SLOPE 3 ACRES 9%
- >30% SLOPE 1 ACRES 3%
TOTAL 35 ACRES 100%
Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

TABLE 1
DEFAULT STANDARDS

<table>
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<tr>
<th>Dimensional Summary Table</th>
<th>Low Density Residential</th>
<th>Medium Density Residential</th>
<th>Multi-Family/High Density</th>
<th>Commercial</th>
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<td>Lot</td>
<td>L-4</td>
<td>L-12</td>
<td>L-60</td>
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<td>Area (min. sf.)</td>
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<td>500</td>
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<td>Frontage (min. ft.)</td>
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<td>30</td>
<td>50</td>
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<tr>
<td>Overall (min. feet)</td>
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<td>20</td>
<td>30</td>
<td>50</td>
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<tr>
<td>Backyard (min. sf.)</td>
<td>200</td>
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<td>600</td>
<td>1000</td>
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<tr>
<td>Side (min. ft.)</td>
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<td>30</td>
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<td>350</td>
<td>700</td>
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TABLE 2
LAND USE AREAS

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<th>LAND USE</th>
<th>AREA</th>
<th>MINIMUM DENSITY</th>
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<tr>
<td>LOW DENSITY RESIDENTIAL</td>
<td></td>
<td>1000 units</td>
<td>2000 units</td>
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<tr>
<td>MEDIUM DENSITY RESIDENTIAL</td>
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<td>1500 units</td>
<td>3000 units</td>
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<tr>
<td>MULTI-FAMILY/ HIGH DENSITY</td>
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<td>3500 units</td>
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<td>COMMERCIAL</td>
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<tr>
<td>OFFICE</td>
<td>U TO 150/acre</td>
<td>5000 units</td>
<td>10000 units</td>
</tr>
<tr>
<td>LIGHT MANUFACTURING</td>
<td>U TO 150/acre</td>
<td>5000 units</td>
<td>10000 units</td>
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<td>HEAVY MANUFACTURING</td>
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<td>5000 units</td>
<td>10000 units</td>
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OPEN SPACE:
No Limitations

PLANNED DEVELOPMENT SPACE:
No Limitations
Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis

Redlands 360 Outline Development Plan
Exhibit 4: Slope Analysis

1-04-2022
Redlands 360 Outline Development Plan
Exhibit 5: Development Progression Plan 1-04-2022

DEVELOPMENT PROGRESSIONSCHEDULE

1. TARGETED START 2022
2. TARGETED START 2025
3. TARGETED START 2028
4. TARGETED START 2031
5. TARGETED START 2034
6. TARGETED START 2037
7. TARGETED START 2040
8. TARGETED START 2043

OPEN SPACE: SEE EXHIBIT 2
TRADITIONAL PARK: SEE EXHIBIT 2
TRAILHEAD: SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

Phase 1 2022
Phases 2/3 2027
Phase 4 2027
Phase 5 2041

Disclaimer: This Progression Plan is conceptual in nature and is not an enforceable plan as to how the master plan will be developed into the future. Factors such as development, jurisdiction, etc., will dictate future policies as how the community will be developed with future phases.
# Redlands 360 Outline Development Plan

## Exhibit 6A: Use Table

### Residential Use

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<tr>
<th>Principal Use</th>
<th>Type A</th>
<th>Type B</th>
<th>Type C</th>
<th>Type D</th>
<th>Type E</th>
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<tr>
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<tr>
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### Commercial Use

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### Institutional and Child Care Use

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<tr>
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<th>Type B</th>
<th>Type C</th>
<th>Type D</th>
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</thead>
<tbody>
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<td>Day Care</td>
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<td>A</td>
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</tr>
</tbody>
</table>

### Legend

- **A**: Allowed Use
- **C**: Conditional Use

1-04-2022
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5051 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of January 2022 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of February 2022, at which Ordinance No. 5051 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4th day of February 2022.

[Signature]
Deputy City Clerk

Published: January 21, 2022
Published: February 04, 2022
Effective: March 06, 2022