

**Joint  
City of Grand Junction  
Mesa County  
Redlands Neighborhood  
Plan**

**Adopted by**

**Mesa County  
Planning Commission  
June 13, 2002**

**and**

**City of Grand Junction  
Planning Commission  
June 26, 2002**

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# INTRODUCTION

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The Redlands Planning area is located south and west of the Colorado River from the Highway 340 Colorado River Bridge at Fruita on the Northwest , the Colorado National Monument on the south and the Gunnison River on the east (*Figure 1, Pages 3-4*).

The Redlands is named for the area's red soils and spectacular red cliffs and canyons of the Colorado National Monument, which rise as much as 2,000 feet from the floor of the Grand Valley.










In concert with the *Redlands Area Transportation Study (RATS)* Mesa County and the City of Grand Junction conducted a process to update the 1986 *Redlands Goals and Policies Plan* to reflect the specific needs of the Redlands. *The Mesa Countywide Land Use Plan* the *City of Grand Junction Growth Plan*, adopted in 1996, and the *Fruita Community Plan 2020* provide the basis for this more detailed neighborhood plan.

The purpose for updating the plan is to identify and articulate detailed needs of the area as they have changed over the last several years. The plan will help achieve community goals by providing specific policies and implementation strategies.

# Redlands Planning Area

Figure 1

## LEGEND

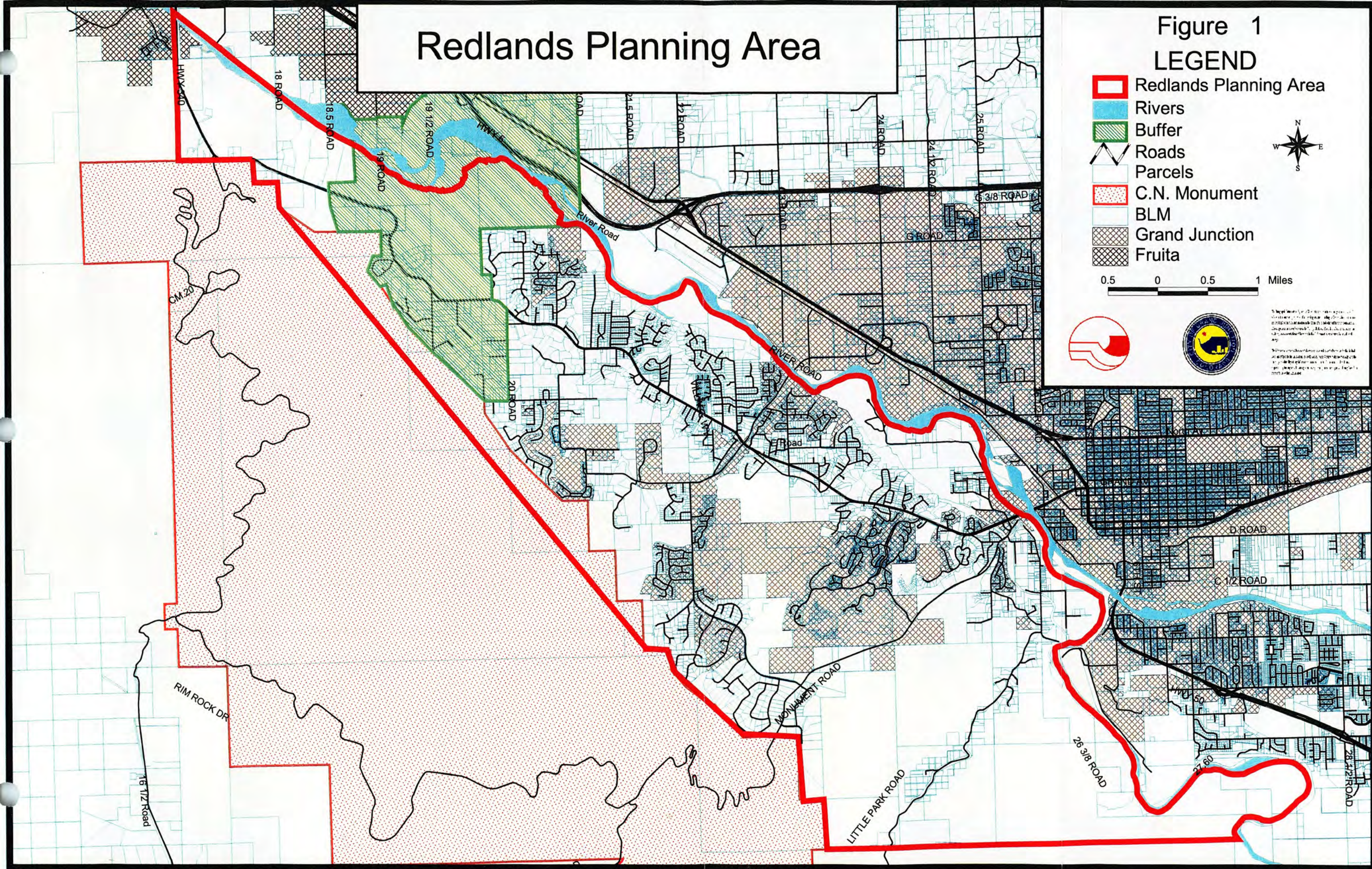
-  Redlands Planning Area
-  Rivers
-  Buffer
-  Roads
-  Parcels
-  C.N. Monument
-  BLM
-  Grand Junction
-  Fruita



0.5 0 0.5 1 Miles



This map was prepared for the Redlands Planning Area. It is not intended to be used for any other purpose. The City of Grand Junction and the Redlands Planning Area are not responsible for any errors or omissions on this map. The City of Grand Junction and the Redlands Planning Area are not responsible for any damages or liabilities arising from the use of this map.



# **PLANNING PROCESS**

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Public input was solicited at four public open houses/public forums and through written comments. Four newsletters were mailed to every property owner in the planning area announcing public forums soliciting input and comments. The newsletters contained phone numbers and addresses to which property owners could comment. Numerous written responses were received.

The Mesa County Long Range Planning internet web site kept the public up-to-date on issues and progress of the plan through posted newsletters, meeting summaries and comment response logs.

## **SCHEDULE**

### **SPRING 2001**

- Staff reviewed 1986 and 1996 Plans
- Identified accomplishments and outstanding issues

### **JUNE 2001**

- Open house in conjunction with *Redlands Area Transportation Study*
- Issue Identification
- Joint Planning Commission Workshop
- Review of Issues to Date

### **AUGUST 2001**

- Newsletter #1

### **OCTOBER 2001**

- Open house in conjunction with *Redlands Area Transportation Study*
- Refined issues
- Newsletter #2

### **NOVEMBER 2001**

- Open house and public forum
- Input on: Future Land Use Map Inconsistencies & Future Commercial Development

### **DECEMBER 2001**

- Newsletter #3

## **JANUARY 2002**

- Open house in conjunction with *Redlands Area Transportation Study*
- Input on: Additional proposed Future Land Use Map changes and Design standards/guidelines

## **FEBRUARY 2002**

- Newsletter #4
- Draft Plan Available for review
- Joint Planning Commission Workshop
- Review Draft Plan

## **SPRING 2002**

- Planning Commission Public Hearing(s)
- City Council Public Hearing(s)
- Present Adopted plan to Board of County Commissioners

### **Accomplishment Highlights**

The following highlights some of the many accomplishments/activities that have taken place since adoption of the *1986 Redlands Goals and Policies Plan* and *1996 Mesa Countywide Land Use Plan/Grand Junction Growth Plan*. (See Appendix for Summary of Accomplishments)

### **Community Organization/ General Services**

- Sewer service has been extended to many new and developed areas.
- In 1998 the "Persigo Sewer System Agreement between Mesa County and Grand Junction" was signed.
- Numerous Local Improvement Districts have been and are being formed for sewer service.
- The *1996 Mesa Countywide Land Use Plan* and *Grand Junction Growth Plans* were adopted.
- New *City and County Development Codes* adopted.
- The *City and County* adopted the *Grand Valley Circulation Plan - Functional Classification Map*.
- City and County Staff participate on a long range planning committee of School District #51.

### **Irrigation**

- Development Codes require use of non-potable irrigation water for landscaping purposes where available.

### **Fire Protection & Emergency Medical Service**

- City and County continue to address the issues and needs of fire protection and emergency medical services on the Redlands. Both jurisdictions have

money budgeted for 2002 to begin the process to acquire land and/or facilities.

### **Drainage**

- Development Codes require minimum 100 foot setbacks from Colorado and Gunnison Rivers.
- The City and County maintain Geographic Information Systems with drainage and a geo-hazards map of the Redlands.
- Adopted the *Storm Water Management Manual (SWMM)*.

### **Land Use and Urban Design**

- Connected Lakes area was rezoned to AFT (RSFR).
- Fruita, Grand Junction, and Mesa County signed an intergovernmental agreement establishing a Cooperative Planning Agreement, Buffer Area, as a community separator in 1998.
- Development Codes establish new standards for new development.
- Development Codes include standards for new development on ridgelines and steep slopes.
- 1998 Persigo Agreement requires annexation of certain new development. *City of Fruita Community Plan 2020* adopted in 1994 and updated in 2001 includes:
  - A Monument Preservation area outside of the Persigo 201 - 5 acre minimum lots, and;
  - Removing most of the Redlands area east of Kings View Estates from the Fruita 201 Sewer Service Area.

### **Parks, Recreation, Historic Places**

- Riggs Hill acquired by the Museum of Western Colorado and Dinosaur Hill is protected by the Bureau of Land Management.
- Audubon and Blue Heron trail sections of the Colorado River Trail System have been built and are very popular.
- Mesa County transferred ownership of the reclaimed Connected Lakes gravel pits to the State of Colorado as part of the Colorado River State Park system.
- Urban Trails Master Plan adopted.
- Tabeguache mountain bike trail established between Monument Road and Little Park Road.
- Land at the confluence of Gunnison and Colorado Rivers purchased by US government Bureau of Reclamation as a wildlife preserve.
- Redlands Middle School built.
- *The Grand Junction Master Parks Plan* was updated in 2001.
- Grand Junction Country Club (Redlands Community Club) designated on State Register of Historic Places in 1995.
- National Monument - designations of historic buildings and sites.

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# **GENERAL SERVICES ACTION PLAN**

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## **FINDINGS**

### **General**

Utility services in the area are provided as follows:

- Domestic Water - Ute Water Conservancy District, Bruners Water System,
- Electricity - Excel Energy and Grand Valley Power.  
Irrigation – Redlands Water and Power Company.
- Sewage Collection - City of Grand Junction/Mesa County Joint Sewer System (Persigo).
- Sewage Treatment - City/County Persigo Wastewater Treatment Plant.
- Solid Waste Collection - Several private haulers in addition to the City of Grand Junction

### **Domestic water**

Service provided by Ute Water has been interrupted several times in the recent past due to line breaks. Many existing waterlines do not meet current fire protection standards particularly in terms of line size and looping requirements. There are issues with varying water pressure day to day. The various providers in the valley have adopted common water system construction standards.

Bruners Water System (Artesian Water Services), a private water provider, serves over 200 homes on the Redlands. These residences at some point may need to be integrated into the Ute Water system. Estimated costs of 1.2 million dollars are needed to upgrade the existing water line infrastructure before Ute Water could serve these residences.

There are also several residences on wells. Over time, these residences may want or need to connect to Ute Water's facilities.

### **Irrigation/Drainage**

Irrigation water is supplied to a majority of the Redlands via the Redlands Water and Power District. Irrigation water comes from a dam on the Gunnison River that diverts water for irrigation and the power plant. The Ridges / Redlands Mesa takes their water out after it passes through the power plant.

Redlands Water and Power is not responsible for handling drainage in the area. Mesa County has already compiled drainage information from the various private development studies that have been completed to date.

Drainage is a very high concern on the Redlands due to the large amount of steep, impervious land to the southwest of the Redlands within the Colorado National Monument. Runoff from most storm events start southwest of the area

and move northeasterly essentially "following" the drainages to the Colorado River. Because of the above factors, all of the washes and streams are subject to flash flooding and should be very closely analyzed when developing new drainage plans or siting structures.



*Redlands Power Canal and Power Station*

### **Sewer**

The Redlands area within the Grand Junction sewer service area is or will be served by sanitary sewer. Within the City of Fruita's sewer service area much of the area is slated to be removed from the service area. The 2001 City of Fruita Community Plan 2020 recommends removing most of the Redlands area east of Kings View Estates from the Fruita 201 Sewer Service Area and utilizing individual sewage disposal systems.

Much of the existing housing in the Grand Junction Persigo 201 Sewer Service Area is not currently being served by sanitary sewer. It is estimated that 1400 homes in the Redlands are served by onsite sewage disposal systems. Although septic tank and soil treatment of domestic wastewater is an effective and proven means of sewage treatment, the age of many systems in the area and the lack of adequate installation area for replacement fields have begun to produce complex and expensive repairs of existing systems. The proliferation of small parcels and the resulting high density has made many areas in the Redlands impractical for on-site wastewater disposal. The City of Grand Junction and Mesa County have recommended that new development within the urban boundary be constructed with provisions for sewer service.

The Septic System Elimination Program has been established to convert neighborhoods from individual septic systems to a public system where raw sewage will be treated at the Persigo Wastewater Treatment Plant. Under the program the City/County sewer fund subsidizes the cost of constructing sewer

infrastructure to the property lines by 30 percent. The subsidy is intended to bring the cost of sewer service down to approximately the same amount as replacement of a septic system.

Several neighborhood sewer improvement districts have been formed to provide sanitary sewer service and eliminate individual septic systems. The following list of neighborhood areas are completed, under construction, or are being planned:

- Monument Meadows (12 homes / completed 2001)
- Columbine Area (66 homes / completed 2001)
- Manzana (8 homes / completed 2001)
- Country Club Park #2 / Mesa Vista (66 homes / 2002 completion)
- Redlands Village South (118 homes / 2002 completion)
- West Scenic Area (13 homes / under design)
- Skyway (231 homes / under design)
- Redlands Village North (205 homes / 2002 construction)
- 23 Road and Broadway Area (31 homes / under design)

#### **Solid Waste Collection/Trash Pick-up**

There are several private haulers, in addition to the City of Grand Junction, that provide solid waste collection to the Redlands area. City ordinance requires residences within the City of Grand Junction to have their trash picked up by either the City or private hauler.

With multiple private haulers there are issues with noise, aesthetics and number of large trucks driving on neighborhood streets throughout the workweek. Consolidating services for individual neighborhoods would reduce the frequency of noisy refuse trucks, reduce the number of days that refuse containers are placed at the curb, and reduce the number of large trucks using the neighborhood streets.

#### **Public Safety (Law Enforcement & Fire)**

Public safety services within the planning area include the following:

- Fire protection is provided by Grand Junction City/Rural Fire Districts Station #1 at 6<sup>th</sup> Street and Pitkin Avenue. Many concerns have been expressed during this planning process as well as previous discussion at the City and County regarding the need for better fire protection in the Redlands area, including a new fire station. For wildfires, please see the "*Land Use/Growth Management Action Plan*" section of this plan.
- Emergency medical service is provided by the Grand Junction Fire Department and area ambulance services. As part of a new fire station, an emergency response facility may be constructed first. Currently nine out of ten emergency calls on the Redlands are for medical needs only.

- Law enforcement is provided by the Mesa County Sheriff's office, the Grand Junction Police Department and the Colorado State Highway Patrol. There are several active neighborhood watch programs throughout the Redlands area. The City Police Department and County Sheriff review development proposals for elements of crime prevention through design, e.g. limited access to properties [cul-de-sacs, and minimizing opportunities for criminals to hide (landscaping)]. Multiple access points to developments are often encouraged by the fire departments to ensure emergency vehicle access in case an access is blocked.

### **Schools**

There are three elementary schools and one middle school located on the Redlands. Statistics show that the actual growth in the number of students attending School District 51 schools located on the Redlands has remained steady at around 1600 students for K-8 during the past four years.



*Redlands  
Middle School*

School District 51's Long-Range Planning Committee has made recommendations to the School Board that in the short term, through 2010, the need for new schools within the District do not include any new schools in the Redlands (including a high school). In looking at the need for a new high school in the Redlands, the majority of current high school students living in the Redlands attend Fruita Monument High School in Fruita with a small number of students attending Grand Junction High School. Redlands Middle school, which feeds into these two high schools, has not increased in enrollment over the past four years. With little or no high school student growth coming from the Redlands area, the need for a new high school on the Redlands is not justified. Even though the number of new homes continues to increase in the Redlands, the demographics of those homes is changing. This trend shows the population is changing, with households having fewer or no school-aged children (*Table 1, Page 13*).

<b>Table 1</b>				
<b>School Enrollment</b>				
<i>October of each year</i>				
	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
<b>ELEMENTARY SCHOOLS</b>				
Broadway	302	287	284	289
Scenic	235	230	240	261
Wingate	471	493	458	446
<b>SECONDARY SCHOOLS</b>				
Redlands Middle	598	593	599	598

Source: Mesa County School District 51

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- To make available at an urban level, all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.
- To provide a rural level of services to properties outside of urban areas.
- To promote the cost-effective provision of services for businesses and residents by all service providers.

### Policies

- Coordinate between public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.
- Provide an urban level of services, all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands and a rural level of services to properties outside of urban areas.
- Design and construct water and sanitary sewer systems with adequate capacity to serve future populations.

- Encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.
- Encourage consolidations of services whenever such consolidations will result in improved service efficiencies while maintaining adopted level of service standards.
- Encourage the use of non-potable water for irrigation.

#### Implementation

- The City and County shall coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.
- The City and County shall maintain and annually update ten-year capital improvements plans that identify specific improvements required to serve existing and approved development.
- The City and County shall limit urban development<sup>1</sup> outside of the Urban Growth Boundary.
- The City and County shall ensure that water and sanitary sewer systems are designed and constructed with adequate capacity to serve proposed development.
- The City and County shall coordinate with other service providers to identify opportunities for improving operating efficiencies. The City and County will encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.
- The City and County shall encourage consolidation of services whenever such consolidation will result in improved service efficiencies while maintaining adopted level of service standards.
- The City and County shall encourage the use of non-potable water for irrigation, particularly for recreation areas, common areas and other public spaces.

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<sup>1</sup> Urban development includes all projects of a sufficient intensity to require connection to an organized wastewater collection and treatment system or other urban services. Urban development includes residential development on lots smaller than 2 acres, and non-residential development other than agricultural, mining or approved home occupations.

# COMMUNITY IMAGE/CHARACTER ACTION PLAN

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## FINDINGS

### Hills, Bluffs, and Other Visually Prominent Areas

The Grand Junction Zoning and Development Code identifies key ridgelines along Monument Road, South Camp Road and South Broadway on which new development must maintain sufficient setbacks as to not be visible on the horizon, or provide mitigation through design to minimize the visibility of development along the corridors. *Mesa County's Land Development Code* also identifies key corridors, including Highway 340, Monument Road, South Camp Road and South Broadway, along which views of new structures along ridgelines must be minimized. (*Figure 2, Pages 17-18*)

Development on steep slopes, including the bluffs overlooking the Colorado River, should be avoided or minimized and follow the requirements of the Hillside Development regulations in the *City Zoning and Development Code* and the slope conditions standards in the *County's Land Development Code*.

Monument Road has been identified as a visually important corridor on the Redlands, providing access to the Tabeguache trailhead and a gateway to the Colorado National Monument. In addition to the ridgeline views along the corridor, the views on either side of the roadway are also of importance to maintain the open vistas to the Monument. Similarly, the approach to the west entrance to the Monument along Highway 340 should maintain open unobstructed vistas.

## GOALS, POLICIES, IMPEMENTATION

### Goals

- Protect the foreground, middleground, and background visual/aesthetic character of the Redlands Planning Area.
- Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

### Policies

- Development on prominent ridgelines along the major corridors of Highway 340, South Broadway, South Camp Road and Monument Road shall be minimized to maintain the unobstructed view of the skyline.
- Development along Monument Road, as an access to the Tabeguache trailhead and gateway to the Colorado National Monument, and along Highway 340, as the west entrance into the Monument, shall be sufficiently setback from the corridors to maintain the open vistas of the Monument.

- Development in or near natural hazard areas shall be prohibited unless measures are taken to mitigate the risk of injury to persons and the loss of property.
- The City and County will limit cut and fill work along hillsides. In areas where cut and fill is necessary to provide safe access to development, mitigation shall be required to reduce the visual impact of the work.

#### Implementation

- Revise the City's and County's development codes to have the same standards in the urban area for development of ridgelines and other visually prominent areas. Such standards should incorporate the use of colors, textures, and architecture to blend in with surrounding landscape.
- Create a Monument Road and Highway 340 corridor overlay to address setbacks and design standards for development along the Colorado National Monument access corridors.
- Create an overlay zone for the Colorado River bluffs area and other geologic hazard areas to minimize development of geological sensitive areas.
- Revise the City's and County's development codes to have the same standards in the urban area for development of steep slopes, minimizing the aesthetic and stability impacts of development.

#### Visual Character

One of the goals of the Redlands Area Plan is to achieve high quality development on the Redlands in terms of site planning and architectural design, especially as it relates to commercial development. Public improvements should establish this quality within the public realm, including roadway design and open space areas. This high quality development should be carried over to private sites by establishing and applying design standards and guidelines.

The Redlands has a distinct character, with the varying topography, scenic vistas, open and somewhat rural feel. Being a bedroom community, it's important that the identified commercial centers and convenience centers are designed to fit in with the residential nature of the Redlands. Design elements, including architectural style, use of materials, landscaping, signage and site plan features and elements can be addressed in guidelines and standards.

### **GOALS, POLICIES, IMPLEMENTATION**

#### Goals

- Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.





1 0 1 2 Miles

1 0 1 2 Kilometers

Redlands Area Plan  
Update Spring 2002



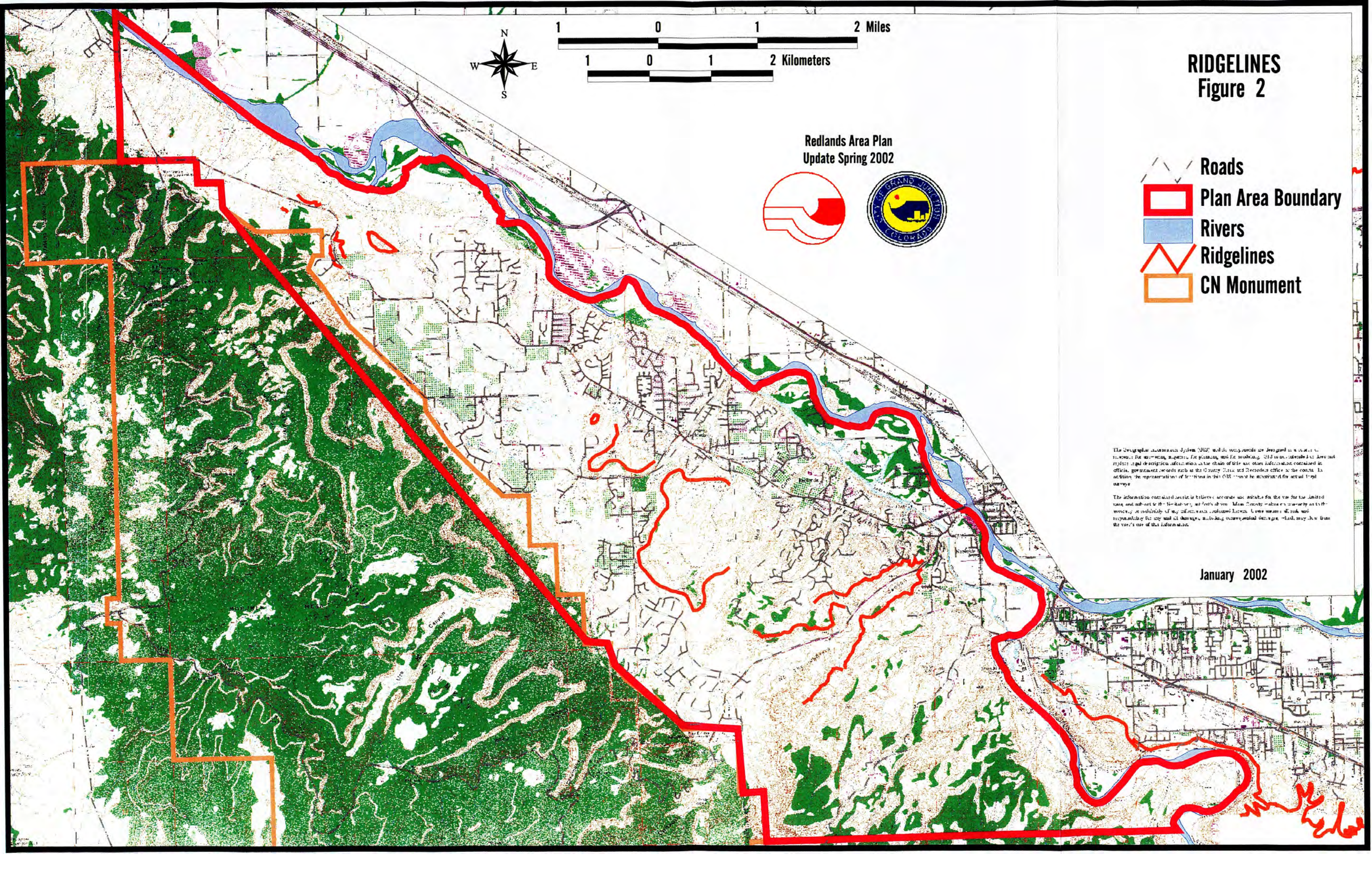
# RIDGELINES Figure 2

-  Roads
-  Plan Area Boundary
-  Rivers
-  Ridgelines
-  CN Monument

The Geographic Information System (GIS) data was provided as developed as a source of information for planning, mapping, and for making. GIS data is intended for use and not for legal descriptions, information in the chain of title and other information contained in official government records such as the County Clerk and Records Office or the courts. In addition, the representation of features in this GIS cannot be substituted for actual field surveys.

The information contained herein is believed accurate and suitable for the use for the limited time and subject to the disclaimer, and the user assumes all responsibility for any use of the information. The user assumes all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

January 2002

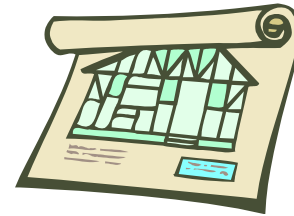


### Policies:

- Opportunities for creating gateway features on the Redlands through public improvements shall be considered.
- New commercial development on the Redlands shall maintain and enhance the character of the area through good design standards.
- Roadway and other public improvement design shall respect and enhance the character of the Redlands.

### Implementation

- Establish design standards and guidelines for commercial development that address the following elements:
  - Building massing, height and rooflines
  - Variation of materials, color and texture
  - Placement of windows and other openings
  - Types and quality of building materials
  - Building and parking lot location
  - Landscaping, screening and buffering
  - Site circulation and pedestrian connections
  - Signage
- Establish roadway design standards for the major corridors that reflect the open, rural character of the Redlands.
- Establish design standards for key entry nodes to the Redlands, such as the intersection of Highway 340 and Redlands Parkway and Highway 340 and Monument Road.



### Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Enhance and maintain, to the greatest extent possible, the darkness of the night sky.

### Policies

- Minimize the number and intensity of street lighting and public space lighting.
- Encourage homeowners to minimize outdoor lighting.

### Implementation

- Establish street lighting standards for the Redlands, especially that area south of Highway 340 that minimizes the number and location of street lights and uses fixtures that reduce the upward glow of lighting.
- Strengthen the standards in the City's and County's Codes to minimize light spillage outward and upward.
- Create informational materials for homeowners to minimize outdoor lighting while still maintaining needed security for their homes.

### **Code Enforcement**

The Grand Junction Code Enforcement Division strives to provide exceptional customer service, community education and outreach and support community vision for an outstanding quality of life. The main purpose is to ensure compliance with the provisions of the *Zoning and Development and Municipal Codes*. Types of violations the division responds to include junk and trash, fences or signs constructed without permits, improper storage of recreational vehicles or other household goods, too many animals and questionable home occupations. Code Enforcement also administers a contract to provide free graffiti removal for any property in City limits to discourage repeat vandalism in neighborhoods.

The approach is to provide and explain code information and then partner with individuals, business groups or neighborhood groups to find solutions to problems. The Division is also willing to attend neighborhood meetings or business group meetings to establish ongoing relationships for better lines of communication.

It is the policy of the Mesa County Code Enforcement to investigate all complaints for compliance with *Mesa County Land Development Code*. Complaints in the County are similar to City complaints, however, the County has no weed ordinance or graffiti removal. As the urban area develops and expands, increasing pressures occur between existing and new uses. The aim of the Department is to balance rights of all property owners and tenants, and to maintain the quality of life for all residents.

# LAND USE/GROWTH MANAGEMENT ACTION PLAN

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## FINDINGS

### Current Land Use Summary

The Redlands Planning Area consists of a diverse mixture of land use, management, and ownership. An evaluation of the Mesa County Assessor's records reveal that agriculture, business, commercial, conservation, industrial, public/quasi-public, residential, and tourist land uses are widely distributed throughout the planning area (*Figure 3, Pages 23-24*). As of December 2001, there were approximately 6,686 tax parcels within the planning area. About 72.2 percent of the area is private and 27.8 percent is public or quasi public. Residential land use is the most prevalent use in the planning area; it comprises about 46 percent of the area.

Lands with a primarily agricultural land use make-up about 13 percent of the planning area. The uses include: lifestyle agriculture, orchards, pastures, road-side fruit stands, nursery, and some grazing (limited) on the west end of the planning area. The Redlands Water and Power Company supplies irrigation water to agricultural and residential properties.

More than one-half of the property taxed as agriculture lies in a district that is zoned for residential use. About 30 parcels on 295 acres lie in a zone that permits a density of two units per acre (Residential Single Family 2 [RSF-2]). Another 25 parcels – 1,453 acres -- lie in a zone district that allows a density up to four units per acre (Residential Single Family 4 [RSF-4]). As the area continues to develop, existing agricultural uses will experience increased conflicts with suburban residential lifestyles.

Business, commercial, industrial, and tourist land uses make-up a small percent of the planning area – about two percent. The Redlands area is generally considered a bedroom community for the City of Grand Junction and contains little local employment. The largest employers in the area are Safeway, the schools, Albertsons, and Pepsi Bottling Company. There are, however, several small neighborhood retail businesses, generally located along Highway 340. They include a bank, convenience stores with gas stations, restaurants, mini-storage, water bottling, and a landscaping and nursery business. The potential for expanded commercial uses exists at the Redlands Marketplace, Monument Village, and neighborhood convenience centers. Industrial uses within the area are limited to gravel pits along the floodplains and terraces of the Colorado River.

There are numerous public/quasi-public/conservation lands within the planning area. These land uses account for a relatively large portion – 28 percent -- of the

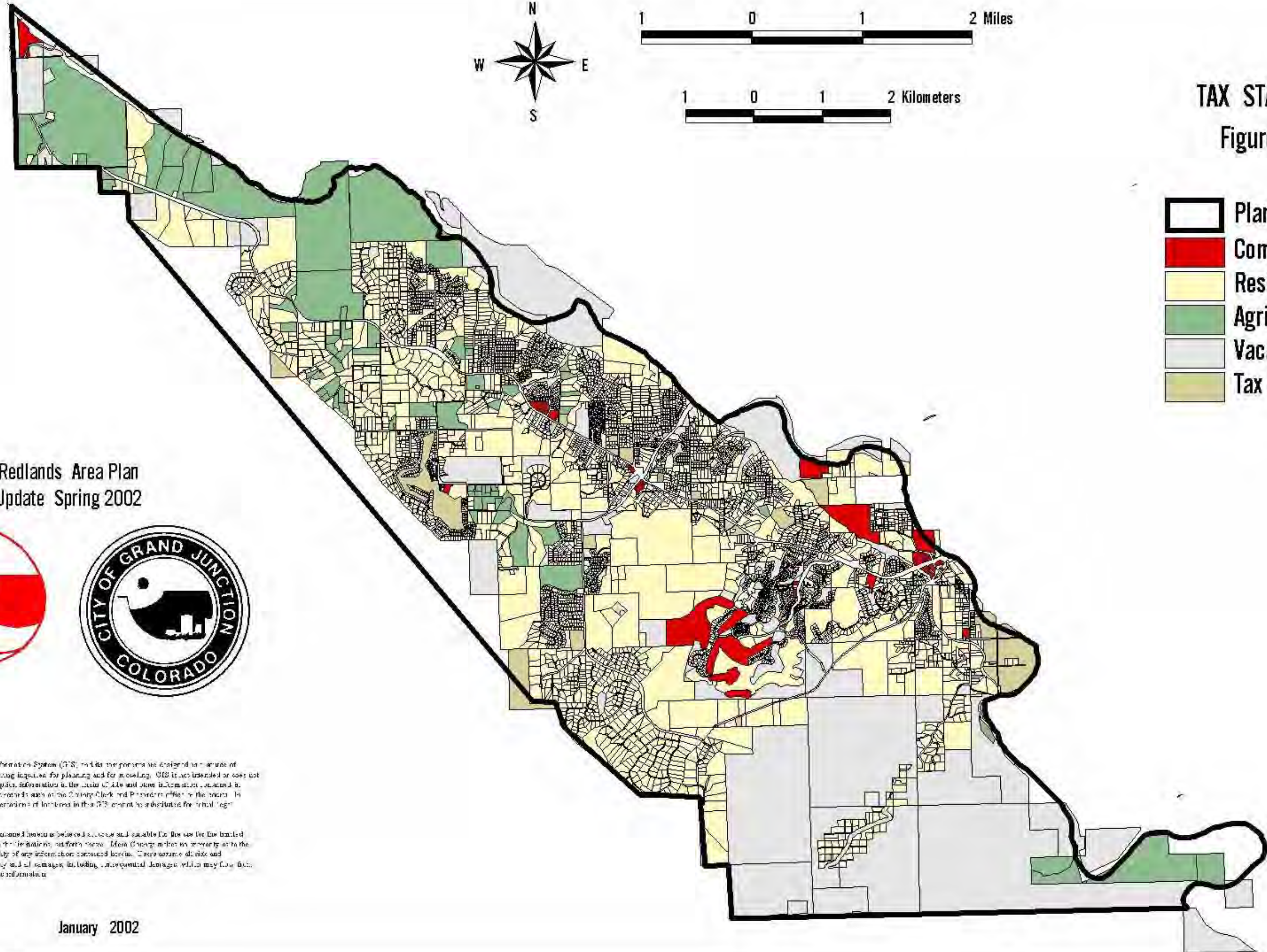
planning area. Schools in the planning area include: Broadway, Scenic, and Wingate Elementaries; and Redlands Middle School. There are numerous churches throughout the planning area. City, County, and State agencies own/manage parks within the planning area. Parks range from passive recreation and open space (Grand Valley Audubon Society property, Connected Lakes State Park) to active recreation with playgrounds. There are two golf courses in the area -- Tiara Rado and Redlands Mesa. Numerous trails and trail connections exist within the planning area. In 1997 *Mesa County and the City of Grand Junction adopted the Urban Trails Master Plan* as an updated plan of all pedestrian and bicycle routes in the *Multi-Modal Transportation Study* which includes the Redlands Area. Routes depicted on the *Urban Trails Master Plan* represent a concept of getting from one point to another, rather than the exact position of each route. The Bureau of Land Management and National Park Service manage lands within or adjacent to the planning area. The Redlands Power and Water Company operates a private water distribution system and hydro power plant.

Residential uses include condos, duplex/triplex, multi-family, and townhomes. Of the 6,686 parcels, 5,142 had structures assessed at \$10,000 or more with at least one bathroom on the first floor (a housing unit), (according to the Mesa County Assessor's records). The average tax parcel size (public and private) in the study area is about 2.5 acres (vacant tax parcels average 9.7 acres); and tax parcels with residential improvements average 1.4 acres. (Table 2, Below) (Figure 3, Pages 23-24)

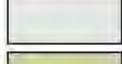
**Table 2**  
**Land Use Summary**

	# of Parcels/ Units	Total # of Acres	% of Planning Area	Max. Size	Min. Size	Mean Size	Structures Over \$10K
Plan Area Summary	6686	17,039	100%	919 (BLM)	.05	2.5	5209
Agriculture	82	2,291	13.4%	558	.5	28	35
Exempt	145	4,748	27.8%	893	.05	32.6	--
Commercial	56	369	2.1%	87	.23	6.6	32
Industrial	1	65	0.38%	65	--	--	--
Residential	5821	8,203	34.1%	192	.05	1.4	5142
Condo	155	4.5	0.026%	--	--	--	--
Duplex/Triplex	74	53	0.31%	--	--	--	--
Multi-family 4-8	4	1.3	0.007%	--	--	--	--
Multi-family 9+	1	0.61	0.003%	--	--	--	--
Townhouse	227	16	0.09%	--	--	--	--
No Information	120	1,288	7.6%	--	--	--	--

Source: Mesa County Assessor - 2001



**TAX STATUS**  
Figure 3

-  Plan Area Boundary
-  Commercial
-  Residential
-  Agriculture
-  Vacant
-  Tax Exempt

Redlands Area Plan  
Update Spring 2002



The Geographic Information System (GIS) data for this map was derived from a variety of sources for planning purposes for planning and for modeling. GIS is not intended or used for legal purposes. Information in this map is for informational purposes only and should not be used for legal purposes. Information in this map is for informational purposes only and should not be used for legal purposes.

The accuracy, completeness, and reliability of the data and information contained in this map is not guaranteed. The City of Grand Junction is not responsible for any errors or omissions in this map or for any damages, including consequential damages, that may result from the use of the information.

January 2002

## **Agriculture**

Agricultural land uses make-up about 13 percent of the planning area, and includes lifestyle agriculture, orchards, pastures, road-side fruit stands, nursery, vineyards and some grazing (limited) on the west end of the planning area. While it is widely accepted that market economics have a large negative influence on agriculture operators and their willingness/ability to continue operations, the stresses and impacts created from urban influences also have a significant negative impact on agricultural operations (traffic, domestic pets, trespass, improper management of irrigation/tailwater and others). Fragmentation of land uses further complicates the viability of continuing traditional agriculture.

## **GOALS, POLICIES, IMPLEMENTATION**

### **Goals**

- Encourage residential development patterns that preserve agricultural land, open space, sensitive natural areas, and the rural character.
- Promote the use of land conservation tools and techniques that will protect agricultural land.
- Encourage residential development on land that is unsuitable for agriculture and require sufficient buffering adjacent to prime agricultural land.
- Conserve productive agricultural farmland designated prime per the Natural Resource Conservation Service.
- Minimize conflicts between residential and agricultural uses.
- Support local agricultural operations and products.
- Protect irrigation water/infrastructure for future agricultural use.

### **Policies**

- New development is encouraged to locate on land least suitable for productive agricultural use (productive land in this area may include lands with dry land grazing having a history of grazing use).
- Appropriate buffering of new developments is required adjacent to agricultural operations.
- New development proposals which may result in conflicts with wildlife and/or agricultural uses will require consultation with the appropriate land and resource manager (e.g., Colorado Division of Wildlife-CDOW, Bureau of Land Management-BLM) and area residents to minimize and mitigate such conflicts.
- Support farmers' markets and promote the purchase of local goods.
- Support and encourage voluntary techniques to preserve agricultural lands.
- Promote multiple/compatible uses of agricultural lands.
- Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.

### Implementation

- Provide, to new subdivisions, model homeowners association Conditions, Covenants, & Restrictions that address agricultural protection efforts (control of domestic pets, setbacks, *etc.*).
- Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.
- The County shall enforce the Mesa County Right-to Farm and Ranch Policy by use of the Agricultural Advisory Panel to mediate conflicts.
- The County will continue to distribute the *Code of the New West*.

### Future Land Use & Zoning

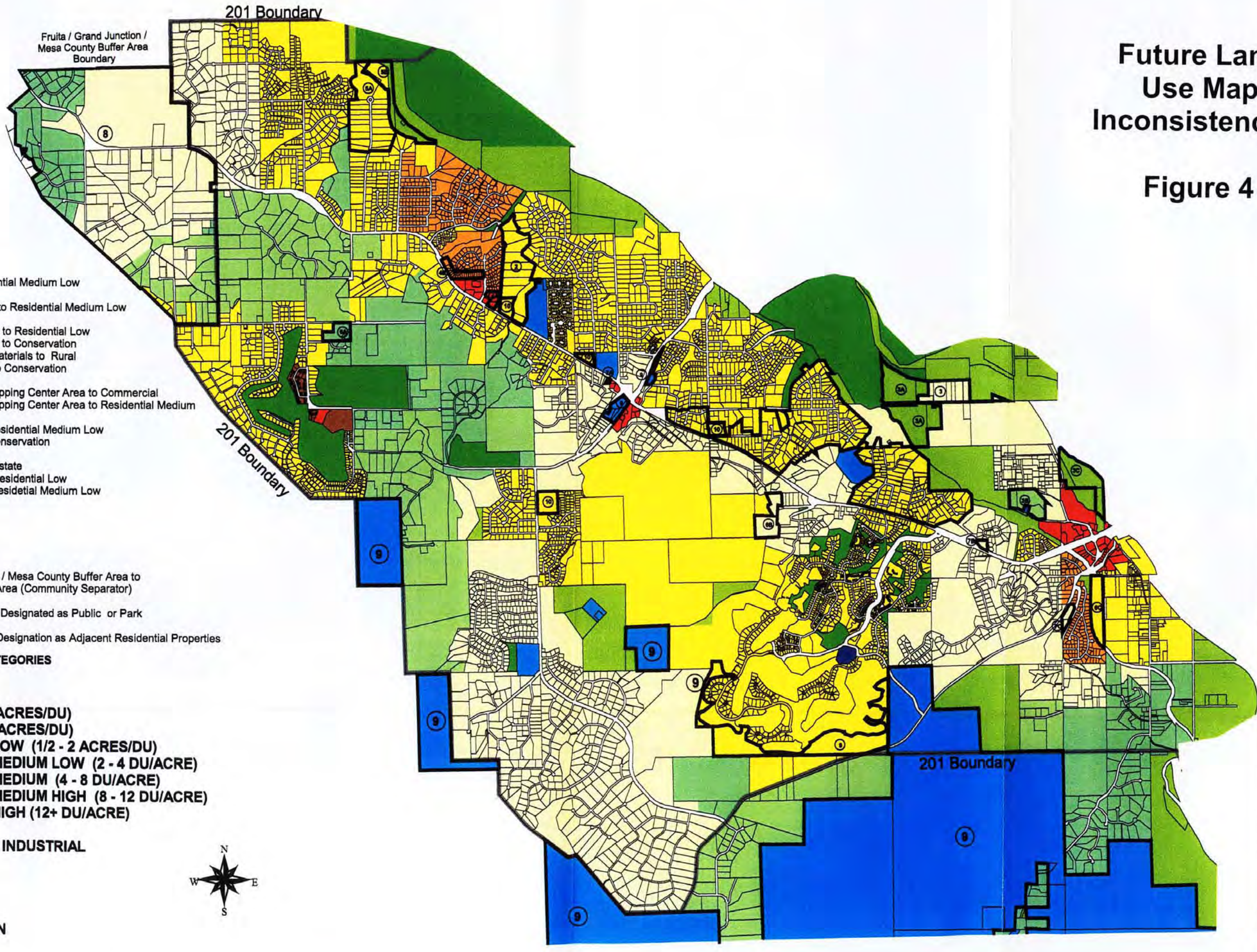
The Redlands area is a joint planning area of Mesa County, the City of Grand Junction, and the City of Fruita. Much of the planning area is located within the Joint Urban Planning Area as depicted in the *Mesa Countywide Land Use Plan* and the *Grand Junction Growth Plan*. (The western portion of the planning area includes the GJ/Fruita/Mesa County Cooperative Planning Area (buffer or community separator) and the City of Fruita's Community Planning area (3 mile radius from city limits). The area within the Joint Urban Planning area has a more detailed land use classification system than the more rural areas of Mesa County because of the more intense urban pressures it experiences. The planning area has 14 future land use classifications. The City and County's Development Codes implement these classifications. The City and County's zoning districts are used to establish the conditions for the use and development of land in each of the future land use categories. Lands that lie within the Redlands Planning Area and within the joint urban planning area of the City and County use the same Future Land Use Map for reference. However, the City's interpretation of the map has a regulatory effect, while the County's interpretation of the map has an advisory effect.

Most of the Future Land Use Classifications in the planning area are not being changed from their current classification. Some changes are being made because of inconsistencies with existing uses or zoning map conflicts. The following areas require changes to the Future Land Use Map. See Future Land Use Map Inconsistencies (*Figure 4, Pages 27-28*)



# Future Land Use Map Inconsistencies

## Figure 4



Fruita / Grand Junction /  
Mesa County Buffer Area  
Boundary

201 Boundary

201 Boundary

201 Boundary

- Proposed Changes**
1. Scenic Area to Residential Medium Low
  2. Rio Hondo Drive Area to Residential Medium Low
  3. Connected Lakes Area to Residential Low
  - 3A. Grand Valley Audubon to Conservation
  - 3B. Whitewater Building Materials to Rural
  - 3C. Colorado River Area to Conservation
  - 4A. Monument Village Shopping Center Area to Commercial
  - 4B. Monument Village Shopping Center Area to Residential Medium
  - 5A. Peony Drive Area to Residential Medium Low
  - 5B. Peony Drive Area to Conservation
  - 6A. Conservation Area to Estate
  - 6B. Conservation Area to Residential Low
  - 6c. Conservation Area to Residential Medium Low
  7. Existing Errors
  - 7A. to Commercial
  - 7B. to Residential Low
  - 7C. to Residential Low
  8. Fruita / Grand Junction / Mesa County Buffer Area to Cooperative Planning Area (Community Separator)
  9. Public Properties to be Designated as Public or Park
  10. Churches to be Same Designation as Adjacent Residential Properties

**EXISTING LAND USE CATEGORIES**

- 201 Boundary
- Future Land Use**
- RURAL (5 - 35 ACRES/DU)
- ESTATE (2 - 5 ACRES/DU)
- RESIDENTIAL LOW (1/2 - 2 ACRES/DU)
- RESIDENTIAL MEDIUM LOW (2 - 4 DU/ACRE)
- RESIDENTIAL MEDIUM (4 - 8 DU/ACRE)
- RESIDENTIAL MEDIUM HIGH (8 - 12 DU/ACRE)
- RESIDENTIAL HIGH (12+ DU/ACRE)
- COMMERCIAL
- COMMERCIAL / INDUSTRIAL
- INDUSTRIAL
- MIXED USE
- PUBLIC
- PARK
- CONSERVATION
- WATER



### Scenic Area

Area currently has 362 parcels shown as Residential Low (lots size between one half acre and 2 acres) and 4 parcels shown as Conservation. Changed this area to Residential Medium Low (with densities between 2 and 3.9 units per acre), to more accurately reflect existing lot sizes and development trends in the area.

### Rio Hondo Drive Area

Area currently has 10 parcels along the east side of Rio Hondo Drive shown as Residential Medium (with densities between 4 and 7.9 units per acre).

Changed to Residential Medium Low (with densities between 2 and 3.9 units per acre), to more accurately reflect existing development pattern in the area.

### Connected Lakes Area

Currently 8 parcels located on the north side of Dike Road near the Colorado State Park were shown as Public and changed to Residential Low (with lot size between one half acre and 2 acres). Also;

- Grand Valley Audubon Property – Four parcels changed from Park, Public and Residential Low to Conservation.
- Whitewater Building Materials Property – Two parcels from Public to Rural and one parcel from Residential Low to Rural.
- Colorado River Area - One parcel and the river portion of another parcel from Commercial to Conservation and one parcel changed from Park to Conservation.

### Monument Village Shopping Center Area

Corrected to reflect the approved commercial and residential uses.

One parcel currently shown as Residential Medium (with densities between 4 and 7.9 units per acre) changed to Commercial. This parcel is approved for commercial uses by Mesa County.

Two parcels shown as Commercial changed to Residential Medium (with densities between 4 and 7.9 units per acre). These two residential parcels are part of the Monument Village Subdivision

### Peony Drive Area

Twenty-four residential parcels on north end of subdivision were shown as Park and changed to Residential Medium Low (with densities between 2 and 3.9 units per acre).

Changed from Park to Conservation for four parcels that largely encompass hillside and riverbank areas along river bluff.

### Areas shown as Conservation areas on Map

Parcels of land that are designated as Conservation are generally properties that have limited development potential due to one or more of the following issues;

floodplain, steep slopes, wetlands or major drainage issues. Properties that have such constraints, with little build-able area are shown as conservation on the Future Land Use Map. Several properties previously shown as Conservation were identified as being in error and should be designated the same land use classification as other adjacent properties. These properties include:

- One parcel located at 2067 E ½ Road from Conservation to Estate (Lots = 2 to 5 acres)
- Two parcels located at 120 Mesa Grande Drive and 2336 S. Broadway respectively from Conservation to Residential Low (Lots = .5 to 2 acres)
- One parcel located at 2525 D Road from Conservation to Residential Medium Low (2-4 dwelling units per acre)

#### Other Errors on Existing Future Land Use Map

A commercial business property at 2245 ¾ Broadway changed to Commercial, that was shown as Public.

A single family residence at 2458 Broadway which was shown as Water changed to be the same as surrounding properties shown as Residential Low (lots size between one half acre and 2 acres).

Property at 363 South Redlands Road changed from Estate to Residential Low and 379 South Redlands Road changed from Residential Medium to Residential Low.

#### Fruita/Grand Junction/Mesa County Buffer Area

Designation as “Cooperative Planning Area (Community Separator)” to fully implement the Intergovernmental Agreement between Mesa County, City of Fruita and the City of Grand Junction.

#### Public Properties to the land use category of Public

all properties that are owned by “tax supported” public entities be shown as public on the *Future Land Use Map* with the exception as noted below. These include property owned by the following public entities:

- BLM
- Bureau of Reclamation
- Colorado National Monument
- Mesa County
- School District 51
- Ute Water
- City of Grand Junction (except existing or future park sites which will be designated as Park)

### Churches to same designation as adjacent residential properties

There are four churches on the Redlands that were previously shown as Public. They changed from Public (see 9, above) to the same land use category as adjacent properties Which for all four properties is Residential Medium Low.

- Redlands United Methodist Church at 527 Village Way
- Liberty Baptist Church at 405 South Camp Road
- Church on the Rock at 2170 Broadway
- Monument Baptist Church at 486 23 Road

### Swan Lane Area

This neighborhood has 58 properties with 39 of them less than one half acre in size. The area is bounded by Mockingbird Lane on the west, Highway 340 on the north, Reed Mesa Drive and 22 ¼ Road on the east, and Mudgett Avenue on the south. The 39 parcels are nonconforming to the Land Use category of “Residential Low”. Changing the Future Land Use Map to “Residential Medium Low” will bring all properties into compliance with the Future Land Use Map and bring the area into conformance with Mesa County Zoning of Residential Single Family with a maximum density of 4 units per acre (RSF-4).

Zoning in the planning area contains both unincorporated Mesa County land and areas within the City limits of Grand Junction. Land that is unincorporated Mesa County is zoned and regulated by the County, while land that is within the municipal boundaries of the City of Grand Junction is zoned and regulated by the City. The two governments have agreed to work together to create an orderly transition from County to City.

### Persigo Wash Agreement

*The 1998 Intergovernmental Agreement between the City of Grand Junction and Mesa County relating to City growth and joint policy making for the Persigo Sewer System (the Persigo Agreement) affects land use and development in the area. Pursuant to the Persigo Agreement certain new development within the Persigo 201 Sewer Service Area (which is the same as the Urban Growth Boundary) must annex to the City of Grand Junction. Provision of sewer service does not automatically require annexation. Existing residential development connecting to sewer is not required to annex nor provide a Power of Attorney (POA) for annexation in the future. (Figures 5A & 5B, Pages 33-34 & 35-36)*

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- New development will pay its fair, equitable, and proportionate share of the cost of providing necessary services, utilities, and facilities at the applicable service levels.

### Policies

- The City and County will use the Future Land Use Plan (Map) in conjunction with other policies to guide new development decisions. (*Figure 5A & 5B, Pages 33-34 & 35-36*)
- Urban land uses will be encouraged to occur in municipalities and not outside municipal limits.
- The City and County will place different priorities on growth, depending on where proposed growth is located within the joint planning area, as shown in the Future Land Use Map (*Figure 5A & 5B, Pages 33-34 & 35-36*). The City and County will limit urban development<sup>2</sup> in the joint planning area to locations within the urbanizing area with adequate public facilities as defined in the City and County codes.

### Implementation

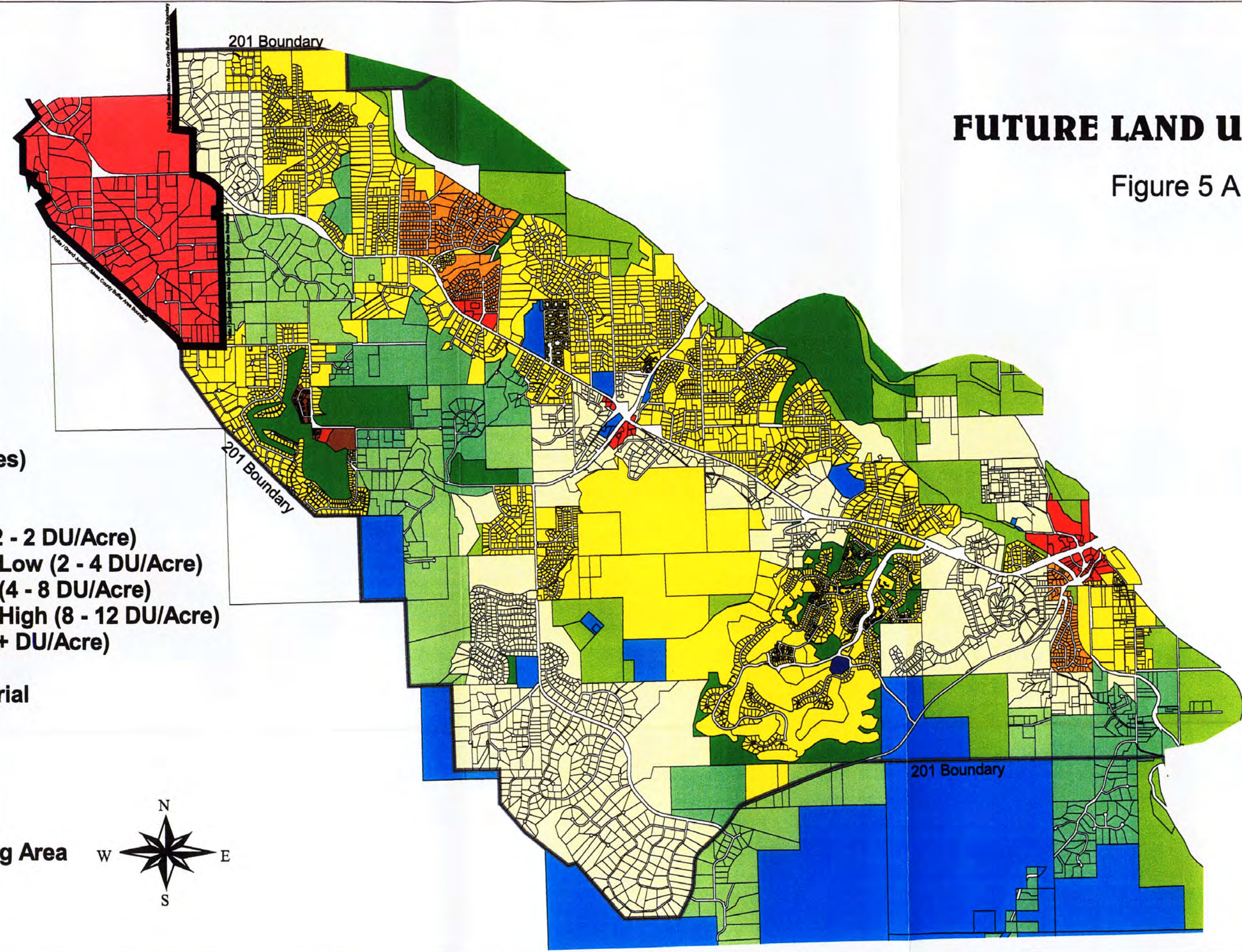
- With voluntary bulk rezones to AF35, AFT, RSF-R, or RSF-E consistent with the plan. The County will initiate and assist property owners with voluntary bulk rezones to AF35 where consistent with the plan.
- The City shall zone annexed properties consistent with this Plan.

---

<sup>2</sup> Urban development includes all projects of a sufficient intensity to require connection to an organized wastewater collection and treatment system or other urban services. Urban development includes residential development on lots smaller than two acres and non-residential development other than agricultural, mining, or approved home occupations.

# FUTURE LAND USE

Figure 5 A






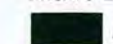



















-  201 Boundary
- Future Land Use**
-  Agriculture (35+ Acres)
-  Rural (5 -35 Acres)
-  Estate (2 - 5 Acres)
-  Residential Low (1/2 - 2 DU/Acre)
-  Residential Medium Low (2 - 4 DU/Acre)
-  Residential Medium (4 - 8 DU/Acre)
-  Residential Medium High (8 - 12 DU/Acre)
-  Residential High (12+ DU/Acre)
-  Commercial
-  Commercial / Industrial
-  Industrial
-  Mixed Use
-  Park
-  Public
-  Conservation
-  Cooperative Planning Area
-  Water



# FUTURE LAND USE

## Figure 5 B

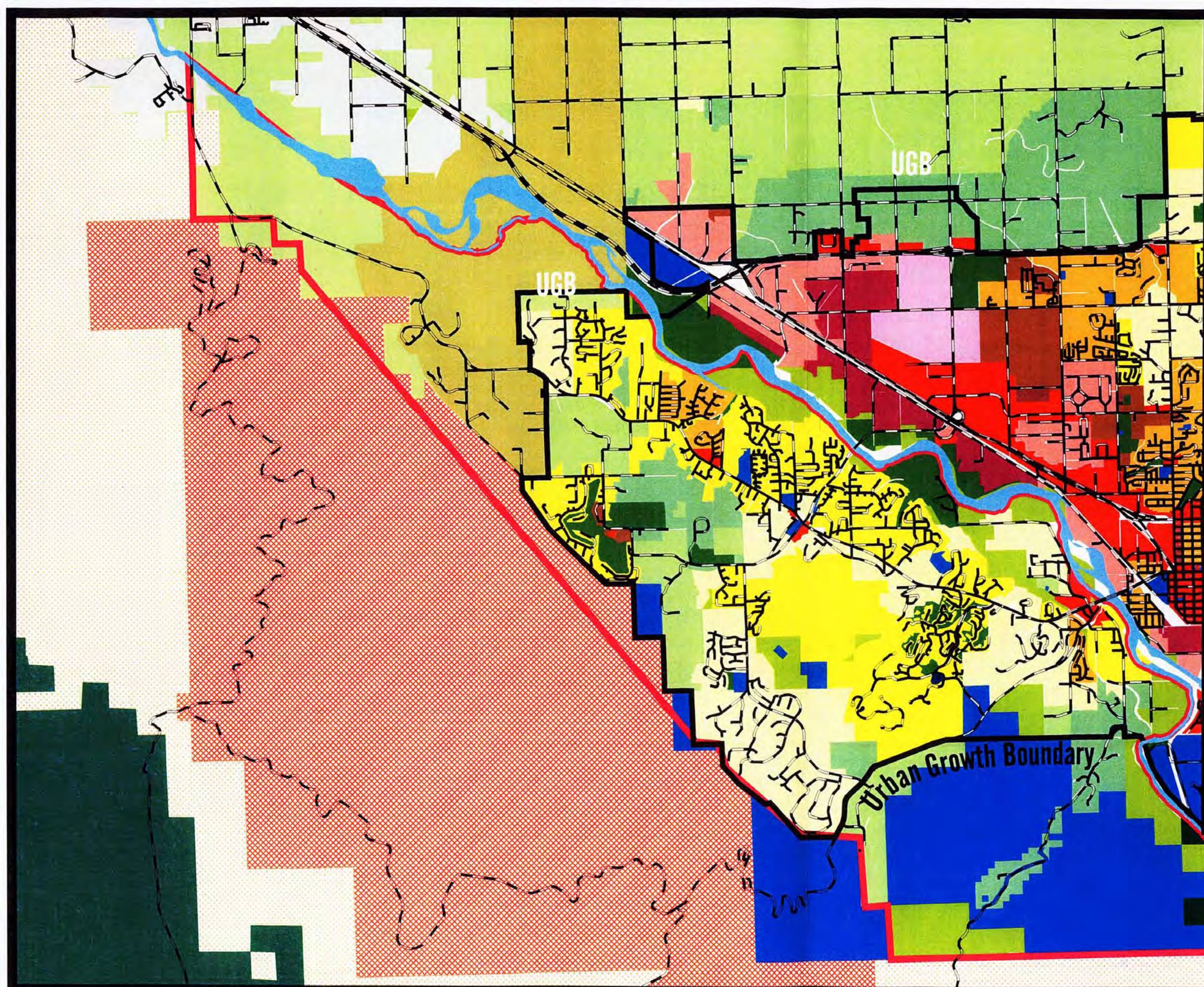
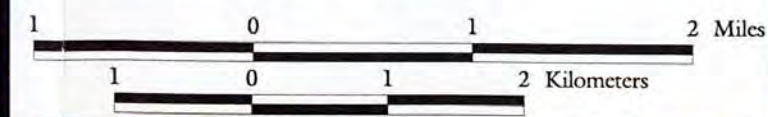
-  Roads
-  Rivers
-  Urban Growth Boundary
-  Plan Area Boundary
-  Community Separator (Buffer)  
City of Fruita
- Future Land Use Classifications**
-  **AGRICULTURE (35+ ACRES)**
-  **RURAL (5 - 35 ACRES)**
-  **ESTATE (2 - 5 ACRES)**
-  **RESIDENTIAL LOW (1/2 - 2 ACRES)**
-  **RESIDENTIAL MEDIUM LOW (2 - 4 DU/ACRE)**
-  **RESIDENTIAL MEDIUM (4 - 8 DU/ACRE)**
-  **RESIDENTIAL MEDIUM HIGH (8-12 DU/ACRE)**
-  **RESIDENTIAL HIGH (12+ DU/ACRE)**
-  **COMMERCIAL**
-  **COMMERCIAL / INDUSTRIAL**
-  **INDUSTRIAL**
-  **MIXED USE**
-  **CONSERVATION**
-  **PUBLIC**
-  **PARK**
-  **WATER**
-  **BLM**
-  **C. N. Monument**



January 2002

The Geographic Information System (GIS) data base was developed as a means of assisting the planning department in planning and monitoring the future land use plan. The data base was developed using GIS software and data from various sources. The data base is a dynamic system that can be updated as needed. The data base is a dynamic system that can be updated as needed.

The information contained herein is believed accurate and suitable for the use for which it was prepared. However, the user should verify the accuracy of the information before using it for any purpose. The user should verify the accuracy of the information before using it for any purpose.



## **Neighborhood Shopping Centers and Neighborhood Convenience Centers**

### Neighborhood Shopping Centers

Neighborhood Shopping Centers are sites of 10 to 15 acres, designed to meet consumer needs from adjacent neighborhoods. Uses usually include a supermarket with associated mixed retail and personal services. These centers might also include employment uses, such as office. Examples of Neighborhood Shopping Centers on the Redlands are Monument Village Shopping Center, with Safeway as the anchor, and Redlands Marketplace, with Albertson's as the anchor.



*Redlands  
Market Place*

Monument Village Shopping Center and surrounding commercial property, located on Highway 340 and Monument Village Drive, consists of approximately 12 acres. Five acres is developed with approximately 45,000 square feet of retail, including a grocery store, liquor store, restaurant and gas station/convenience store. The remaining seven acres could develop as additional retail, or, more likely, office and service uses.

Redlands Marketplace, located on Highway 340 and Power Road, consists of approximately 10 acres with 66,000 square feet of retail, including a grocery store, liquor store, video store, packing and shipping outlet and beauty salon. There is another 20,000 square feet of retail planned for the site. The area also includes substantial commercial development on the remaining three corners of the intersection with the possibility for new development and redevelopment.

These two neighborhood shopping center areas on the Redlands are well located and will serve the needs of the Redlands into the foreseeable future.



### Neighborhood Convenience Centers

Neighborhood Convenience Centers are sites of 8 acres or less, with four or more business establishments located in a complex that is planned, developed and managed as a unit. Convenience Centers are located within and intended to primarily serve the consumer demands of adjacent residential neighborhoods. Uses may include retail, personal services, convenience grocery stores (with accessory gas pumps), restaurants without drive-up windows, liquor sales, beauty or barber shops, dry cleaners, and equipment rental (indoor only). Secondary uses may include professional offices, limited banking services such as automated teller machines, multi-family dwellings, medical offices and clinics, small animal veterinary clinics and child care centers.

The existing convenience centers on the Redlands are Meadowlark Gardens and Country Corner, located on Highway 340 and South Broadway, and the office service area of the Ridges, located on Ridges Boulevard and Ridge Circle Drive.

The Meadowlark Gardens development consists of 5 acres with 20,000 square feet developed as a bank and nursery and 23,000 square feet of future office/retail space. Country Corner includes 1.3 acres developed with 17,000 square feet of office/retail and just under an acre remaining for additional development. The Ridges commercial area consists of 2 acres with 14,000 square feet of office and service space, and very little area for additional commercial development.

There are two other sites on the Redlands recommended for future neighborhood convenience development. Those are the Seasons, on South Broadway, and the 23 Road area south of Highway 340. (*Figure 6, Pages 39-40*)

The "Beach" property, adjacent to the Seasons development, currently includes a clubhouse building of 8,500 square feet, a swimming pool, tennis courts and volleyball courts, as well as a parking lot. The property would be appropriate for a recreation/health club facility that could serve the Redlands area. Adjacent to the Beach property is a large tract of land that has an approval for residential and business uses. A maximum of 12,000 square feet of light business uses, as approved with the annexation of the Seasons development, would be appropriate. Development of this property should be in character, in terms of scale and architecture, with the surrounding residential development.

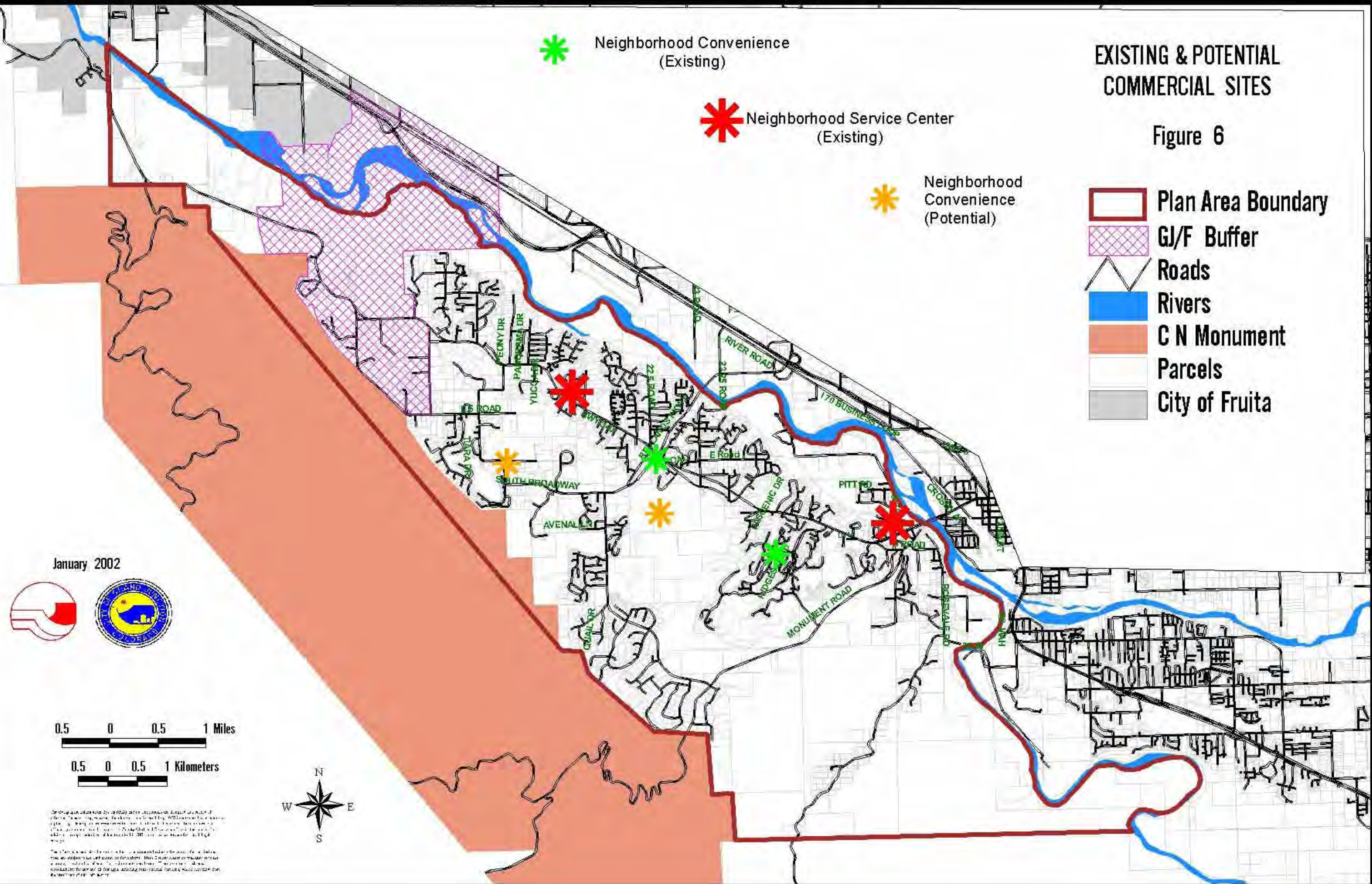
Likewise, neighborhood convenience uses may be appropriately integrated into future development of the 23 Road south area. Such commercial uses should be located on the north end nearer the South Camp and South Broadway corridors to benefit the existing development in the South Camp areas, as well as new development.

# EXISTING & POTENTIAL COMMERCIAL SITES

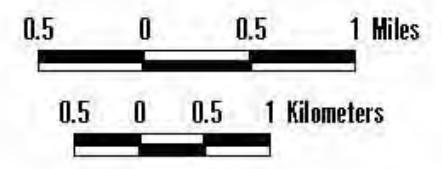
Figure 6

-  Neighborhood Convenience (Existing)
-  Neighborhood Service Center (Existing)
-  Neighborhood Convenience (Potential)

-  Plan Area Boundary
-  GI/F Buffer
-  Roads
-  Rivers
-  C N Monument
-  Parcels
-  City of Fruita



January 2002



Graphic and data provided by the Fruita Planning Department. All information is for informational purposes only. Fruita Planning Department is not responsible for any errors or omissions. Fruita Planning Department is not responsible for any damages or losses resulting from the use of this information. Fruita Planning Department is not responsible for any damages or losses resulting from the use of this information.

It is not anticipated that additional convenience centers will be needed on the Redlands to serve the projected population. (Figure 6, Pages 39-40)

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.
- To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

### Policies

- The City and County will limit commercial encroachment into stable residential neighborhoods. No new commercial development will be allowed in areas designated for residential development unless it has been identified as a neighborhood shopping center or neighborhood convenience center by this plan.
- The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.
- The City and County will protect stable residential neighborhoods from encroachment of incompatible residential and non-residential development.

### Implementation

- Rezoning for commercial uses in areas other than those identified in this plan for neighborhood shopping centers and neighborhood convenience shall require a Plan amendment.
- Design standards and guidelines shall be established for commercial development on the Redlands.

### **Buffer Area-Community Separator**

The Mesa County/Fruita/Grand Junction Community Separator (Fruita/GJ buffer) was created in 1998 by an intergovernmental agreement (IGA) among the three entities of Grand Junction, Fruita, and Mesa County. The primary function of the buffer is to maintain distinct communities within Mesa County. It is implemented through a variety of voluntary techniques to ensure a physical separation between the cities of Fruita and Grand Junction. (Figure 7, Pages 43-44)

Approximately 1716 acres of the buffer area lie in the Redlands planning area. There are 29 parcels taxed as agricultural that account for a total of 1130 acres with the average parcel size being 47 acres. The number of residential lots in the area total 153 and account for 501.7 acres; the average residential lot size is 3.3 acres. Tax exempt lands account for 85 acres (public and quasi-public land uses).

The buffer landscape is varied and includes: highway corridors, the Colorado River and its floodplain, important agricultural land, wildlife habitat, scenic bluffs and canyons, and a patchwork of rural residential development. The Colorado National Monument abuts the south border of the buffer.

Currently, the three parties to the IGA are actively exploring, developing, and supporting options and seeking funding mechanisms to preserve open lands and enhancing the rural character of the buffer area. A wide variety of implementation tools is being explored to make the buffer agreement successful. The Future Land Use map depicts these IGAs, Persigo, Buffer and Future Land Use Designations. (*Figure 5A & 5B, Pages 33-34 & 35-36*)

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

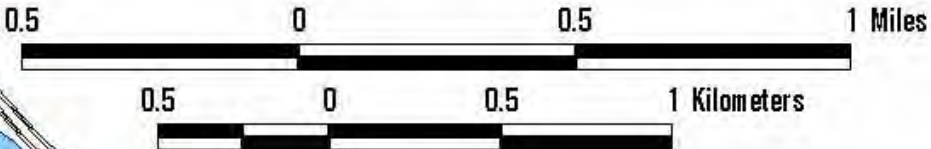
- Preserve and protect the agricultural/rural character of the Buffer area.
- Promote and implement the Intergovernmental Agreement (IGA) between Fruita, Grand Junction, and Mesa County.
- Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.

### Policies

- Seek funds to support the Purchase of Development Rights (PDR) program for the buffer.
- Development projects that are proposed in the buffer should be thoroughly evaluated for their individual and cumulative impact to the agriculture and rural character of the area.
- PDR and transfer of development rights (TDR) projects should be expanded to protect more agricultural land in the buffer.

### Implementation

- The County will assist property owners to voluntarily rezone multiple properties to AFT and RSF-E where consistent with the objectives of the buffer agreement.
- Assist area residents with education and implementation of land conservation tools and techniques.
- An overlay zone shall be created for the buffer area to include land use standards as well as design guidelines and standards to preserve the rural character that is contained in the buffer area within the planning area.



Redlands Area Plan  
Update Spring 2002



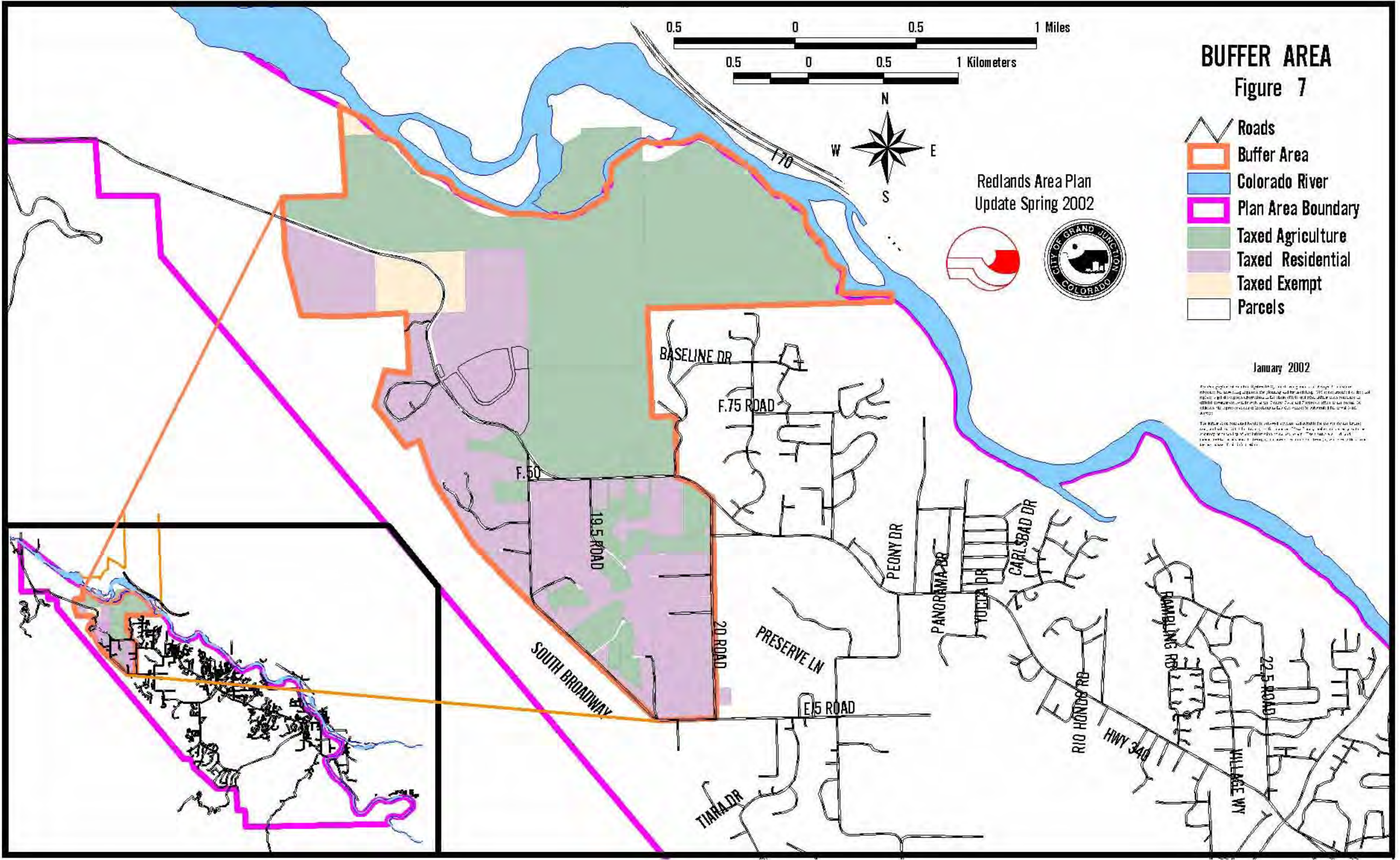
# BUFFER AREA

Figure 7

-  Roads
-  Buffer Area
-  Colorado River
-  Plan Area Boundary
-  Taxed Agriculture
-  Taxed Residential
-  Taxed Exempt
-  Parcels

January 2002

This plan is a preliminary map and is not intended to be used for legal purposes. It is intended to provide information and to assist in the planning process. It is not intended to be used as a legal document. The City of Grand Junction, Colorado, is not responsible for any errors or omissions in this plan. The City of Grand Junction, Colorado, is not responsible for any damages or losses resulting from the use of this plan. The City of Grand Junction, Colorado, is not responsible for any actions taken by any person or entity based on this plan.



## **Colorado National Monument**

The Colorado National Monument is a major tourist attraction of the Western Slope and the Grand Junction area. Each year approximately 300,000 people visit the Monument to see its spectacular scenery. Besides being an economic asset to the area, it contains a wealth of vegetation, and wildlife resources. Development contiguous or adjacent to the Monument has a direct negative impact to its aesthetics and natural resources. Habitat loss, night lighting, domestic pets, non-native non-desirable plants, fencing, and subdivision development detrimentally affect the resources of the Monument. Each new development adds to the cumulative impact of previous change. For example, cliff nesting raptors depend on canyon walls of the Monument for perching, roosting, and nest sites. Raptors forage for insects, rodents, and small birds that depend on agricultural fields and upland grasslands in the planning area. As the fields and open lands are converted to urban uses reductions of available food occurs throughout the entire food chain.



*Monument Valley Estates with the Colorado National Monument looming in the backdrop*

The following broad principles (landscape scale) are applicable as new development(s) occurs contiguous or adjacent to the Monument:

- Maintain buffers between areas dominated by human activities and core areas of wildlife habitat in the Monument.
- Facilitate wildlife movement across areas dominated by human activities.
- Control domestic pets associated with human dominated areas.
- Mimic features of the natural landscape in developed areas.

In addition to the broad principles stated above, specific (site scale), efforts are necessary to avoid, minimize and mitigate impacts to the Monument. Such efforts include maintaining/mimicking natural landscape features, maintaining/enhancing movement corridors for wildlife, minimizing contact with domestic pets, avoiding night time light pollution, minimizing ridgeline/backdrop

visual impacts from development. Area residents and developers have expressed interest in promoting/implementing architectural designs that compliment the natural features of the area, including color, texture, materials, scale, and lighting.

The 1986 *Redlands Plan* states “Densities along the border of the Colorado National Monument for new developments shall be limited to low density (1 dwelling unit per 5 acres) and no structures except those within the 5 acre density range will be allowed within 1,000 feet of the Monument boundary, if property lines of any parcel exceed that setback. (Planned Unit Development that have received final approval and platted subdivisions would not be subject to this policy.) This setback area may be counted, however, as part of the open space requirement in a Planned Unit Development and overall densities established as part of a Planned Unit Development may be transferred from this area to other locations within the Planned Unit Development (Transfer of Development Rights).” While this policy has not been fully implemented over time, the policy is sound and should remain in effect for those parcels that do not have structures on them yet.

The City of Fruita also has identified some lands adjacent to the Colorado National Monument as a Monument Preservation District. The *Fruita Community Plan 2020* describes the district and its recommended land uses more specifically.

In 1999 Mesa County and the National Park Service entered into a memorandum of understanding (MCA 99-48) that, among other things, requires both parties to share information and opportunities for input on land use and management. (See also *Community Image Action Plan*)

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Protect the aesthetic and natural resource values of the Monument from the impacts of new development.

### Policies

- Minimize, avoid, and/or mitigate the impacts of development to the Monument.
- Promote the use of native plants for landscaping new developments adjacent to the Monument and washes coming from the Monument.
- Promote landowner and resident awareness about the impacts that domestic pets can have on wildlife.
- Densities along the border of the Colorado National Monument for new developments shall be limited to low density (1 dwelling unit per 5 acres) and no structures except those within the 5 acre density range will be allowed

within 1,000 feet of the Monument boundary, if property lines of any parcel exceed that setback.

### Implementation

- Develop night lighting (floodlight) standards within the City and County's Development Codes for the planning area, to apply to existing and new lighting.
- Create and distribute a list of locally available native plant materials that can be used for revegetation and landscaping of new developments.
- Distribute information about the Mesa County noxious weed list.
- Provide information to the public and homeowners' associations (HOAs) about proper fencing techniques to protect wildlife. (Division of Wildlife fencing pamphlet).
- Utilities shall be placed underground for all new development.
- Develop gateway aesthetic and architectural guidelines/standards for commercial and residential development for the entryways to the Monument.
- Improve signing/trespass problems/issues for both landowners and the Monument in cooperation with public land and resource managers.
- Continue to implement the Memorandum of Understanding (MCA 99-48) between the Monument and Mesa County.
- Create a Monument setback overlay district incorporating conservation design guidelines and standards.

## **ENVIRONMENTAL RESOURCES**

### Paleontological Resources

Paleontological resources are an irreplaceable element of the heritage of Mesa County, Colorado, and the United States. The resources are increasingly endangered because of their commercial attractiveness, ease of accessibility, and their rare or unique value. Paleontological resources are nonrenewable and have important heritage value. They offer significant educational opportunities to all citizens.

Over one hundred years of paleontological work in Mesa County has produced many beautiful, exotic, and scientifically important fossils. The first specimen of *Brachiosaurus*, found at Riggs Hill in 1901, was taken to the Chicago Field Museum for display. It is still on display today. While the extent and



*Museum of Western Colorado Riggs Hill*



significance of paleontologic resources in the planning area is not fully known, the area around Riggs Hill is recognized for its fossil resources. Other paleontologic sites and resources such as Little Park Road and Dinosaur Hill are located within the planning area and they are irreplaceable. A comprehensive inventory of the resources is needed. Every effort shall be made to preserve and protect significant paleontologic resources whenever possible and reasonable. Any development or mineral extraction shall be discouraged in sensitive areas.

Colorado State law identifies the State Archaeologist as the administrator of historical, prehistorical, and archaeological resources in the State. The State Archaeologist is the individual ultimately responsible for permitting, controlling, and enforcing resource exploration and recovery on state, county, city, town, district, or other political subdivision of the state (CRS 24-80-401).

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Every effort shall be made to identify and protect paleontologic and prehistoric sites from destruction or harmful alteration.

### Policies

- Protect and interpret paleontologic resources of the planning area.
- The Museum of Western Colorado shall be a review agency for all land use proposals where a possible impact to a paleontologic/prehistoric or archaeological site has been identified.

### Implementation

- Conduct a comprehensive inventory of paleontologic resources in the planning area in conjunction with the Museum of Western Colorado.
- Identify properties containing paleontologic resources or other sensitive resources that could be threatened by development or surface mineral extraction/development.
- Encourage the Museum of Western Colorado to preserve and interpret sites to promote understanding and appreciation of paleontologic resources. The *Mesa County Land Development Code* and *City of Grand Junction's Development Code* along with applicable regulations shall be updated/amended to insure that paleontologic, archaeological, and/or historic resources are protected (Paleontological, archaeological, and historical resources shall be preserved as required/determined by the Board or Council).

## **Geologic Hazards**

Section 7.6.1 of the *Mesa County Land Development Code, 2000* contains the following language about hazard areas. "Land subject to hazardous conditions such as wildfire, land slides, gamma radiation, mud flows, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or nonpotable water supply, shall be identified in all applications, and development shall not be permitted in these areas unless the application provides for the avoidance of the particular hazards. If avoidance is impossible or would require the construction to violate other development standards, then such hazards shall be minimized or mitigated. Land subject to severe wind and water erosion shall be identified on all plans and shall not be subdivided unless the problems are mitigated by density limitation or some other practical method."

Similarly, the *City of Grand Junction's Zoning and Development Code* sets forth specific criteria for land use and development activities in areas identified on the Geologic Hazards Map. The criteria is found in Chapter 7, Section 7.2.J.

The planning area contains numerous, and widespread geologic hazards according to Stephen Hart's 1976 *Geology for Planning in the Redlands Area Mesa County, Colorado*. Hart's report depicts and describes the following hazards (*Figure 8, Pages 53-54*):

- Landslide Deposits  
Areas of slope material that show geologic or physiographic evidence of past failure.
- Potentially Unstable Slopes  
Areas showing evidence of creep or past slope failure.
- Rockfalls  
Areas susceptible to nearly instantaneous downslope movement of large rock blocks.
- Expansive Soil and Rock  
Areas underlain by potentially swelling and/or shrinking soil and rock.
- Corrosive Soil and Rock  
Areas underlain by soil or rock that contains high concentrations of sulfate and/or sodium salts. These salts may produce corrosion of concrete or metal objects (floor slabs, pipes, etc.) in contact with the soil or rock.
- Overbank Flooding  
Areas along the Colorado River susceptible to overbank flooding and high water table.
- Flash Flooding  
Areas along minor drainages susceptible to flash flooding. (Note: Not all drainages are mapped and require consultation with the Army Corps of Engineers.)

Due to the extent and diversity of hazards in the planning area, and language in the Mesa County and City of Grand Junction land development codes, every effort should be made to avoid, minimize, and mitigate development in mapped hazard areas. Further, a detailed geologic and engineering investigation should be made at every building site before beginning design or construction.

Investigations shall be performed by a professional geologist pursuant to the Colorado Revised Statutes, 34-1-201(3).

Evidence of residential development built on unstable slopes, soil creep and slumping is easily seen along the bluffs of Colorado River (south side), west of the Redlands Parkway. Numerous locations along the Colorado River bluffline show signs of soil movement and unstable slopes.



*Unstable Slopes along the bluffs south of the Colorado River, west of the Redlands Parkway*

### **Faults**

According to the *Mineral Resources Survey of Mesa County* (1978), the planning area contains part or all of the following three faults: Kodel Canyon Fault, Redlands Fault, and Jacobs Ladder Fault complex. The faults are primarily located on BLM lands and residents should be aware of their existence and location (*Figure 8, Pages 53-54*). Avoidance, minimization, and mitigation are strategies for dealing with development activity in fault areas. Mapping fault locations, zoning for low density development, classifying fault areas as recreation areas, utility corridors, open space, and establishing setbacks are specific tools used to protect individuals and communities from damage that can be caused by faulting and subsequent geologic hazards.

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.
- Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.
- The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

### Policies

- The City and County shall strongly discourage intensive uses in hazard areas as identified on the geologic hazards areas map.
- Educate residents of the planning area about the extensive geologic hazards in the area.

### Implementation

- Use the geologic hazards map to identify areas of concern and require detailed geologic and engineering reports (evaluation) for each site and development prior to design and development. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists, an individual registered as a geologist by a state, or a "professional geologist" as defined in C.R.S. 34-1-201(3). Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.
- Develop setbacks from mapped geologic hazard areas.
- Develop and adopt a hazardous lands overlay district for the Redlands area.

## MINERAL RESOURCES

### Extraction Policies Sand & Gravel

New development in unincorporated Mesa County must comply with State law, (C.R.S.34-1-301, 1973). The *Mesa County Mineral Extraction Policies* protect undeveloped, commercially valuable mineral resources from other types of development and require new extraction operations in residential areas to mitigate impacts on existing developments.



*Soaring Eagle Gravel Pit*

As the Redlands area continues to develop, the potential for land use conflicts will increase between gravel operations and other development. The current Mesa County Agricultural Policies (Policy # 17 of the *Mesa County Land Use and Development Policies*) which encourages the retention of large tracts of prime and unique agricultural lands are often in conflict with the Mineral Extraction Policies.

According to the *Mineral Resources Survey of Mesa County* (1978), “gravel deposits of the greatest economic importance in Mesa County lie along the Colorado River between the mouth of the canyon east of Palisade and the point near Loma at which the river enters canyon country of the Uncompahgre Plateau. Only a small portion exposed along the river can be considered economically viable.” (*Figure 9, Pages 55-56*)

“Colorado River terrace deposits exist on the Redlands. These deposits are about 12 to 22 feet thick with 3 to 5 feet of overburden.” Gravel extraction in the planning area occurs along either side of the river wherever access is available and practical. Bluffs on the south side of the river limit access to many resource sites. Most of the gravel is used for building materials and highway projects.

Mesa County requires a conditional use permit for gravel extraction and processing in the following zone districts: AFT, AF-35, RSF-4, and I-2. Specific criteria for the permit are found in Chapter 5, Section 5.2.13 of the Code.

# GEOLOGIC HAZARDS

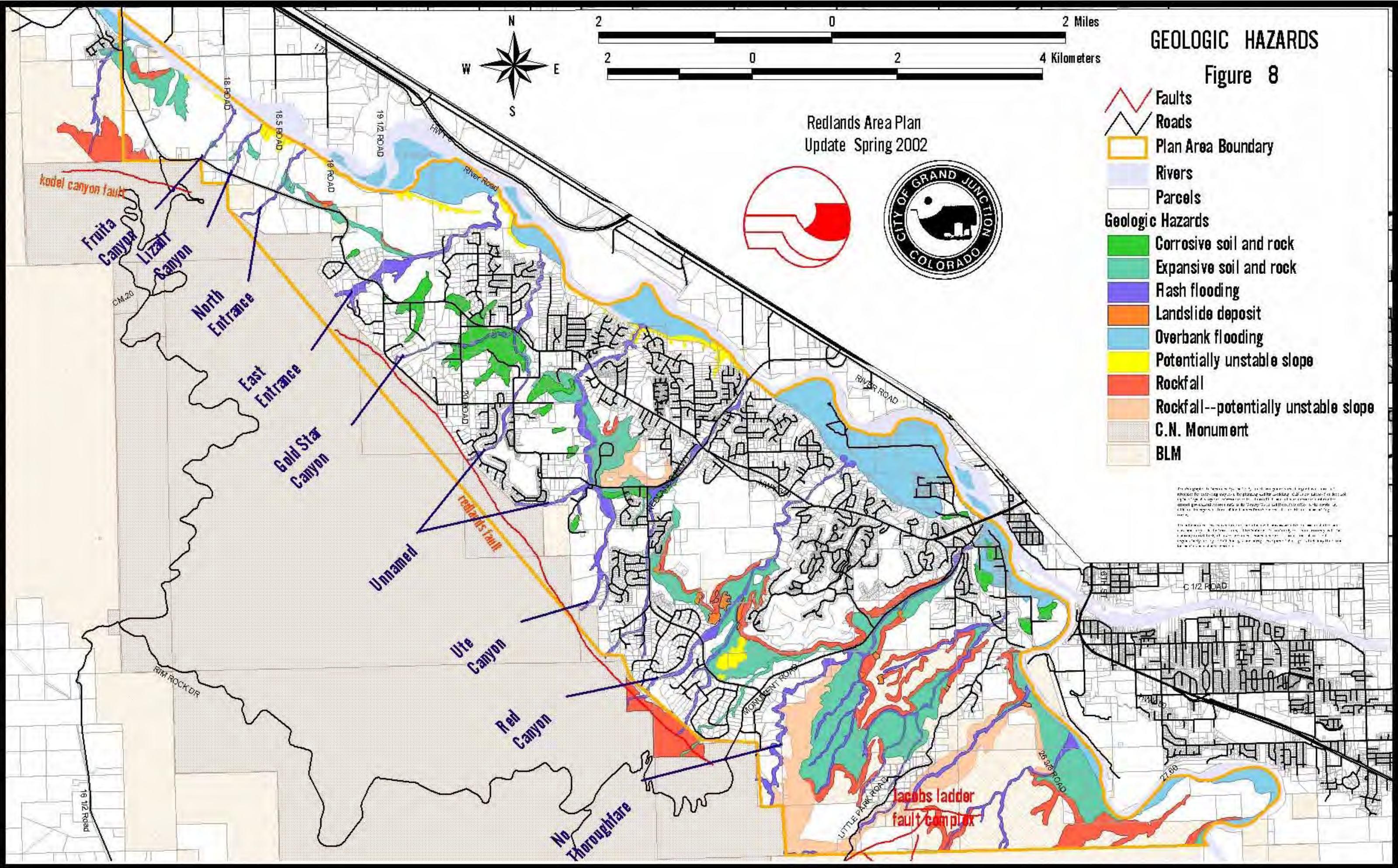
## Figure 8

Redlands Area Plan  
Update Spring 2002



- Faults
- Roads
- Plan Area Boundary
- Rivers
- Parcels
- Geologic Hazards**
  - Corrosive soil and rock
  - Expansive soil and rock
  - Flash flooding
  - Landslide deposit
  - Overbank flooding
  - Potentially unstable slope
  - Rockfall
  - Rockfall--potentially unstable slope
  - C.N. Monument
  - BLM

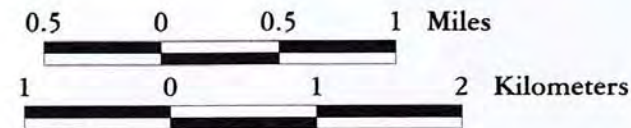
This map was prepared by the City of Grand Junction, Colorado, and is intended for informational purposes only. It is not intended to be used for engineering or other professional purposes. The City of Grand Junction, Colorado, is not responsible for any errors or omissions in this map. The City of Grand Junction, Colorado, is not responsible for any damages or losses resulting from the use of this map. The City of Grand Junction, Colorado, is not responsible for any claims or lawsuits filed against the City of Grand Junction, Colorado, or any of its employees, officers, or agents, arising out of or in connection with the use of this map.



# MINERAL RESOURCES

## Figure 9

Redlands Area Plan  
Update Spring 2002

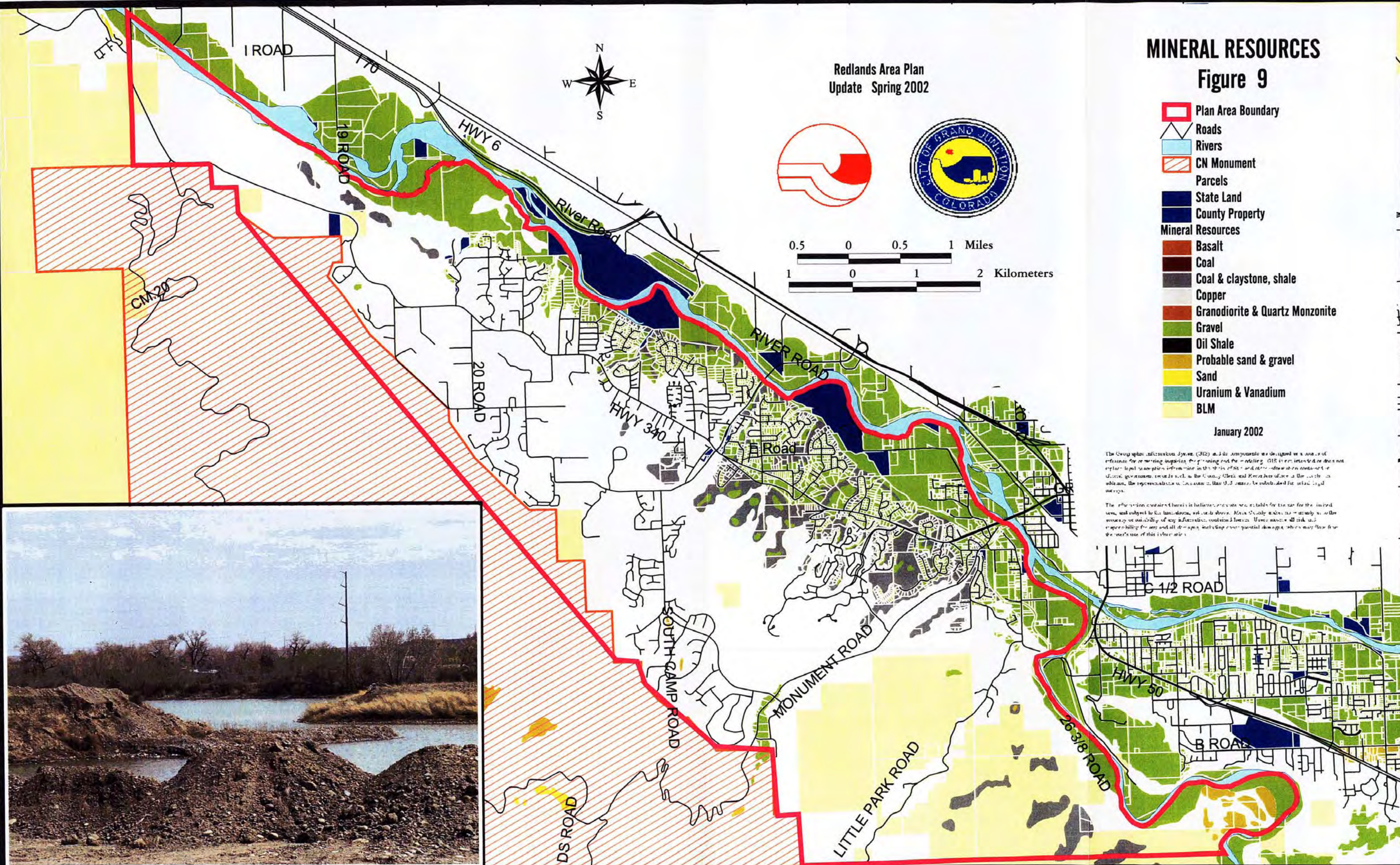


- Plan Area Boundary
- Roads
- Rivers
- CN Monument
- Parcels
- State Land
- County Property
- Mineral Resources**
- Basalt
- Coal
- Coal & claystone, shale
- Copper
- Granodiorite & Quartz Monzonite
- Gravel
- Oil Shale
- Probable sand & gravel
- Sand
- Uranium & Vanadium
- BLM

January 2002

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The information contained herein is believed to be accurate as of the date of publication, and is subject to change without notice. Mesa County makes no warranty as to the accuracy or availability of any information contained herein. Users assume all risk and responsibility for use and all damages, including consequential damages, which may flow from the use of this information.



The City of Grand Junction allows gravel extraction (after obtaining a Conditional Use Permit [CUP) in the RSFR, I-0, I-1, I-2, and CSR zone districts. The City's *Zoning and Development Code* sets forth the specific criteria, which is found in Chapter 4, Section 4.3.K.

### **Gas & Oil**

The Mineral Resources Survey of Mesa County did not identify or map any gas fields in the planning area. There are no oil wells, and only one gas well was identified in the planning area.

### **Coal, Claystone, and Shale**

Coal deposits are located throughout the planning area in relatively small amounts. Presently there are not any active mine sites in the planning area.

## **GOALS, POLICIES, IMPLEMENTATION**

### **Goals**

- Utilize the mineral resources of the planning area while protecting residents of the area from the impacts of mineral/gravel extraction.

### **Policies**

- New development must comply with the Mesa County Mineral Extraction Policies which generally protect and preserve commercially valuable mineral resources from incompatible land uses.
- Allow sand and gravel extraction to occur in areas with minimal impact on other uses.
- Reclaim gravel pits for agricultural, residential, and/or other approved uses.
- Educate the public on mineral extraction policies and location of valuable resources.

### **Implementation**

- Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, public open space, wildlife areas, or other permitted uses.
- Mesa County shall publish and distribute a Mesa County Mineral Resource and Extraction Policy brochure/handout. (Realtor offices, Assessor's office, etc.).
- Gravel operations shall continue to be regulated on a case by case basis using the Conditional Use Permit process; however, in developed areas, limited impact mining operations in terms of surface disturbances, tonnages mined, and daily vehicular traffic will be encouraged and should be given preference over higher impact operations.

### **Storm Water Management**

The Mesa County *Stormwater Management Manual* was adopted May 1996 by the Board of County Commissioners (also adopted by the City of Grand Junction



in 1994). The purpose of the Mesa County *Stormwater Management Manual* is to provide standards for sound drainage practices to maintain or enhance quality of life of the public, and protect the public from adverse stormwater effects that could potentially occur due to development. The manual establishes standards for all new development regarding drainage practices. The Grand Junction and Mesa County Public Works Departments administer the *Stormwater Management Manual*. There is not a drainage district in the Redlands Area.

### Drainage/Washes

The *1986 Redlands Plan* states that “washes, stream beds, and water courses shall have a minimum setback of 100 feet from the top elevation of the stream bed.” Recent riparian, wash/drainage studies indicate that buffers can vary from 10 to 300 feet either side of a wash/drainage depending on soil, vegetation, and topographic conditions. Setbacks for washes, stream beds, and water courses should be reevaluated and new setbacks established.

The following mapped drainages and washes provide important values and functions to the residents of the Redlands area and require the use of best management practices and protection (*Figure 8, Pages 53-54*): No Thoroughfare, Red Canyon, Limekiln, Goldstar, Ute Canyon/Goat Wash, North Entrance, East Entrance, Lizard, and Fruita Canyon. There are numerous other smaller, unnamed washes that provide important drainage functions and values in the landscape and to the residents of the planning area. All of the prominent washes in the planning area have been impacted by development to some degree. Consultation with the Army Corp of Engineers is required for any new development. (*Figure 8, Pages 53-54*)

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Conserve, protect, or restore the integrity of the values and functions that drainages/washes provide in the Redlands Planning area.

### Policies

- Drainage from development or any alterations to historic drainage patterns shall not increase erosion either on site or on adjacent properties.
- Erosion from development and other land use activities should be minimized, and disturbed or exposed areas should be promptly restored to a stable, natural, and/or vegetated condition using native plants and natural materials.
- The City and County shall work toward minimizing human impacts to riparian ecosystems of drainages/washes from development, roads and trails.
- Disturbed drainages/washes should be restored to pre disturbed condition as much as practicable.

### Implementation

- Management of riparian/wash/drainage areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, and minimizing human impacts.
- A citizen group shall be established to study and prepare wash/drainage buffer width setbacks, and revegetation guidelines for the Redlands Planning Area.
- The preferred reclamation/stabilization for drainage/washes is the use of tree stumps, boulders, soil and native vegetation; channelizing or hardening off with concrete or rip-rap is discouraged. The use of rip-rap should be kept to a minimum.



*Near the Colorado National Monument  
Source: The Daily Sentinel (August 4, 2001)*

## **Rivers/Floodplains**

The City of Grand Junction and Mesa County *Floodplain Regulations* are required for City/County residents to be eligible for federal floodplain insurance. The primary goals of the floodplain regulations include:

- to help minimize property damage to Mesa County residents during flood events;
- to ensure that life, property, or new improvements will be safe during flooding events;
- to make sure that any structures or improvements in the floodplain will not cause additional drainage problems;
- to protect the natural resource values of floodplain areas;
- to guide development in the floodplain of any watercourse subject to flooding; and,
- to minimize the expense and inconvenience to property owners and the general public due to flooding.

The 100 year floodplains of the Gunnison and Colorado Rivers are designated as critical wildlife habitat by the U.S. Fish and Wildlife Service for several endangered fish species. They are: the Colorado pikeminnow, razorback sucker, bonytail chub, and humpback chub. The *Mesa County Land Development Code* and *City's Zoning and Development Code* require minimum setbacks from the Colorado and Gunnison Rivers. The County's requirements are depicted in Chapter 7 Section 7.6.4. while the City's criteria are found in Chapter 7, Section 7.1.

As new development occurs in unmapped floodplains, the developer is responsible for mapping and providing floodplain data to Mesa County. Development on 5 acres or more requires that construction runoff protection measures be used. A permit is required from the Water Quality Division of the Colorado Department of Public Health and Environment, and Best Management Practices (BMPs) must be used to mitigate erosion on the development site for up to 15 years.

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- To ensure that life, property, or new improvements will be safe during flood events.
- Conserve, protect or restore the integrity of the values and functions that rivers and floodplains provide.

### Policies

- Any proposed land use or development which may involve an identified natural hazard area will require an evaluation to determine the degree to which the proposed activity will:
  - Expose any person, including occupants or users of the proposed use or development, to any undue natural hazard

- Create or increase the effects of natural hazard areas on other improvements, activities or lands.
- Development in floodplains, drainage areas, steep slope areas, and other areas hazardous to life or property will be controlled through local land use regulatory tools.
- The City and County shall strongly discourage and control land use development from locating in designated floodplains, as identified on the FEMA Maps and other unmapped floodplains.
- The City and County shall ensure, to the extent possible, that land use activities do not aggravate, accelerate, or increase the level of risk from natural hazards.

#### Implementation

- Map unmapped floodplains.

#### Wetlands

Wetlands provide a variety of important functions and values that are important to the environment and the economic health of the County. Often they are impossible or costly to replace. They also serve as habitat for many species of plants and animals. Wetlands filter runoff and adjacent surface water to protect the quality of reservoirs, creeks, and drinking water. They are a natural flood control. They protect shorelines from erosion and retain floodwaters, thereby protecting against the loss of life and property. Wetland plants provide shelter for many animals and are the basis for complete natural food chains. Two tree species, Russian olive, *Elaeagnus angustifolia* and tamarisk, *Tamarisk parviflora* pose a threat to wetlands because of their aggressive nature and prolific reproductive rate. They have the ability to eliminate native plant associations of a wetland which in turn destroy many of its functions and values.



*Grand Valley  
Audubon Society  
Nature Center*

The federal government recognizes the values of wetlands and has established wetland protection programs. The protection takes the form of regulation for certain types of activities and actions unless a permit is obtained first. Regulatory programs alone are not sufficient to protect important wetlands. Voluntary efforts by the City, County, and landowners can extend protection to these important areas. Wetlands should be recognized as part of a complex, interrelated, hydrologic system, as well as an integral component of a community's infrastructure just as roads, schools, *etc.* are.

Specific functions and values of wetlands are:

- Flood storage/Sediment trapping (within basin)
- Shoreline anchoring/Aquifer recharge
- Groundwater discharge
- Nutrient retention, storage, and removal
- Wildlife Habitat
  - Food chain support
  - Fish habitat
- Passive recreation, heritage value, public education

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Preserve/conservate wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

## Policies

- Protect significant wetlands, minimize impacts to important ecological functions, and enhance or restore degraded wetlands caused by development.
- Work cooperatively with adjacent property owners to prevent/minimize land use activities adjacent to wetlands.

## Implementation

- Inventory and map wetlands in the planning area.
- Develop best management practices for wetland protection in the Redlands Planning Area.
- Promote and distribute best management practices information to the public and development community.
- Encourage landowners of existing significant wetlands to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans to protect wetlands.
- Require the use of Best Management Practices to mitigate disturbed wetland areas.
- Amend the Codes to require utility companies to coordinate with the City, County, Engineers and Fish and Wildlife Service prior to conducting any activity in identified wetlands.
- The City and County shall coordinate with the Corps of Engineers prior to conducting any activity in identified wetlands.
- The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk from wetlands and riparian areas.

## Wildlife

The planning area contains a unique mix of wildlife species. The uniqueness is due to the presence of the Colorado River riparian area, drainages and their associated vegetation, agricultural fields, and upland grasslands. Riparian areas, for instance, support more than 90 percent of birds in the west. They rely on riparian corridors for food, shelter, or breeding habitat during some portion of their lives. The Colorado River is critical habitat of the Colorado pikeminnow, *Ptychocheilus lucius*; razorback sucker, *Xyrauchen texanus*; bonytail chub, *Gila elegans*; and humpback chub, *Gila cypha* endangered fish.

Numerous ground-nesting birds rely on agricultural hayfields for breeding sites. Some birds return year after year. Upland grasslands provide habitat for numerous small rodents, amphibians, and invertebrates. Cliff nesting raptors depend on canyon walls of the adjacent Colorado National Monument for perching, roosting, and nest sites. Raptors forage for insects, rodents, and small birds that depend on agricultural fields and upland grasslands in the planning area. In addition to birds species, many mammals including large and small predators (coyotes, bobcats and mountain lions) move back and forth between

the Monument and adjacent private lands for food, cover, and reproduction. Small to mid-sized wildlife thrive in urban and semi urban environments where non-native food sources are available.

According to criteria set forth in the *Mesa County Land Development Code 2000*: “Any development that falls within a moderate, high, or very high potential for impact category on the 1995 Wildlife Composite Map for Mesa County, or an amended map approved by the Mesa County Planning Commission, (*Figure 10, Pages 65-66*) shall require consultation with the Colorado Division of Wildlife to substantiate the basis for the potential impact and to address various, specific measures to avoid, minimize, or mitigate negative impacts to wildlife and its habitat.” Specific criteria is found in Section 7.6.4 of the *Mesa County Land Development Code*.

The *City of Grand Junction Zoning and Development Code* sets forth specific criteria for land use and development in areas mapped as moderate, high, or very high on the 1999 Wildlife Composite Map. The criteria is found in Chapter 7, Section 7.2.E.

The Colorado Natural Heritage Program has identified several plant and animal species of concern in the planning area. They are found along the Colorado River riparian area. The riparian area is documented habitat for the Corn snake, while the cliffs/bluffs above the river provide seasonal roosting for raptors, including peregrine falcons and bald eagles. Colorado Natural Heritage rarity ranks do not imply any legal designation or regulatory actions.

In the Redlands Area there is a presence of medium and large native predators including coyotes, bobcats and mountain lions. Residents should educate themselves on best practices of living around such predators.

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals




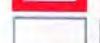

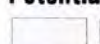


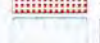
- Preserve/conservate Mesa County’s natural heritage of plants, animals, and biological conservation sites.

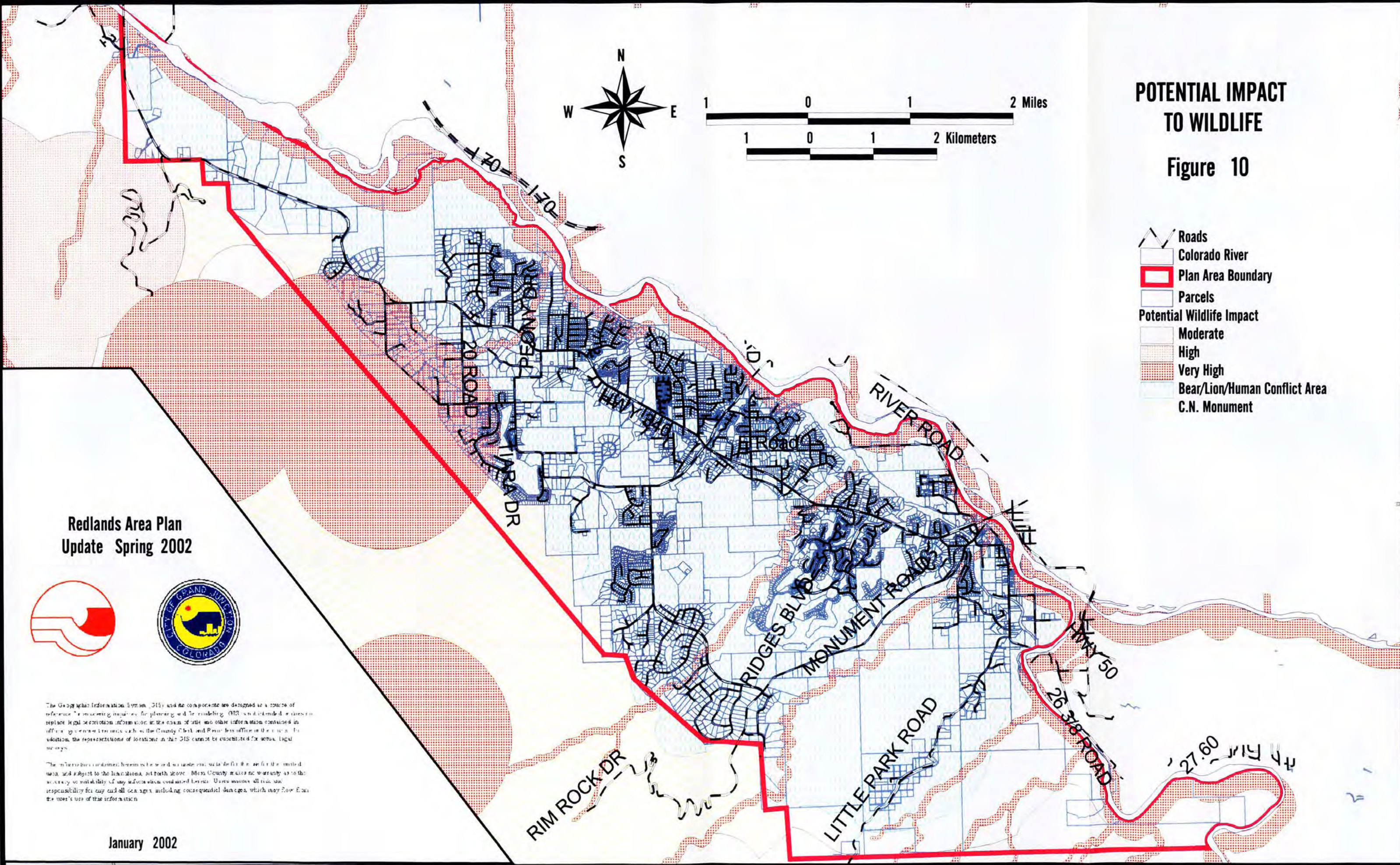
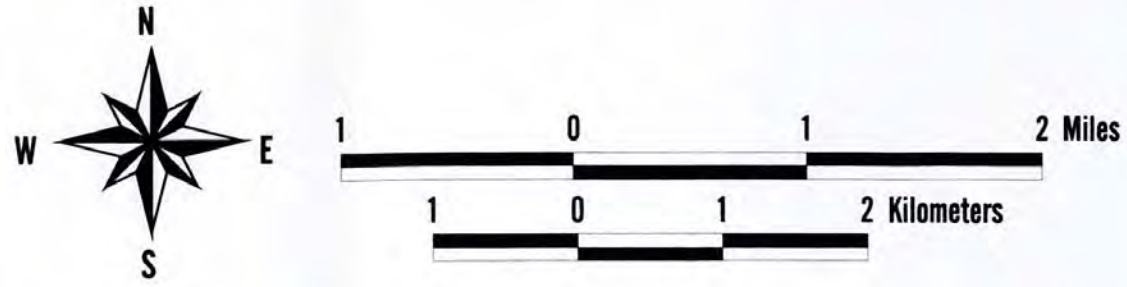
### Policies

- Preserve or mimic the native-natural landscape in disturbed, developed areas.
- Maintain/Create buffers between areas dominated by human activities and areas of wildlife habitat.
- Minimize disturbance to wildlife from domestic pets.
- Protect wildlife habitat by avoiding, minimizing, or mitigating impacts to identified habitat areas.

# POTENTIAL IMPACT TO WILDLIFE

Figure 10

-  Roads
-  Colorado River
-  Plan Area Boundary
-  Parcels
- Potential Wildlife Impact**
-  Moderate
-  High
-  Very High
-  Bear/Lion/Human Conflict Area
-  C.N. Monument



Redlands Area Plan  
Update Spring 2002



The Geographic Information System (GIS) and its components are designed as a source of reference. It is not intended to replace legal descriptions or other information contained in official government records such as the County Clerk and Recorder's office. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

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January 2002



- Preserve Mesa County's natural heritage of plants, animals, and biological conservation sites identified in *the Natural Heritage Inventory of Mesa County, Colorado*.

#### Implementation

- Coordinate with Colorado Division of Wildlife to identify site specific wildlife habitats in the planning area.
- Restrict domestic pets from roaming freely (especially dogs and cats) by including fencing, leash, etc. language in Home Owners' Association Covenants, Conditions & Restrictions and through education and information.
- Provide well marked designated areas where domestic pets can run.
- Control non-native food sources (garbage) through model homeowners association conditions, covenants and restrictions.
- Educate pet owners about the possibility of their pets being prey for medium and large native predators through model homeowners association conditions, covenants and restrictions.
- Amend the Codes to require consultation with Division of Wildlife for any development in "Bear/Lion/Human Conflict Area."

#### Weed Management

The aggressive nature of weeds (nonnative, undesirable plant species) and a lack of their control can present problems in agricultural areas and can have a negative impact on agriculture. According to the Governor's Idaho Weed Summit, Boise, Idaho 1998 "The Departments of Agriculture in eleven western states estimate that there are about 70,000,000 acres of weed seed being produced every year on private, state, and federal wildlands. Much of it is being carried to other wildlands by wind, water, wildlife, livestock, people, and equipment." Infestations of nonnative plant species of concern threaten native and desirable nonnative plant communities and agricultural operations by displacing desirable species. Exotic plants are highly invasive and usually do not have natural pathogens and predators to keep their populations in check. As of 2000, there are eighteen noxious weeds on the Mesa County Noxious Weed list that require control (see list in appendix). However, the primary nonnative undesirable species of concern in the planning area are: purple loosestrife, *Lythrum salicaria*; Russian knapweed, *Acroptilon repens*; Whitetop/Hoary Cress, *Cardaria draba*; Yellow toadflax, *Linaria vulgaris*. These four plants are designated as undesirable plants in Mesa County and are being controlled/managed by policies set forth in the *Mesa County Weed Management Plan*.

While not on the County's noxious weed list, two tree species, Russian olive, *Elaeagnus angustifolia* and tamarisk, *Tamarisk parviflora* pose a threat to many native upland and wetland plant communities because of their aggressive nature and prolific reproductive rate. They have the ability to eliminate entire native plant communities. The Tamarisk Coalition in Mesa County have been active in

efforts to remove tamarisk and Russian olive trees from areas along the Colorado River floodplain.

The City manages noxious weeds and utilizes integrated weed management planning/techniques to control/eradicate weeds and numerous nonnative, undesirable plant species. The City adopted five weed species identified by the State as weeds requiring management action. The five species are: Russian knapweed, *Centaurea repens*; diffuse knapweed, *Centaurea diffusa*; spotted knapweed, *Centaurea maculosa*; purple loosestrife, *Lythrum salicaria*; and leafy spurge, *Euphorbia esula*. Of these five plants, only Russian knapweed and purple loosestrife are of concern to the City.

The City manages noxious weeds by:

- Weed mapping (specifically Russian knapweed and purple loosestrife).
- Working with landowners: requesting management plans for the control/eradication of the weeds from property owners who have the plants on their property.
- Annual public outreach efforts: reminding owners of their responsibility to control/eradicate noxious weeds and nonnative, undesirable plants.
- Providing technical expertise on integrated weed management planning techniques and implementation methods (mechanical, chemical, biological, and cultural).
- Maintaining, updating, and identifying any recognized change in effective methods of control.
- Working with other land management agencies: for control of the four undesirable noxious weeds in rights-of-way as identified by the County.

In addition to the five specific noxious weeds identified above, the City has an annual pro-active weed abatement program from May through October. The program requires property owners to keep all weeds on their property and adjacent rights-of-way between curb and center of alley to a height below six inches. Undeveloped lands over one acre in size are required to cut a twenty foot (20') perimeter along any roadway, and along any side of the property adjacent to a developed property. Agricultural lands (as defined in 39-1-102 (1.6)(a), C.R.S) are required to keep weeds cut within twenty feet (20') of any adjacent developed property.

Property owners are responsible for any cost of cutting and removing of weeds by City crews that are not removed within ten days (10) after notification of the violation (Municipal Code, Chapter 16, Article 2).

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Prevent, reduce, or eradicate weeds and non-native, non-desirable vegetation in Mesa County.
- Educate residents about the economic, biological, and social threat weeds pose to the County.

### Policies

- The City and County, through their Weed Management Programs, shall discourage the introduction of exotic or non-native, undesirable plants and shall work to eradicate existing infestations through the use of Integrated Weed Management throughout the City and County on private and public lands.
- Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way.

### Implementation

- Distribute the City and County's noxious weed list to the public, development community, and nurseries.
- Continue to conduct weed mapping efforts in the planning area.
- Continue to work with other jurisdictions and agencies to map and implement weed reduction strategies.
- Straw or hay bales used for mulch or erosion control on disturbed areas shall be certified "weed free" to help prevent weed infestations.
- New development shall be reviewed by the appropriate City/County Pest and Weed Inspector to:
  - Identify if weed problems exist and work with home owners associations and landowners to develop integrated pest management strategies for common open spaces or open lands.
  - Review revegetation/reclamation projects (including but not limited to, new construction, utility easement, and telecommunication tower projects) to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.
- The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk trees from upland, wetlands, and riparian areas of the planning area.

### Wildfire

Wildfire is recognized as a natural and/or human-caused occurrence resulting in certain benefits to the ecosystem, yet they frequently burn structures resulting in a great economic loss to the landowner. In Mesa County, the potential for loss of life and property due to wildfire increases as more and more residents choose to live in areas of the County that have wildfire hazards. The area where human-

built improvements intermix with wildland fuels is known as the wildland urban interface.

Colorado State law identifies the sheriff as the “fire warden” for Mesa County and the individual ultimately responsible for controlling and extinguishing prairie and forest fires on private and state lands within Mesa County (CRS 30-10-513). The role of the Colorado State Forest Service (CSFS) is to aid and assist the sheriff and County fire departments with this responsibility. The CSFS fulfills this role by providing training, equipment, technical assistance, and funding; and facilitating interagency mutual aid agreements and annual operating plans. However, for wildfires that start/burn within a fire protection district, the fire protection district (not the sheriff or state forest service) is the first responder and is responsible for controlling and extinguishing the fire.

The Redlands planning lies within the Lower Valley Fire District and the Grand Junction City and Rural Fire Districts. The planning area has not been mapped by the Colorado State Forest Service for its wildfire hazard potential, so it is not known if the area can be described as being a wildland urban interface. However, the area contains natural vegetation communities that can generate wildfire fuels. Riparian forest galleries, washes containing thick growth of tamarisk, and fields of cheat grass are potential wildland fuel sources. These potential fuel sources are common throughout the planning area.

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- Protect Mesa County residents from the loss of life or property due to wildfire.

### Policies

- Continue to encourage interjurisdictional and interagency cooperation to further the goals of protection of life and property from wildfires.
- Recognize wildfire as a natural and/or human-caused occurrence that results in certain benefits to the ecosystem.

### Implementation

- The Redlands Planning area shall be surveyed and mapped to locate the extent of wildfire hazards and areas at risk.
- The County will continue to work in partnership with the local fire protection districts and departments in improving fire protection services to address the increasing concerns of wildfire and the increase in development in areas of the County with a mapped wildland fuel hazard.
- The County shall encourage private and public landowners to manage their land to serve as a natural deterrent to fire outbreaks (defensible space).
- The County shall implement measures to guard against the danger of fire in developments within and adjacent to forests or grasslands (defensible space).

- Wildfire prevention measures shall be identified and reviewed for appropriate approvals in each new development. Ground cover and weed control as well as defensible space and general clean up should be addressed in specific guidelines.
- The County, City, Colorado State Forest Service, and fire protection districts shall continue to promote education and awareness of wildfire hazards in the planning area and Mesa County. A beneficial source of information is the web site at [www.firewise.org](http://www.firewise.org).

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# PARKS, RECREATION AND OPEN SPACE ACTION PLAN

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## FINDINGS

### **2001 City of Grand Junction Parks Master Plan**

The City of Grand Junction adopted the *2001 Parks Master Plan* on February 21, 2001. This Plan recommends several neighborhood parks located throughout the Redlands Area.

The Parks Master Plan discusses that one of several measures of the adequacy of a park system is the location of facilities relative to users – whether the parks are convenient to the community. Distance to neighborhood parks has been identified as a “service area” which is represented by a desirable maximum distance that any home should be from the Neighborhood Park. The service area for a neighborhood park is a ½ mile radius or a 5-10 minute walk. Neighborhood parks are intended to be walk-to parks; therefore the service areas are truncated at major roads or natural barriers. It is assumed that parents or children who walk or ride bikes to a park should not have to cross arterial streets. Significant street barriers on the Redlands includes Broadway (Highway 340). Other conflicts include natural barriers such as the Colorado River. An assumption has been made that irrigation ditches can be crossed with pedestrian bridges at key points.

The Parks Master Plan identifies the Ridges School site and City land next to Wingate Elementary School as high priorities for development as the City already owns the land and neighborhoods have been waiting for these sites to develop for a number of years. (*Figure 11, Pages 75-76*)

A neighborhood park needs open turf, children’s playground, picnic facilities, and court facilities. A neighborhood park also needs to be accessible to the residents without significant restrictions (i.e. access is not restricted during the school day). For this reason, school grounds are currently only considered as neighborhood parks where they serve an area that is otherwise difficult to serve. This is the case for the school site in the Redlands area along Broadway. The Parks Master Plan recommends that the City of Grand Junction pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards. In 2000, Mesa County Planning Commission Sunset 1984 and 1995 Parks Masterplans. In 2001 the Board of County Commissioners passed a resolution establishing a parks policy for Mesa County (MCM2001-183).

### Colorado River State Park - Connected Lakes Section

Colorado River State Park is actually five sections of beautiful stops along the Colorado River as it flows through the Grand Junction area. From Island Acres on the east, the Colorado River State Park makes its way through Corn Lake, the Wildlife Area near 30 Road, then to Connected Lakes located in the north-central area of the Redlands and on down the river to Fruita. Connected Lakes Park has a trail system that winds through stands of tall trees and along the banks of Colorado River. The park offers opportunities for visitors to enjoy great fishing and picnics in beautiful settings.



*Colorado River State Park  
Connected Lakes Area*

### Public Lands/Trail Heads

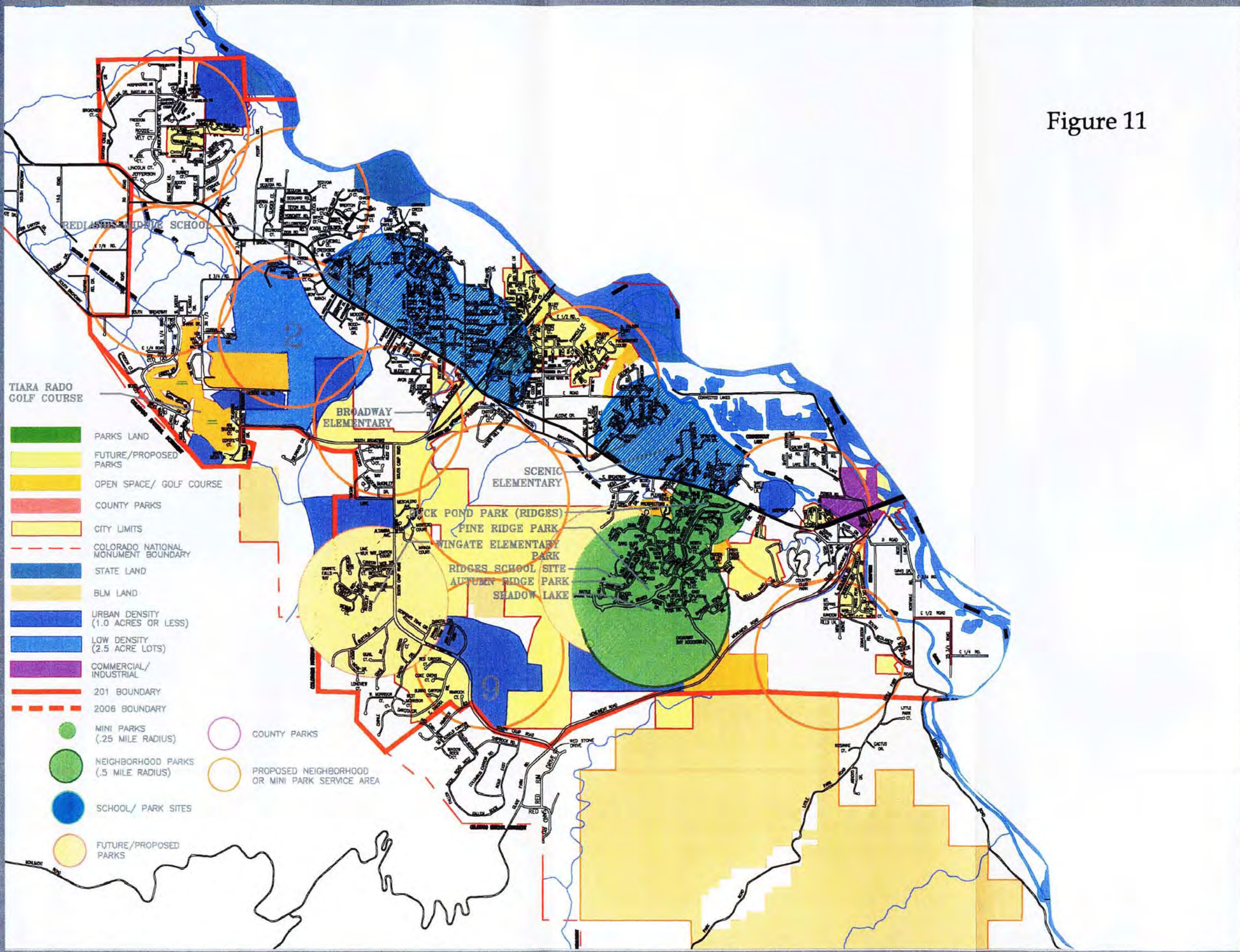
There is an abundance of public owned land in and around the Redlands area. Much of this land is owned and managed by the National Park Service and the Bureau of Land Management. The State of Colorado, Mesa County, City of Grand Junction, nonprofit organizations such as the Audubon Society and Museum of Western Colorado, School District 51 and the Bureau of Reclamation own other public lands. Hiking and/or biking trails have been constructed throughout the area. The Redlands area has many trailheads for these hiking and biking routes. See Redlands Area Public Lands and TrailHead Access Map (*Figure 12, Pages 77-78*).

### Open Space

In the Redlands area there are many trails interwoven through passive open space. These include a trail network that is planned for the Redlands Mesa development, trails leading into the back country of the Colorado National Monument, as well as pedestrian/mountain bike trails like the Tabeguache Trail.



Figure 11



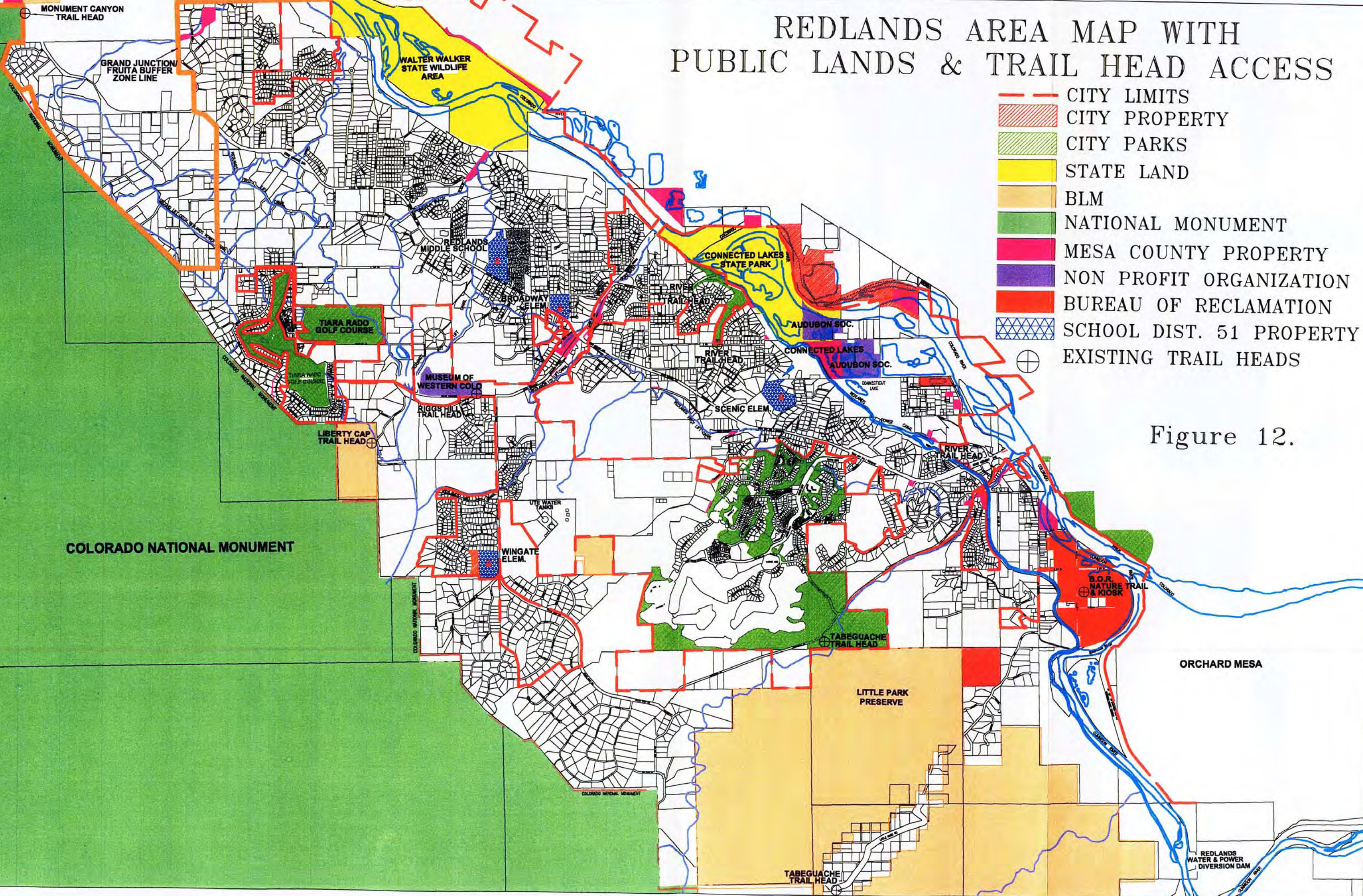
- SCHOOLS
- HOSPITALS
- POLICE STATION
- FIRE STATIONS (F.S.#)

# CITY OF GRAND JUNCTION

## Mini/Neighborhood Parks



# REDLANDS AREA MAP WITH PUBLIC LANDS & TRAIL HEAD ACCESS



- CITY LIMITS
- CITY PROPERTY
- CITY PARKS
- STATE LAND
- BLM
- NATIONAL MONUMENT
- MESA COUNTY PROPERTY
- NON PROFIT ORGANIZATION
- BUREAU OF RECLAMATION
- SCHOOL DIST. 51 PROPERTY
- + EXISTING TRAIL HEADS

Figure 12.



*Tabeguache Trailhead*

## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

- To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.
- To include open space corridors and areas throughout the Redlands Area for recreational, transportation and environmental purposes.

### Policies

- Preserve areas of outstanding scenic and/or natural beauty.
- Obtain adequate parkland needed to meet neighborhood park needs.
- Pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.
- Encourage the retention of lands that are not environmentally suitable for construction (*i.e.*, steep grades, unstable soils, floodplains, etc.) for open space areas and, where appropriate development of recreational uses. Dedications of land required to meet recreational needs should not include these properties unless they are usable for active recreational purposes.
- Encourage citizen groups to look at innovative ways to acquire open space areas.
- Mitigate the impact of recreational use of open space on its environmental value.
- Respect or replace historic trails and access to public lands with new development.

### Implementation

- The City and County will help preserve areas of outstanding scenic and/or natural beauty and, where possible, include these areas in the permanent open space system.

- The City and County will obtain adequate parkland needed to meet neighborhood park needs, as urban development occurs, through the subdivision process and other appropriate mechanisms. Other public, quasi-public and private interests will be encouraged to secure, develop and/or maintain parks.
- The City and County will coordinate with the school district to achieve cost savings through joint development and recreational facilities. The City of Grand Junction will pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.
- The City and County will encourage the retention of lands that are not environmentally suitable for construction (*i.e.*, steep grades, unstable soils, floodplains, *etc.*) for open space areas and, where appropriate, development of recreational uses. Dedications of land required to meet recreational needs will not include these properties unless they are usable for active recreational purposes.
- The City and County will coordinate with appropriate agencies to mitigate the impact of recreational use of open space on its environmental value.
- The City and County will seek public and private partnerships in efforts to secure open space.
- The City and County will require new development to respect or replace historic trails and access to public lands.
- Enter into a Public Purpose Act lease with the Bureau of Land Management for the BLM parcel north of South Camp Road for open space.
- Identify future trailhead locations.

# TRANSPORTATION ACTION PLAN

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## REDLANDS AREA TRANSPORTATION PLAN 2002 (SUMMARY)

The transportation element of *Redlands Area Plan* was developed by Kimley-Horn, consultants to Mesa County's Regional Transportation Planning Office, in partnership with the Colorado Department of Transportation, the cities of Grand Junction and Fruita, Mesa County and the citizen's of the area. The transportation planning process has occurred over a yearlong time horizon – between May 2001 and adoption in June 2002. The process included 3 public forums, a design charrette, 4 technical steering committee meetings, and briefings with the elected officials of Grand Junction, Fruita, and Mesa County.

Numerous alternatives and options were proposed and reviewed as a result of the inventory and public participation process. The analysis produced four key elements that needed to be included as part of the plan. The four elements are: **1)** State Highway 340 Access Control Plan, **2)** capacity improvements on existing routes **3)** new roadways and neighborhood connections, and **4)** multi-modal accommodations.

The Redlands Area Transportation Study was adopted as an element of this Redlands Area Plan by the Grand Junction City Council on June 26, 2002 and by Mesa County Planning Commission on June 6, 2002. Please see the Redlands Transportation Study and any subsequent amendments for specific policies. In addition, the Urban Trails Master Plan and subsequent amendments as adopted by the Grand Junction City Council and the Mesa County Planning Commission is an element of this Plan. Please see the Urban Trails Master Plan for specific details.

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# HOUSING ACTION PLAN

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## FINDINGS

Residential uses on the Redlands include a mixture of housing types; however, the detached single family house is predominant. According to the Mesa County Assessor's records in 2001, multi family housing (condominiums, duplex/triplex, apartments and townhomes) comprised less than 10% (461 units) of the entire housing stock (5209 units) on the Redlands. (*Figure 3, Pages 23-24*)

According to the 1990 Census and the 2000 Census, the percentage of renter occupied dwelling units in the Redlands study area has been and continues to be considerably lower than the Cities of Fruita and Grand Junction as well as Mesa County as a whole. (*Table 3, Page 84*)

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the *1996 Joint Urban Area Plan* (in both *the Mesa Countywide Land Use Plan* and the *Grand Junction Growth Plan*). Specifically the plans state:

- Higher density housing is needed and an adequate supply should be provided.
- This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.
- Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.
- The plan should support creation of affordable single family homes as well as the higher density housing types. (Affordable housing doesn't have to mean attached units.)

Both *City and County Development Codes* provide density bonuses for projects which disperse compatible subsidized housing units within mixed residential development; however, to-date this incentive has not been used in the Redlands. The Codes also include review standards for clustered, zero lot line, and mixed density projects.

The Grand Junction Housing Authority is conducting a housing needs assessment for the Grand Valley urban area. A housing strategy is anticipated as an outcome of the study.

**Table 3**  
**1990/2000 Selected Demographics**

	Year	Redlands	Grand Junction	Fruita	Mesa County
Population	1990	9,021	29,034	4,045	93,145
	2000	11,663	41,986	6,478	116,255
	% change	29.3%	44.6	60.1	24.8%
Housing Units	1990	3,551	13,689	1,583	39,911
	2000	4,726	18,784	2,610	48,427
	% change	33.1%	37.2%	64.9%	21.3%
Persons/Occupied Housing Unit	1990	2.64			2.52
	2000	2.55	2.23	2.55	2.47
% Vacant Units	1990	3.8%			7.5%
	2000	2.9%	4.9%	6.2%	5.4%
% Owner Occupied	1990	83.4%			65.1%
	2000	89.1%	62.6%	73.8%	72.7%
% Renter Occupied	1990	16.6%			34.9%
	2000	10.9%	37.4%	26.2%	27.3%

**SOURCE: U. S. Census Bureau**

Notes: Redlands includes 2000 Census Tracts #s 14.02, 14.03 and 14.04  
Redlands includes 1990 Census Tracts #s 1401 and 1402.

**Changing Neighborhoods**

Over the past decade, the Redlands has seen an increase in the number of large single family homes. According to some local developers, the sale of second homes is also becoming more common. With this trend the character of neighborhoods is likely to change as houses remain vacant for extended periods of time. A new development technique in similar communities to the Redlands is called the “scrape-off.” In order to build larger “trophy homes” in established neighborhoods adjacent lots are purchased, the existing smaller homes are demolished, and new larger houses are built. Some of the older housing stock in the Redlands could experience this development trend in the future.



## **GOALS, POLICIES, IMPLEMENTATION**

### Goals

Directly from *1996 Joint Urban Area Plan*:

- Achieve a mix of compatible housing types and densities dispersed throughout the community.
- Promote adequate affordable housing opportunities dispersed throughout the community.

### Policies

Directly from *1996 Joint Urban Area Plan*:

- The City and County shall encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.
- The City and County may permit the owner of a parcel of property to shift density from one portion of a parcel to another portion of the parcel to compatibly provide for a variety of housing types within a development.
- The City and County shall facilitate development of a variety of housing types (e.g., clustered units, zero lot line units, and mixed density projects) without requiring the planned development process.
- The City and County shall partner with the state, other agencies, and the private sector to promote the development of adequate affordable housing opportunities for community residents.
- The City and County shall encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities and both existing and future transit routes.
- The City and County shall monitor the status of substandard housing units and promote the rehabilitation or redevelopment of these units. Rehabilitation will be encouraged in stable single family neighborhoods. Redevelopment will be encouraged in areas designated for medium-high density residential and high density residential uses.
- The City and County shall support affordable housing initiatives which result in high quality developments that meet or exceed local standards for public facilities and amenities.
- The City and County shall encourage the rehabilitation of historic buildings for affordable housing.

### Implementation

- Revise Development Codes to provide incentives for new commercial development to include and integrate a variety of housing.

- Participate in the *Grand Junction Housing Authority's Housing Needs Assessment Study* and incorporate appropriate strategies into City and County Development Codes and other work programs such as: contributing to low interest loans and grant funds to assist moderate, low, and very low income households with improvements needed to maintain structures and improve energy efficiency.

# **HISTORIC PRESERVATION ACTION PLAN**

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## **FINDINGS**

The Redlands, like all of Mesa County, was Ute Indian territory until 1881 when the area was opened for immigrants. In that year, George Crawford, the founder of Grand Junction, first viewed the Grand Valley from a point above the Fifth Street Bridge on Orchard Mesa. It was from here that the junction of the Grand (Colorado) and the Gunnison Rivers was viewed and the location for a new townsite determined. The Redlands is located south and west of the confluence of the rivers.

Historic buildings and sites are scattered across the planning area. According to the *100 Year History of Mesa County* the Redlands remained a desert rangeland until 1905 when the private Redlands Irrigation Company developed irrigation water from the Gunnison River and began promoting the area. The first peach orchards on the Redlands were established by 1907. In 1909 Henry L. Doherty, owner of the Interurban rail and streetcar lines, purchased large land holdings on the Redlands, and built a larger dam on the Gunnison River. As a result, a hydroelectric plant was added, and irrigation water was delivered to a wider area of the Redlands. The reorganized Redlands Company operated a home ranch, employee camps, and a canning kitchen until 1925 when ownership turned over to the shareholders and the non-profit organization changed its name to its current title of Redlands Water and Power Company.

Several bridges have spanned the Colorado and Gunnison Rivers to reach the Redlands. The first bridge to the Redlands was built in 1895. In 1912 the Grand Avenue Bridge was constructed and was later replaced by a four-lane bridge. The old Black Bridge across the Gunnison River, which was listed on the National Register of Historic Places, connected the Redlands with the Orchard Mesa. It was closed to traffic in 1983 due to damage to its stone foundations caused by flood waters and was taken down in September of 1988 by Mesa County. The Goat's Draw bridge, part of the Redlands Parkway, opened in 1984. The Fruita Bridge was completed in 1907 and served the main highway south of Fruita until the road was realigned and the Highway 340 bridge replaced the bridge in 1970. The bridge is on the national and state registers of historic places. The City of Fruita and the Colorado Riverfront Commission have plans to rehabilitate the historic Fruita Bridge as a pedestrian bridge and part of the Riverfront trail system. Colorado Preservation Inc., a non-profit organization, included the Fruita Bridge on their Year 2002 State's Most Endangered List.

The first Redlands school was built in 1916 and now houses the Church of the Nativity Episcopal. The building is located at 2157 Broadway across from the Redlands Middle School. The Redlands Community Center (previously know as the Redlands Women's Club) was built in 1920 as the Grand Junction Country Club. It was turned into a community center when the club closed in 1929, and has served the Redlands ever since. A relatively rare example of the Mission Style in the Grand Junction area, the Club was designated on the State Register of Historic Properties in 1995.

The Colorado National Monument has several sites on the National Register of Historic Places including the Devils Kitchen Picnic Shelter, Rim Rock Drive Historic District, Saddlehorn Caretaker's House and Garage, Saddlehorn Comfort Station, Saddlehorn Utility Area Historic District and Serpents Trail. The sites, structures and districts on the Monument are significant for their engineering and development of automobile access and tourism and/or their association with the Civilian Conservation Corps (CCC) and Works Progress Administration (WPA) by whom they were constructed.

An early 1980s inventory of Mesa County sites and structures with potential for historic designation includes several Redlands houses. While the inventory is dated, it still provides a good basis for a new inventory.

The City of Grand Junction established a local Register of Historic Sites, Structures and Districts in 1994. To date, no properties on the Redlands have been included on the local register, but many are eligible for listing as noted in the inventory referenced above. The purpose of the local register is to protect and preserve Grand Junction's heritage, which is exemplified in its historic resources.

### **Paleontological Resources**

See the Environmental Resources section of the Land Use/Growth Management Action Plan of this Plan.

## **GOALS, POLICIES, IMPLEMENTATION**

### **Goals**

- Protect and maintain the unique features and characteristics of the Redlands which are significant links to the past, present, and future.
- Establish and promote the historical pride and heritage of the Redlands.
- Complete an up-to-date inventory of historic structures and places as a means for listing properties on official historical registers (national, state and local).
- Pursue official designation, preservation, adaptive reuse, restoration, or relocation of eligible historic structures and places.

### Policies

- New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado is valuable in this effort.

### Implementation

- In cooperation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado, the City of Grand Junction Community Development Department and Mesa County Planning Department shall: complete and make available an up-to-date, comprehensive inventory of historic structures and places (reconnaissance survey), then, complete an intensive level survey of potentially eligible properties for designation as an historic place/structure/district.
- The City of Grand Junction Community Development Department and Mesa County Planning Department should provide technical assistance to parties interested in historic designation/preservation/interpretation.
- Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.
- Adopt a resolution to establish a local Mesa County historic register system.

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# APPENDIX

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# APPENDIX

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Mesa County National and State Historic Register, Redlands Area..... 95

City & County Noxious Weed List ..... 99

Summary of Accomplishments..... 101

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# Mesa County-National and State Register

## Properties Located in the Redlands Area

### **FRUITA BRIDGE**

County Rd. 17.50, over Colorado River  
National Register 02/04/1985, 5ME4532

This three-span, pinned Parker through truss was completed in 1907 and served the main highway south of Fruita until the road was realigned in 1970. Since then, the bridge's beams and stringers have suffered fire damage, but the truss is still intact. It is one of the few spans left in the state associated with the engineer M. J. Patterson. Listed under Vehicular Bridges in Colorado Thematic Resource.

### **DEVILS KITCHEN PICNIC SHELTER**

Colorado National Monument  
National Register 04/21/1994, 5ME1173

Constructed in 1941 with Emergency Conservation Works funding, the Rustic style shelter is significant for its association with the CCC and WPA. Built of locally quarried sandstone, to serve as a comfort station and picnic shelter, it is the only such structure in Colorado National Monument. Because of its size and unusual design, it is atypical when compared with picnic shelters found in other National Park Service properties. Listed under Colorado National Monument Multiple Property Submission.

### **GRAND JUNCTION COUNTRY CLUB (Redlands Women's Club)**

2463 Broadway  
State Register 09/13/1995, 5ME7370

Also known as the Redlands Women's Club, the building has served as a gathering place for community groups and events for over 60 years. The 1920 clubhouse is an example of the relatively rare Mission style in the Grand Junction area.

### **RIM ROCK DRIVE HISTORIC DISTRICT**

Colorado National Monument  
National Register 04/21/1994, 5ME5944

Constructed between 1931 and 1950, the district is significant for its role in the development of automobile access and tourism in Colorado National Monument and its contribution to the local economy during the Great Depression. The district's contributing features are representative of National Park Service Rustic style architecture in their use of native building materials. Also significant for its engineering, Rim Rock Drive is considered to be the first modern road within the Monument and includes three stone tunnels blasted through solid rock that conform to the rugged terrain. Listed under Colorado National Monument Multiple Property Submission.

### **SADDLEHORN CARETAKER'S HOUSE AND GARAGE**

Colorado National Monument

National Register 04/21/1994, 5ME1170

Built by the CCC in 1935 and 1936, as the first permanent buildings in Colorado National Monument, the caretaker's house and garage are significant for their association with public relief projects of the Great Depression. Constructed of sandstone blocks quarried locally, the buildings are excellent examples of National Park Service Rustic style architecture and reflect the craftsmanship of both CCC members and local workers, some of whom were reportedly stonemasons of Italian descent. Listed under Colorado National Monument Multiple Property Submission.

### **SADDLEHORN COMFORT STATION**

Colorado National Monument

National Register 04/21/1994, 5ME1174

Built by the CCC in 1937, to accommodate the recreational needs of visitors to Colorado National Monument, the station is significant for its association with CCC and WPA relief programs during the Great Depression. It is a strong example of National Park Service Rustic style architecture. Listed under Colorado National Monument Multiple Property Submission.

### **SADDLEHORN UTILITY AREA HISTORIC DISTRICT**

Colorado National Monument

National Register 04/21/1994, 5ME7084

Significant for its association with the CCC and WPA, the district includes four good examples of National Park Service Rustic style architecture. The structures were constructed of locally quarried sandstone by the CCC with Emergency Conservation Works funding. The 1937 Roads and Trails Shop, 1938 Oil House, and 1941 Open Storage Building functioned as garages, warehouses, storage facilities, and maintenance buildings for the park. Completed in 1942, the Building and Utilities Shop housed the primary administrative offices for Colorado National Monument until 1963, when a Visitor Center was completed. Listed under Colorado National Monument Multiple Property Submission.

## **SERPENTS TRAIL**

Colorado National Monument

National Register 04/21/1994, 5ME100

Constructed between 1912 and 1921, Serpents Trail provided the only automobile access to Colorado National Monument until 1937 when the Fruita Canyon portion of Rim Rock Drive opened. Serpents Trail reflects engineering techniques used in the construction of early automobile roads in difficult terrain and was specifically designed to optimize the scenery of the park. John Otto, the original booster of the park's scenic wonders and the custodian of Colorado National Monument from 1911 to 1927, designed the original route and was involved in its sporadic construction. The project also provided access to the Glade Park region, and local engineers and citizens contributed to its construction and funding. Serpents Trail now functions as a 1.6 mile foot trail. Listed under Colorado National Monument Multiple Property Submission.

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# Designated Noxious Weed List For Mesa County, 2000

Bull thistle (*Cirsium vulgare*)  
Canada thistle (*Cirsium arvense*)  
Dalmation toadflax (*Linaria dalmatica*)  
Diffuse knapweed (*Centaurea diffusa*)  
Dyers woad (*Isatis tinctoria*)  
Hoary cress or white top (*Cardaria draba*)  
Houndstongue (*Cynoglossum officinale*)  
Leafy spurge (*Euphorbia esula*)  
Musk thistle (*Carduus nutans*)  
Oxeye daisy (*Chrysanthemum leucanthemum*)  
Plumeless thistle (*Carduus acanthoides*)  
Purple loosestrife (*Lythrum salicaria*)  
Russian knapweed (*Acroptilon repens*)  
Scotch thistle (*Onopordum acanthium*)  
Spotted knapweed (*Centaurea maculosa*)  
Tamarisk or salt cedar (*Tamarisk parviflora* & *T. ramosissima*)\*  
Yellow starthistle (*Centaurea solstitialis*)  
Yellow toadflax (*Linaria vulgaris*)

\*Tamarisk is preferred to be controlled in Mesa County, not mandatory.

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## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Community Organization</b></p>	<p>Mesa County will encourage the formation of special districts for the provision of urban services.</p> <p>A Redlands based community organization should be formed to represent the Redlands.</p>	<p>Local Improvement Districts have been and are being formed for sewer service as a result of the 1998 "Persigo Sewer System Agreement" between Mesa County and Grand Junction.</p> <p>Various Home Owners Associations and the Citizens for a Better Broadway are active.</p> <p>Numerous residents and businesses were involved in the planning process to revise/amend the 1986 and 1996 plans for the Redlands.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>General Services</b></p>	<p>Mesa County and the City of Grand Junction will cooperatively develop a sewer program for the 201 area based on a phased program and serving existing developed areas identified on a map entitled Sewer Implementation Map.</p> <p>Costs for sewer extensions will be borne by residents under the Local Improvement District assessment procedure; initial engineering costs may be funded from the sewer improvement fund.</p>	<p>Concurrently working on a transportation study to establish a transportation impact fee for new development throughout the Grand Valley.</p> <p>Numerous Local Improvement Districts have been and are being formed for sewer service as a result of the "1998 Persigo Sewer System Agreement" between Mesa County and Grand Junction.</p> <p>The Panorama Sewer District includes the Panorama Subdivision with 480+ homes located north of Highway 340 in the Peony Drive area. Sewage lagoons were previously used, but as of October 2001, sewage is now treated at Persigo Waste Water Treatment Plant.</p> <p>City and County Development Codes address coordination of timing, location, and intensity of growth with provision of adequate public facilities.</p> <p>The City and County adopted the Major Street Plan - Functional Classification Map in Spring 2000 and amended the plan in 2001 as the Grand Valley Circulation Plan.</p> <p>City and County Staff participate on a long range planning committee of School District #51.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<b>Irrigation</b>	<p>Mesa County will require irrigation water management programs in new or revised subdivisions. Management programs should detail physical storage and distribution systems as well as organizational structures through covenants and restrictions.</p> <p>Proper rights-of-way for irrigation canals will be dedicated when development takes place</p>	<p>Protection of irrigation water and practices is addressed in the <i>Mesa Countywide Land Use Plan</i> and <i>Land Development Code</i>.</p> <p>Development Codes require use of non-potable irrigation for landscaping purposes where available.</p>
<b>Fire Protection &amp; Rescue Service</b>	<p>A cost/revenue analysis should be conducted for providing a fire station and associated operational costs on the Redlands</p> <p>Mesa County encourages the Rural Fire District to establish a map indicating hydrants and whether or not they have adequate water pressure.</p> <p>The Redlands should be brought into compliance with Mesa County's current fire protection policies.</p>	<p>City and County continue to address the issues and needs of fire protection and emergency medical services on the Redlands. Both jurisdictions have money budgeted for 2002 and 2003 to begin process to acquire land and/or facilities.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Drainage</b></p>	<p>Developments should maintain at least a 50' setback from the edge of drainage ways as identified on map #4, "Geology for Planning in the Redlands Area, Mesa County, CO; Colorado Geological Survey."</p> <p>Site Specific analyses will be conducted for all new developments.</p> <p>The Mesa County Stormwater Runoff Management and Drainage manual will be used in the review of all new subdivisions on the Redlands.</p> <p>Mesa County will work with the Grand Junction Drainage District and the Redlands area to consider the possible expansion of boundaries of that district to include the Redlands. This effort would assume that any expansion requires a petition signed by property owners</p>	<p>Development Codes require review of impacts on water quality and natural for all new development.</p> <p>Development Codes require a minimum 100 foot setback from floodway from Colorado and Gunnison Rivers.</p> <p>The City and County require new development to follow the <i>Stormwater Drainage Manual</i> .</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Land Use and Urban Design</b></p>	<p><b><i>General Land Use Policies</i></b></p> <p>The trunk sewer map and the Colorado Geologic Survey maps will be used as guidelines for growth and development in the Redlands.</p> <p>In planned developments density will be encouraged within 2,000 feet of the Goat Wash, Tiara Rado, and Scenic Interceptor sewers and where such density does not conflict with Geologic Hazards as Identified by the Colorado Geologic Survey, or require lift-stations.</p> <p><b><i>Colorado National Monument:</i></b>            Densities along the border of the Colorado National Monument for new developments shall be limited to low density (1 du per 5 acres) and no structures except those within the 5 acre density range will be allowed within 1,000 feet of the Monument Boundary, if property lines of any parcel exceed that setback. (Planned Developments that have received final approval and platted subdivisions would not be subject to this policy.) This setback area may be counted, however, as part of the open space requirement in a Planned Unit Development and overall densities established as part of a Planned Development may be transferred from this area to other locations within the Planned Development (Transfer of Development Rights).</p>	<p>The trunk lines have been constructed and new development has connected to the system.</p> <p>Urban densities are allowed only where sewer is available.</p> <p>The City and County maintain Geographic Information System maps/databases with drainage coverage and flashflood hazard areas among other geo-hazards map of the Redlands.</p> <p>City of Fruita Community Plan adopted in 1994 and updated in 2001 includes:</p> <ul style="list-style-type: none"> <li>• a Monument Preservation area outside of the Persigo 201 – 5 acre minimum lots, and</li> <li>• removing most of the Redlands area east of Kings View Estates from the Fruita 201 Sewer Service Area</li> </ul> <p>Fruita, Grand Junction, and Mesa County signed an intergovernmental agreement establishing a Cooperative Planning Agreement, Buffer Area, as a community separator in 1998.</p> <p>Mesa County and the National Park Service entered into a Memorandum of Understanding in 1999 for cooperative planning efforts.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Land Use and Urban Design, continued</b></p>	<p><b><i>Washes, Stream Beds &amp; Water Courses:</i></b>  Washes, stream beds, and water courses shall have a minimum setback of 100 feet from the top elevation of the stream bed.</p> <p><b><i>Key Identity Nodes:</i></b>  Key identity nodes will be developed through a joint venture involving CSU Cooperative Extension Service and community resources (CSU: Colorado State University).</p> <p><i>(Broadway/Redlands Pkwy; Broadway/Monument Road)</i></p> <p><b><i>River Bluff Development:</i></b>  New development along -the bluffs overlooking -the Colorado River should have the following setbacks:</p> <ul style="list-style-type: none"> <li>• 500 foot minimum setback from the Public Service Powerline or areas west of the Redlands Parkway</li> <li>• 150 foot minimum setback from the edge of the bluffline east f the Redlands Parkway</li> </ul>	<p>These nodes have developed as commercial centers.</p> <p>These specific setbacks are not incorporated in adopted Development Codes.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Land Use and Urban Design, continued</b></p>	<p><b><i>Existing Zoning</i></b> Existing zoning in the following areas shall be reviewed with the intention of possible rezoning:</p> <ul style="list-style-type: none"> <li>• R-2 zoning in geologically sensitive areas (<i>RSF4</i>)</li> <li>• R-4 zoning in the 100 year floodplain of the Colorado and Gunnison Rivers. (<i>RMF8</i>)</li> <li>• Zoning within the setback areas of bluff lines, drainages and the Colorado National Monument.</li> </ul> <p><b><i>Rosevale and Connected Lakes</i></b> Densities in Rosevale and Connected Lakes shall be strictly limited in the future to no greater than 1 dwelling/35 acres. A housing relocation program should be initiated.</p> <p><b><i>Commercial, Office Uses and Specialized Land Uses</i></b> Commercial pockets or "Village Centers" similar to Redlands Country Corner will be allowed to continue and develop as neighborhood commercial centers at "Brach's Market", the Ridges, Tiara Rado, and Monument Village Shopping Center. Office park development with large blocks of open space in a campus type of setting will be encouraged at Monument Village Shopping Center. Diversified and specialized land uses, especially multi-family housing, day care, senior citizen centers, etc., will be encouraged at the five "village centers" - 1) Brach's Market, 2) Redlands Parkway/Broadway, 3) Ridges, 4) Tiara Rado and 5) Monument Village Shopping Center, in all cases buffering between incompatible uses will be a primary requirement.</p>	<p>This plan analyzed existing zoning with the adopted Future Land Use Map to note inconsistencies and recommends changes.</p> <p>Persigo agreement requires annexation to the Grand Junction city limits of certain new development within the Urban Growth Boundary. Development Codes have established criteria for rezones and plan amendments. Instead, Connected Lakes area was rezoned to AFT (maximum of 1 dwelling per 5 acres) and sewer service has been extended to the Rosevale neighborhood.</p> <p>This plan addresses the need for development design standards/guidelines for the Redlands.</p> <p>Development Codes establish standards for height/structure setbacks, landscaping/buffering, lighting and noise.</p> <p>"Brach's Market" is now Redlands Marketplace.</p> <p>Adopted Codes allow neighborhood services in any land use category. Development Codes require a rezone to B-1 to allow neighborhood services.</p> <p>Development Codes establish large retail/big box-commercial standards. No such developments are recommended for the Redlands.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Land Use and Urban Design, continued</b></p>	<p><b><i>Hills, Bluffs and Other Visually Prominent Areas</i></b>            Developments that incorporate hilltops, bluff tops and other visually prominent areas should be designed with colors, textures, and architecture to blend in with surrounding landscape.</p>	<p>Development Codes allow for clustering smaller lots and preserving open space in all residential zone districts.</p> <p>Development Codes establish standards for ridgeline, hillsides and steep slopes.</p> <p>Development Codes establish Planned Unit Development regulations.</p>



## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Parks, Recreation, Historic Places</b></p>	<p>Provide large blocks of open space (30% minimum) in all new planned developments in the Redlands. This open space should conform to the geologic hazards and design guidelines mentioned above including flash flood drainages, floodplain, bluffs above the River, buffer along the National Monument, hillsides and visually prominent areas.</p> <p>Preserve and protect Riggs Hill by purchasing it for permanent open space.</p> <p>Preserve and protect all other paleontological resources on the Redlands by incorporating them into open space in planned developments, through gifts or purchase by the Museum of Western Colorado.</p> <p>Designate the confluence of the Gunnison and Colorado Rivers as a proposed "Confluence Park" on the southwest riverbank for eventual acquisition as permanent open space to be maintained by a private nonprofit group such as the Audubon Society.</p> <p>Encourage the use of schools as sites for active recreation.</p> <p>Retain natural, drainages and floodplain of the Colorado River in open space with the Audubon Society, Division of Wildlife and other private nonprofit groups retaining as much open space along the River as possible -to carry out the Colorado River Greenbelt Concept found in the County Master Plan of Parks.</p>	<p>Development Code requirements for open space do not treat the Redlands differently. (20% required in Mesa County).</p> <p>Owned by Museum of Western Colorado.</p> <p>Dinosaur Hill is protected by the BLM as a paleo/cultural site.</p> <p>Owned by US government. (Bureau of Reclamation) as a wildlife preserve. Managed by the Mesa Land Trust.</p> <p>Schools provide this service. Few other parks (only private parks)</p> <p>Connected Lakes State Park developed as post gravel mining reclamation. Audubon Society owns/manages and is developing a wildlife center and refuge (Ela Refuge?) adjacent to Connected Lakes Park.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Parks, Recreation, Historic Places, continued</b></p>	<p>Mesa County will cooperate with the Colorado National Monument to improve the trailheads at Monument Canyon, and Gold Star Canyon trails. Included in this effort would be confirmation of public access to the Liberty Cap trailhead near Wildwood Drive, and clarification of access through Deer Park Subdivision.</p> <p>Maintain close cooperation with the Colorado National Monument and the State Air Quality Division of the Department of Health to ensure maintenance of a high standard of air quality.</p> <p>Encourage pedestrian/bicycle trail systems for trips to school, shopping, etc. that avoid the use of automobiles.</p> <p>Discourage more than one fireplace or woodburning stove per four dwelling units in attached multi-family structures and no more than one in a single-family structure to discourage further air pollution near the Monument.</p>	<p>Trailheads have been established at Monument Canyon and Liberty Cap. Star Canyon is undeveloped. An access to the Monument is in the general vicinity of Star Canyon, but no parking area established.</p> <p>The Grand Valley Air Quality Planning Committee and the Mesa County Environmental Health Dept. are active</p> <p>See adopted transportation plans, including: 2020 Transportation Plan, Grand Valley Circulation Plan, Urban Trails Plan.</p> <p>The Grand Valley Air Quality Planning Committee and the Mesa County Environmental Health Dept. are active. Grand Junction has a mandatory no burn ordinance and both Grand Junction and Mesa County have woodstove standards and support a replacement program annually.</p> <p>Grand Junction Country Club (Redlands Community Club) designated on State Register of Historic Places in 1995. National Monument - designations of historic buildings and site.</p>

## Summary of Accomplishments

1986 REDLANDS PLAN POLICY TOPIC	POLICIES	RESPONSE/ACTION
<p><b>Roads and Transportation</b></p>	<p>Encourage development of a comprehensive trail system with the Redlands Water and Power Canal, the Connected Lakes Trail and the Redlands Parkway Trail as the major segments.</p> <p>The attached map will serve as the basis for new trail segments.</p>	<p>The Audubon (1987) and Connected Lakes sections of the Colorado River Trail follow the Redlands Power Canal. See adopted transportation plans, including: 2020 Transportation Plan, Grand Valley Circulation Plan, Urban Trails Plan. Redlands Water and Power has a new trails policy.</p>
<p><b>Redlands Parkway Corridor</b></p>	<p>Low Intensity development (agriculture, limited gravel mining and low density residential uses) will be encouraged within the Colorado River Floodplain (100 year flood boundary).</p> <p>Low-Medium Density residential development will be encouraged within the Redlands corridor of the Redlands Parkway. Planned Developments will be encouraged rather than conventional subdivision proposals.</p> <p>Limited neighborhood commercial development will be (southeast and northeast) considered at only one additional location south of the River; the intersection of the Redlands Parkway and Broadway.</p>	<p>Development Codes and adopted Mineral Extraction Policies protect commercially viable gravel resources and require conditional use permits in limited zone districts.</p> <p>See 1996 Growth Plan. Development Codes do not encourage Planned Developments.</p> <p>Southeast corner recently developed (bank and nursery). See 1996 Growth Plan.</p>