



LIVE LIFE FULL CIRCLE

COMMUNITY FAQ_s





1° WHAT IS THE VISION BEHIND REDLANDS 360?

Redlands 360 is a proposed master-planned community—the first of its kind in the Grand Valley. Our vision is to create attainable, diverse housing that meets the needs of our growing region. Redlands 360 will honor and preserve the historical recreational uses, natural landscape, and open space inherent in the property.

2° WHAT MAKES REDLANDS 360 A “MASTER-PLANNED COMMUNITY”?

A modern master-planned community is a larger community that features an integrated variety of land uses and housing products, and connects residents through numerous recreational amenities such as parks, bike paths, and trails. Redlands 360 will be the first master-planned community of its kind in Grand Junction, and the 600-acre project will offer a variety of outdoor-focused amenities to foster connections. The planned development includes residential homes, commercial space, public parks, open spaces, multi-use trail systems, enhanced landscaping, unique fencing and signage, and community art.

3° WHAT MAKES REDLANDS 360 UNIQUE?

Besides being the first master-planned community in the area that truly honors the natural landscape, Redlands 360 strives to bring people together. Redlands 360 stands out with the variety of homes that will be offered —focused on diversity of price, product, and people. Redlands 360 envisions a community that will accommodate people throughout all phases and walks of life who appreciate a community with various architectural styles, housing products, and recreational amenities incorporated into the natural landscape. Redlands 360 homes offer million-dollar views that don’t cost \$1 million.

4° HOW WILL THE REDLANDS 360 AMENITIES BE FUNDED?

The Redlands 360 Metropolitan Districts have been approved as a funding source for public improvements and amenities within the community. Development and infrastructure costs, including amenities, will be paid for in part by a property tax mill levy on homes and other properties within Redlands 360. Although Redlands 360 residents fund some public amenities, trails and parks are available to the entire Grand Valley community and its visitors. Additional amenities for Redlands 360 residents are also anticipated. These restricted-use amenities will be supported by a separate Redlands 360 HOA and may include a community room, pool, fitness center, and pickleball courts.

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WHY ARE HOMES BEING DEVELOPED ON THIS LAND NOW?

Our 600-acre parcel has historically been private land, but the long-time owner, Grand Junction Land Company, has continually allowed public access over the past 25 years. This parcel is the largest remaining infill site within the City of Grand Junction. Redlands 360 is developing more housing to alleviate urban sprawl while respecting the existing topography, vegetation, and historic recreational uses. As more people relocate to the Grand Valley, there is a significant demand for housing. This project will be developed in multiple phases over approximately 25 years to address housing demands.

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WILL THE PUBLIC HAVE ACCESS TO TRAILS AND OPEN SPACE IN THE REDLANDS 360 COMMUNITY?

Yes – the public will continue to have access to the property. In addition to allowing public access to many of the existing trails, Redlands 360 will be realigning existing trails and adding new trails (hard surface, soft surface, and single track) and recreational amenities to the property. Approximately 1/3 of the property will remain as parks, trails, and open spaces. Plans for the completed project include 11 traditional parks (approximately 35 acres), 7 trailheads, unique parks and recreational amenities (approximately 50-60 acres), and 100-120 acres of open space.



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WHAT TYPE OF HOUSING WILL BE PART OF REDLANDS 360?

Redlands 360 will meet the needs and desires of the community by offering attainable housing, as it is essential to support the growing region. Meeting the demand for diverse housing in this highly desirable location will provide an opportunity for young professionals, single families, retirees, and everyone in-between a chance to be part of the Grand Valley community.

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WHAT WILL THE HOME-TYPE DISTRIBUTION BE?

The community will feature diverse homes with a wide variety of architectural styles, accommodating all phases and walks of life. In accordance with the approved development plan and zoning code for the City of Grand Junction, the density range for the entire project is 1,300-1,750 residential units, including attached multi-family units, townhomes, and single-family homes (low and medium density).

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HOW WILL THE COMMUNITY ADDRESS DROUGHT CONCERNS?

Water conservation will be incorporated into the Redlands 360 community through comprehensive design guidelines limiting the amount of turf and encouraging water-wise (xeriscape) landscaping. Irrigation will be limited in common areas to minimize water usage and maintain the existing natural environment. Irrigation will not be provided to individual residential units by the developer to help promote water conservation.



10 HOW WILL REDLANDS 360 SUPPORT THE GRAND VALLEY?

Redlands 360 is designed to be a diverse community that will benefit the Grand Valley. From welcoming the community into the project, to directly supporting local organizations, establishments, and philanthropies throughout the Grand Valley, Redlands 360 wants to build a strong community footprint.

11 WHY WILL REDLANDS 360 BE A DESIRABLE COMMUNITY?

Redlands 360 will offer a unique residential experience unrivaled within the Grand Valley. Housing options at attainable price points with various architectural styles will be a driving force in creating a highly livable, desirable, vibrant residential community. Redlands 360 offers a convenient location featuring unparalleled 360° views, recreational amenities out your back (or front) door, trails, parks, and open space to create connection within the community.

12 WHAT IS THE TIMELINE FOR REDLANDS 360?

Redlands 360 will be built in various phases throughout the next 25 years. Initial phases of construction include Canyon Rim 360 (22 lots for custom homes) and Redlands 360 Filing One @Easter Hill, consisting of 51 single family residential homes for sale by two builders: Aspen Leaf Innovations and Goetzmann Custom Homes. Set to debut in 2026 will be two new phases: 4H Peaks @ Redlands 360, consisting of 47 additional single family residential homes southwest of R360 Filing 1; and 125 townhomes at the Corner @ Redlands 360 (intersection of Redlands Parkway and S. Camp Road). Future phases of development may include a commercial site, an active 55+ adult community, patio homes, and more single-family homes. Specific timing, product type, and pricing will be dependent on consumer demand and market conditions.

13 HOW CAN I BECOME A RESIDENT OF REDLANDS 360?

Redlands 360 will allocate finished lots primarily to preferred builders in the Grand Valley rather than selling directly to prospective homeowners. Redlands 360 preferred builders have embraced our vision for an architecturally distinctive community, which includes several approved architectural styles with specific design guidelines and a rigorous approval process. Prospective homeowners will have multiple builder options and housing product choices.

Just minutes from downtown and surrounded by incomparable views, you can truly enjoy the best of both worlds at Redlands 360.



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