

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4895

AN ORDINANCE AMENDING ORDINANCE NO. 4482 & 4654 FOR THE CASAS DE LUZ PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE PROPOSED PHASING SCHEDULE

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88-acres. The Casas de Luz residential development plan consists of proposed residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the current market conditions and economic feasibility of the project and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 & 4654 is amended as follows:

- Phase 1 (construction) plat must be recorded by December 31, 2022
- Phase 2 plat must be recorded by December 31, 2024
- Phase 3 plat must be recorded by December 31, 2026
- Phase 4 plat must be recorded by December 31, 2027

All other aspects of Ordinance No. 4482 shall remain in effect.

INTRODUCED on first reading this 4th day of December, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of December, 2019 and ordered published in pamphlet form.

ATTEST:



Mayor Pro Tem



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4895 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of December, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 18th day of December, 2019, at which Ordinance No. 4895 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of December, 2019.


Deputy City Clerk

Published: December 6, 2019
Published: December 20, 2019
Effective: January 19, 2020