

Redlands Mesa Master Association

Redlands Mesa Home Owners
May 6, 2020

Dear Redlands Mesa Home Owners,

The developers of Redlands Mesa have made application to the City of Grand Junction for an amendment to the ODP (Outline Development Plan) for Redlands Mesa to increase the maximum density by including short-term rentals and more multi-family buildings to the development plan.

The Board of Directors of the Redlands Mesa Master Association wants to make all homeowners aware of this pending application. A neighborhood meeting, which is usually required, was waived by the City in this instance because of COVID 19.

The Board has posted the following information relating to this application to the Bray/Redlands Mesa Web Site under the Community Information tab:

<https://hoa.brayandco.com/Redlands-Mesa-Master-Association>

- The City of Grand Junction Ordinance No. 3135 which created the original Redlands Mesa Development;
- Redlands Mesa Second Amended ODP General Project Report including a map of the approximately 36 acres affected by the application.

To assist you in understanding the significance of the impacts and consequences of the changes requested in the proposed Second Amended ODP the Board has prepared a summary of the changes requested. Please see Exhibit 1.

It is customary for the City of Grand Junction to hold a neighborhood meeting on these requests to obtain input and comments from homeowners directly affected by the proposed changes.

Since the City of Grand Junction has waived a neighborhood hearing, below is an outline of the procedures followed by the City and contact names and addresses of City Planning Personnel.

The principal contact person is:

Lance Gloss
Assistant City Planner
Ph: 970 244 1442
lanceg@gicity.org.

The process is presently in a period for comments from neighbors and homeowners in Redlands Mesa. The Planning Department asks that your comments be sent to Lance Gloss at the email

shown above. The Planning Department invites your comments on the requested Second Amended ODP.

The request will next be taken to a hearing before the City Planning Commission. This hearing is not scheduled at this time but is expected to be in June of 2020. You, as a homeowner, will receive a mailed notice of the time and date of the hearing which you may choose to attend. Notice will come on a small yellow post card.

Subsequent to the City Planning Commission hearing the application will then be heard before the Grand Junction City Council for final determination. That meeting date is not yet set but is anticipated to be in the early part of July, possibly the 1st or 15th of July, 2020.

The requested Second Amended ODP, if approved, will have significant impacts on the design, character, density and traffic patterns in Redlands Mesa. The Board urges you to submit your comments to the Planning Commission. The Board will also use its best efforts to keep you advised of the proceedings before City Planning and City Council.

Thank you,

Redlands Mesa Master Association
Board of Directors