

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4995

AN ORDINANCE AMENDING ORDINANCE NO. 4109 & 4511 FOR THE RED ROCKS VALLEY PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE PROPOSED PHASING SCHEDULE AND CLARIFYING SETBACKS AND ALLOWED ACCESS FOR THE PATIO HOME AREA

LOCATED APPROXIMATELY ½ MILE WEST OF MONUMENT ROAD ON THE NORTH SIDE OF SOUTH CAMP ROAD

Recitals:

The Applicants, Conquest Homes LLC and Surf View Development Co, wish to amend the Red Rocks Valley Planned Development residential subdivision. The Red Rocks Valley residential development plan consists of 155 proposed residential units, common areas, and private drives on the 139.87-acre property. The Planned Development is partially developed, with undeveloped areas still remaining.

The purpose of this Ordinance is to extend the phasing schedule for the Red Rocks Valley Planned Development provided in Ordinance No. 4109 and subsequently amended in Ordinance No. 4511. In addition, this Ordinance will eliminate references to building envelopes and amend setbacks for future patio homes. Lastly, this Ordinance will allow patio homes to have the option of taking access from exterior public roads instead of private drives.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the amendment for the Red Rocks Valley Planned Development.

The City Council finds that the review criteria for the Planned Development that were established at the time Ordinance No. 4109 was adopted are still applicable and are still met and that the establishment thereof is not affected by the proposed amendments.

The City Council finds that the amendments are reasonable in light of current market conditions and economic feasibility of the project and are 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. 4109 & 4511 is amended as follows:

Remaining Phases are to be Final Platted by December 31, 2029.

Patio Homes: The requirements and setback standards for the patio home area (known as the Red Rocks Patio Homes subdivision) are as follows: The front yard setback shall be a

minimum of 20 feet for the garage portion of a principal structure and 14 feet for the remainder of the principal structure. Side and rear yard setbacks shall be a minimum of 3 feet from the property line, with a minimum setback of 10 feet from adjacent lot principal structures. No structures shall be placed within easements. No recorded site plans reflecting building footprints shall be required at time of final platting. No accessory structures will be allowed. Perimeter patio homes may take access from public roads including Rock Valley Road, Red Point Road, Trail Ridge Road, and Ruby Mountain Road. Driveway locations will be reviewed at time of planning clearance to determine proper driveway spacing.

Introduced on first reading this 17th day of March 2021 and ordered published in pamphlet form.

Adopted on second reading this 7th day of April 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

City Clerk

C. E. Steve W. Zuzana

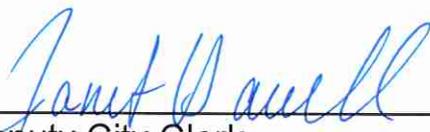
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4995 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of March 2021 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 7th day of April 2021, at which Ordinance No. 4995 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 9th day of April 2021.



Deputy City Clerk

Published: March 19, 2021
Published: April 09, 2021
Effective: May 09, 2021

