

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5048**

**AN ORDINANCE AMENDING ORDINANCE NO. 4495 FOR THE REDLANDS MESA  
PLANNED DEVELOPMENT BY ESTABLISHING A REVISED PHASING  
SCHEDULE**

Recitals:

The Applicants, The Peaks, LLC and Western Constructors, Inc. have requested a revision to phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and subsequently amended in 2011; the ODP was designed for up to 526 residential units and golf course and associated amenities.

This Ordinance extends the phasing schedule for the remaining developable parcels of the Redlands Mesa Planned Development, without modifying any other aspects of Ordinance No. 4495.

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 extended phasing schedule for the Redlands Mesa Planned Development.

The City Council finds that the sole request of a phasing schedule extension does not further impact the ODP as previously approved and outlined in Ordinance 4495 and continues to meet the provided purpose of the ODP and the Comprehensive Plan as well as the approval criteria as indicated in Section 21.02.150(b)(2) of the Grand Junction Zoning and Development Code.

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. 4495 is amended as follows:

All remaining parcels shall be platted by December 31, 2023.

All other aspects of Ordinance No. 4495 shall remain in effect.

INTRODUCED for first reading on this 15<sup>th</sup> day of December 2021 and ordered

published in pamphlet form.

PASSED and ADOPTED this 5<sup>th</sup> day of January 2022 and ordered published in pamphlet form.

  
C.B. McDaniel  
President of City Council

ATTEST:



Wanda Winkelmann  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5048 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of December 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 5<sup>th</sup> day of January 2022, at which Ordinance No. 5048 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 7<sup>th</sup> day of January 2022.

  
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Deputy City Clerk

Published: December 17, 2021  
Published: January 7, 2022  
Effective: February 6, 2022

