

CITY OF GRAND JUNCTION

ORDINANCE NO. 3855

AN ORDINANCE ZONING LAND LOCATED SOUTH AND WEST OF THE
RIDGES KNOWN AS REDLANDS MESA, FILING 6

Recitals:

The proposed Redlands Mesa development received Design Density and Outline Development Plan approval by the Planning Commission and the City Council. The Preliminary Plan for Filing 6 of the development has been submitted and reviewed by the Planning Commission. Filing 6 includes 6 residential lots. The Planning Commission and City Council hereby find that the request is in compliance with the Zoning and Development Code.

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

That the land described below is hereby zoned PD (Planned Development) with the allowed uses being a maximum of 6 single-family homes and the allowance for each lot to have an Accessory Dwelling Unit subject to the provisions of the approved Preliminary/Final Plan.

Legal Description: Block 3 Redlands Mesa Filing 2, according to the Final Plat thereof recorded May 16, 2001 at Reception No. 1996348 in the Office of the Clerk and Recorder of Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of December, 2005.

PASSED on SECOND READING this 4th day of January, 2006.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of City Council