MESA COUNTY TDR/C PROGRAM

Save Land  Make $$$  Build Homes

Transferable Development Rights/Credits

Mesa County Planning and Economic Development Department
970-244-1636
mclrange@mesacounty.us
MESA COUNTY
TDR/C PROGRAM LOCATIONS
- FRUITA
- CLIFTON
- WHITEWATER
- MACK
- SPECIAL SENDING AREAS
Transferable Development Rights/Credits

RECEIVING AREA
Ability to increase density over the base density.

SENDING AREA
Ability to build one dwelling unit

Urban area or listed rural community.

Rural areas outside of listed rural communities.

Easement or Deed Restriction.
Private/Voluntary Market-driven Program

- Value of Transferable Development Certificates is negotiated between willing seller and buyer.

- Mesa County and any participating municipality facilitate the process.
TDR/C Purpose

“…to provide an alternative to subdivision of land. Such a program is not intended to provide additional density to a sending site that has been previously subdivided. The program is also intended to encourage growth to locate in urban and rural community areas with adequate infrastructure in place to service higher density residential development. ....

…TDR credits shall be severed from a Sending Site prior to subdivision of a Sending Site, and after subdivision of the Sending Site only the unrestricted (remainder) area of the site shall be considered in the determination of allowable density of future development of the unrestricted portion of the Sending Site (the remainder)....

Mesa County Land Development Code Section 9.8 excerpts.
SENDING SITES

1. Evidenced by a Transferable Development Right/Credit Certificate issued by Mesa County.

2. Obtaining TDR/C Certificate first requires a recorded, perpetual Deed Restriction (Declaration of Restriction and Development Easement) signed by the landowner and Mesa County.
SENDING SITES

3. A Sending Site with a TDR/C Certificate
   - is limited to any remaining density;
   - may only be developed as a Cluster;
   - may not be rezoned to a higher density or use.

4. Landowners choosing not to participate in the Program retain option to develop property per the Mesa County Land Development Code
Sending Site Summary

- 10 acres = minimum eligible lot size for a Sending property
- 5 acres = minimum area required to be protected (5 acres = 1 TDR credit)
- AFT, AF35, Urban Residential, Commercial, Industrial zoned properties are eligible Sending areas.
RECEIVING SITES

1. To receive a density bonus development rights/credits must be obtained from a Sending Site.

2. The Receiving Site must meet the specific requirements of the TDR/C program location (e.g., Fruita, Clifton, Mack, Whitewater)
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