

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3848

AN ORDINANCE AMENDING ORDINANCE NO. 2596 ZONING THE RIDGES
PLANNED DEVELOPMENT AND AS PREVIOUSLY AMENDED
TO INCLUDE MORE SPECIFIC INFORMATION FOR A PORTION OF THE
ORIGINAL RIDGES DEVELOPMENT
LOCATED AT EAST LAKERIDGE DRIVE AND RIDGES BOULEVARD TO BE
KNOWN AS SHADOW RUN AT THE RIDGES

Recitals.

The land zoned as Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed. There are remaining parcels within the approved Ridges plan that are still vacant, mostly those parcels originally planned as multifamily parcels. A proposal for one of these parcels located at East Lakeridge Drive and Ridges Boulevard has been presented to the Planning Commission to recommend to City Council an amendment to the original Planned Development ordinance and to establish the underlying zone for this 4.99 acre parcel with the preliminary development plan. The proposal refers to this land as Shadow Run at the Ridges and will be so referred to herein.

The Grand Junction Planning Commission, at its November 22, 2005 hearing, recommended approval of the amended Planned Development zoning ordinance, the Planned Development Preliminary Development Plan (PDP) for Shadow Run at the Ridges, and use of private streets within this subdivision.

The original zoning for all of the Ridges, including the Shadow Run at the Ridges parcel was Planned Development 4 units per acre. This density included multifamily development on several undeveloped parcels, including the one now being planned for Shadow Run at the Ridges.

The proposed density of Shadow Run at the Ridges is 6.4 units per acre which is consistent with the original Ridges Planned Development zone as well as with the Growth Plan Future Land Use Map. The entire Ridges development is designated as Residential Low 2 to 4 units per acre on the Growth Plan Future Land Use Map.

The default zone for Shadow Run at the Ridges pursuant to Section 3.3.G. of the Zoning and Development Code is Residential Multifamily 8 units per acre (RMF-8).

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Upon satisfaction of the conditions set forth herein, Ordinance 2596 is hereby amended regarding the 4.99 acres that had not yet developed and is more fully described below:

Lot 1, Block 18, The Ridges Filing No. Three recorded in the Mesa County Clerk & Recorder's records in Plat Book 12, Page 5. Said parcel is in the City of Grand Junction, Mesa County, State of Colorado.

The property is zoned Planned Development. The property may only be developed in accordance with the standards and uses specified herein and in the RMF-8 zone district in the Zoning and Development Code.

- 1) The uses allowed for this zone and property shall be twenty single family attached (duplexes) and three four-plex units – a total of 32 units.
- 2) The default zoning is Residential Multifamily 8 units per acre (RMF-8) with the following setback deviations for the front yard for the living area only (garages shall meet 20-foot front yard setback).
 - Unit 10 – Minimum 9 feet
 - Unit 27 – Minimum 18 feet
 - Unit 28 – Minimum 18 feet

Structure height shall be as depicted on the elevation drawings dated November 2005 contained in Community Development file PP-2005-203, with maximum heights of 20 feet for ranch units and 26 feet for two-story units.

- 3) The ordinance further allows for private streets as shown on the attached Preliminary Development Plan and contained within Community Development File PP-2005-203 with a detached 5-foot pedestrian path. All street crossings are to be marked for safe pedestrian crossing.
- 4) All other buffering and setbacks are as provided on the project's approved Preliminary Development Plan dated November 7, 2005 contained in Community Development File PP-2005-203, a copy of which is attached and incorporated herein as Exhibit A.

The Preliminary Development Plan shall be effective for one year from the date of this Ordinance.

INTRODUCED on first reading on the 7th day of December, 2005 and ordered published.

PASSED on this 21st day of December, 2005.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of Council