

CITY OF GRAND JUNCTION

Ordinance No. 3135

ZONING LAND LOCATED SOUTH AND WEST OF THE RIDGES  
KNOWN AS REDLANDS MESA

Recitals:

The proposed Redlands Mesa development received Design Density and Outline Development Plan approval by the Planning Commission and the City Council. The Preliminary Plan for Phase I of the development has been submitted and reviewed by the Planning Commission. Phase I includes 118 single family homes, an 18 hole golf course, a clubhouse and a maintenance facility. The Planning Commission and City Council hereby find that the request is in compliance with the Zoning and Development Code.

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

That the land described below is hereby rezoned PR (Planned Residential) with the allowed uses being as follows:

- Residential uses not to exceed 118 single family units.
- A golf clubhouse not to exceed 6,000 s.f. and to include a golf shop and related facilities, a restaurant and a bar.
- A golf maintenance facility not to exceed 12,000 s.f.
- An 18 hole golf course

LEGAL DESCRIPTION: A parcel of land situated in portions of Sec 17, 19 and 20, T1S, R1W of the U.M., Mesa County, Colorado, described in Bk 1843 at Pgs 692 thru 698, said parcel being more particularly described by survey as follows: Beg at a pt on the E line of the NE1/4 SE1/4 of Sec 20, whence the E1/4 cor of Sec 20, a standard 3 1/2" aluminum cap set by PLS 18480 on an aluminum pipe, bears N01°14'38"E 130.74'; thence S01°14'38"W 1162.17' to the S1/16 cor on the E boundary of Sec 20, a Mesa County survey monument; thence along the E line of the SE1/4 SE1/4 of Sec 20, S01°16'22"W 1267.75' to a pt whence the SE cor of Sec 20, a BLM brass cap, bears S01°16'22"W 24.59'; thence S89°07'30"W 1224.69' to the E1/16 cor on the N boundary of Sec 29, T1S, R1W, a Mesa County survey monument; thence N89°06'43"W 95.80' to the E1/16 cor on the S boundary of Sec 20, a BLM Cadastral survey brass cap; thence N89°46'17"W 1318.92' to the S1/4 cor of Sec 20, a BLM Cadastral survey brass cap; thence N89°36'43"W 1320.84' to the W1/16 cor on the S boundary of Sec 20, a BLM Cadastral survey brass cap; thence N89°44'02"W 1320.20' to the SW cor of Sec 20, a BLM Cadastral survey brass cap; thence along the W line of the SW1/4 of Sec 20, N00°11'02"E 897.11' to a metal disk marker stamped LS5933 set in a stone; thence N89°49'40"W 500.09' to a rebar/cap LS5933; thence N30°11'54"E 470.92' to the 1/4 cor common to Sec 19 and 20, a Mesa County survey monument; thence S89°46'44"W

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1300.13' to the center E1/16 cor of Sec 19, a Mesa County survey monument; thence N01°44'46"E 1291.50' to the NE1/16 cor of Sec 19, a Mesa County survey monument; thence N89°53'22"E 613.13' to a #5 rebar set in concrete; thence N65°17'32"E 535.96' to a #5 rebar set in concrete; thence N41°55'06"E 592.54' to a #5 rebar set in concrete; thence N58°16'03"E 495.53' to a #5 rebar set in concrete; N78°07'01"E 666.98' to a #5 rebar set in concrete; thence N33°06'25"E 350.67'; thence S68°41'19"E 588.44' to the westerly line of a parcel described in a title commitment prepared by Meridian Land Title, Inc., as an exception to said Parcel 1; thence along westerly line S23°37'49"W 430.49'; thence along the southerly line of said exception, N89°41'49"E 72.15'; to the westerly boundary of The Ridges Filing #6; thence along the westerly and southerly boundary of The Ridges Filing #6 the following courses: S00°00'00"E 122.33'; S44°10'50"E 244.94'; S69°22'18"E 54.27'; S48°35'48"E 55.79'; N85°06'40"E 92.27'; N17°21'30"E 92.69'; S82°14'50"E 30.14' to the southerly line of that parcel described in said title commitment as an exception to said Parcel 1; thence along southerly line S25°33'11"E 117.30'; thence along southerly line S66°34'51"E 133.09' to the westerly line of a parcel described in Bk 1843 at Pg 698; thence along westerly line S10°16'01"E 95.31'; thence along westerly line S68°50'18"E 72.62' to a #5 rebar with cap LS12770; thence departing said westerly line, 104.65' along the arc of a 50.00' rad non-tangent curve to the left, through a central angle of 119°55'32" with a chord bearing S25°03'53"E 86.57'; thence 283.58' along the arc of a 444.99' rad non-tangent curve to the right, through a central angle of 36°30'48", with a chord bearing S56°03'20"W 278.81'; thence 130.87' along the arc of a 150.00' rad curve to the left, through a central angle of 49°59'24", with a chord bearing S49°19'02"W 126.76'; thence S24°19'20"W 97.00' to a #5 rebar with cap LS 12770; thence N65°40'40"W 50.00' to a #5 rebar with cap LS 12770; thence 31.41' along the arc of a 20.00' rad non-tangent curve to the right, through a central angle of 90°00'00", with a chord bearing S69°19'20"W 28.28' to a #5 rebar; thence N65°40'40"W 49.00' to a #5 rebar set in concrete; thence S24°19'20"W 139.60' to a #5 rebar; thence N65°40'40"W 35.82' to a #5 rebar with cap LS 9960; thence S00°00'00"E 95.00' to a #5 rebar with cap LS 9960; thence S61°02'00"W 328.41' to a #5 rebar with cap LS 12770, the southerly and westerly boundary line of The Ridges Fil #5; thence along the southerly and westerly boundary line of The Ridges Fil #5 the following courses: S28°58'00"E 43.03'; 148.29' along the arc of a 260.00' rad curve to the right, through a central angle of 32°40'46", with a chord bearing S12°37'37"E 146.29'; 437.10' along the arc of a 290.00' rad curve to the left, through a central angle of 86°21'34" with a chord bearing S39°28'03"E 396.89'; S30°57'24"E 145.53' to a #5 rebar with cap LS 9960; S39°51'00"E 121.67'; S36°13'27"E 244.71' to a #5 rebar with cap LS 9960; S73°52'00"E 335.71'; N50°31'05"E 317.42'; N14°29'37"W 381.25' to a #5 rebar with cap LS 9960 on the southerly boundary line of The Ridges Fil #4; thence along the southerly boundary line of The Ridges Fil #4 the following courses: S81°52'12"E 71.57'; 482.20' along the arc of a 1040.00' rad curve to the left, through a central angle of 26°33'55", with a chord bearing N84°50'51"E 477.89'; N71°33'54"E 360.00'; 111.41' along the arc of a 540.00' rad curve to the left, through a central angle of 11°49'15", with a chord bearing N65°39'17"E 111.21' to the westerly boundary line of the Gardner Lake parcel; thence along the westerly and southerly boundary of the Gardner Lake parcel the following courses: S18°35'50"W 335.00' to a #5 rebar with cap LS 12770; S34°39'50"E 150.00'; S84°28'10"E 272.64'; N55°13'20"E 220.00'; N38°34'30"E 120.00' to the southerly

boundary line of The Ridges Fil #3; thence along the southerly boundary line of The Ridges Fil #3 the following Courses: S90°00'00"E 143.35'; 103.76' along the arc of a 800.00' rad curve to the left, through a central angle of 07°25'54" with a chord bearing N86°17'03"E 103.69' to a #5 rebar with cap LS 9960; S07°25'54"E 110.00' to a #5 rebar with cap LS 9960; N82°34'06"E 240.00' to a #5 rebar with cap LS 9960; S89°18'55"E 87.26' to a #5 rebar with cap LS 9960; S53°14'24"E 119.27' to a #5 rebar with cap LS 9960; S26°05'44"E 251.58'; N63°56'00"E 110.00'; S26°04'00"E 160.00' to POB.  
EXCEPT a parcel conveyed to the County of Mesa by instrument recd at Bk 964 Pg 653.

INTRODUCED for FIRST READING and PUBLICATION this 7<sup>th</sup> day of April, 1999.

PASSED on SECOND READING this 21<sup>st</sup> day of April, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Janet Terry  
President of City Council



**Planner's General Meeting Notes – MTG-2014-449**

**Meeting Date: December 1, 2014**

**Planner: Brian Rusche**

**Phone: (970) 256-4058**

**E-Mail: [brianr@gjcity.org](mailto:brianr@gjcity.org)**

**Applicant: Doug Thies w/ River City Consultants**

**Phone: 241-4722**

**E-Mail: [dthies@rccwest.com](mailto:dthies@rccwest.com)**

**Location: Redlands Mesa Filing 8 – Parcel 14 (West Ridges Boulevard)**

**Tax Parcel #(s): 2945-204-67-002**

**Proposal: Develop +/- 31 single family lots**

**Attendees: D. Thies, Brian Rusche (planner), Eric Hahn (development engineer)**

While all factors in a development proposal require careful thought, preparation and design, the following items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General Meeting notes and standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant, will not be scheduled for a public hearing. Failure to meet any deadlines for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

**Zoning and Land Use**

**a. Zoning:**

Redlands Mesa = PD (Planned Development). Ordinance 4495 provides for a minimum density of 1 du/ac and a maximum density of 8 du/ac on Parcel 14. The proposed number of units (31) equates to 4 du/ac.

**Site Development**

**a. Bulk Requirements:** Setbacks are prescribed in Ordinance 4495.

**b. Ridgeline Development:** Any lot visible from Monument Road is subject to the provisions for Ridgeline Development found in GJMC Section 21.07.020(g). A building elevation is required for these lots, as viewed from Monument Road.

**Miscellaneous**

**a. Geologic Hazards and Soils:** Submit to the Colorado Geological Survey ([www.geosurvey.state.co.us](http://www.geosurvey.state.co.us) – Land Use Regulations)

**Other**

**a. Related Files:**

Redlands Mesa ODP (PLD-2011-1183) – Ordinance 4495 provides the standards for development of Redlands Mesa. The proposal is consistent with the ODP and will be reviewed as a Final Plan/Plat.

**Fees:**

**a. Application Fees:**

<b>Request 1: Final Plan (PD)</b>	
Application	\$ 740.00
Acreage (\$15/ac)	120.00
Address Labels	50.00
Signs	50.00
<b>Total</b>	<b>\$960.00</b>

**Application fees are due at the time of submittal. Make checks payable to the City of Grand Junction.**

**b. Additional Fees to be assessed upon project approval (List may not be all inclusive)**

1. Transportation Capacity Payment (TCP): 2014 rate is \$2554 per unit
2. Development Inspection Fee: \$90/lot
3. Parks Impact Fee: \$225 per additional dwelling unit (Resolution 26-00)
4. Open Space Fee: N/A – PD provided publically dedicated open space
5. School Impact Fee: \$560 per additional dwelling unit (GJMC Section 21.06.030)
6. Underground Utility Fee (GJMC Section 21.06.010.f): N/A
7. Plant Investment Fee (PIF) (Sewer Impact): Contact Customer Service @970-244-1520
8. Recording Fee: TBD

**c. Fees subject to change prior to final approval.**

**Processing Requirements**

**a. Reference Documents** available at [www.gjcity.org](http://www.gjcity.org)

**b. Submittal Requirements:** Please submit all documents in electronic format (.pdf)

**c. Review Process:** No Neighborhood Meeting is required, as the ODP is already approved. Review is administrative.

**Helpful Website Links**

**a. Colorado Geologic Survey - <http://geosurvey.state.co.us/Pages/CGSHome.aspx>**

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4495

AN ORDINANCE AMENDING THE  
OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA

**Recitals**

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan, as shown on Exhibit "A" attached, is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Redlands Mesa Planned Development is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units.

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021.
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

***Minimum Front Yard Setback***

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

**Minimum Rear Yard Setback**

- 20' From property line (common rear yard lot lines)
- 20' From property line (adjacent to golf or open space)
- 5' Internal side setback
- 15' Minimum between buildings
- 15' Perimeter side setback
- 20' Minimum Street Frontage
- 40' Building Height
- 65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

**INTRODUCED** on first reading the 4<sup>th</sup> day of January, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 16<sup>th</sup> day of January, 2012 and ordered published in pamphlet form.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Tom Kenyon  
President of the Council