

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3905

AN ORDINANCE ZONING LOT 1 AND LOT 2, BLOCK TWENTY-ONE, THE RIDGES FILING NO. FOUR KNOWN AS REDLANDS VISTA IN THE RIDGES

Recitals.

A rezone from Planned Unit Development 7.5 units per acre (PUD 7.5) to Planned Development 3.8 units per acre (PD 3.8) has been requested for the property located on Lot 1, and Lot 2, Block Twenty-One, The Ridges Subdivision, Filing Number 4, known as Redlands Vista In The Ridges, for purposes of developing a residential project of single-family patio homes on 8.3 acres, as follows: eighteen (18) ranch style single family detached homes and fourteen (14) two-story homes, for a total of 32 dwelling units. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (2 to 4 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its May 9, 2006 hearing, recommended approval of the rezone request from PUD -7.5 to PD 3.8, approval of the Preliminary Planned Development (PD) for Redlands Vista In The Ridges, and use of private streets within this subdivision.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT 3.8 UNITS PER ACRE (PD 3.8):

Lots 1 and Lot 2, Block Twenty-One, The Ridges Filing No. Four, as recorded in Plat Book 12 at Page 18 of the records of Mesa County. Said parcels are within the City of Grand Junction, Mesa County, State of Colorado.

- 1) The uses allowed for this zone and property shall be 32 single-family patio homes, consisting of 18 ranch style homes and 14 two-story homes.
- 2) The underlying zoning is RMF-8.
- 3) The development will contain at a minimum a public pedestrian pathway to connect to the City owned park property to the east.
- 4) The ordinance further allows for private streets within this subdivision. All street crossings shall be marked for safe pedestrian crossing.
- 7) Lot 1 is allowed a front-yard setback of 18.5 feet on the north-west corner.
- 8) The preliminary development plan shall be effective for one year from the date of this Ordinance.

INTRODUCED on first reading on the 17th day of May, 2006 and ordered published.

PASSED on this 7th day of June, 2006.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of Council