

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5128**

**AN ORDINANCE AMENDING ORDINANCE NO. 4482 FOR THE CASAS DE LUZ  
PLANNED DEVELOPMENT, A PORTION OF THE RIDGES PLANNED  
DEVELOPMENT, TO REVISE THE MAXIMUM BUILDING HEIGHT FOR UNIT 4 TO  
34 FEET LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND  
WEST OF SCHOOL RIDGE ROAD**

Recitals

The applicant, Casas Land Partners LLC, wishes to revise the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'. The Casas de Luz residential development plan consists of the development of a total of 20 residential lots, common areas and stacked condominium units on property zoned PD (Planned Development) and was originally approved in September 2011.

This Ordinance revises the maximum building height for only Unit 4 within the Casas de Luz Planned Development as provided in Ordinance No. 4482 from 4861' height above sea level to 4871' height above sea level (24' to 34') and clarifying that there is no default maximum building height for the planned development, except for the specific maximum heights set forth under the deviations section of the Ordinance.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the request to revise the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by revision to the maximum building height for proposed Unit 4 within the Casas de Luz Planned Development residential subdivision from 24' to 34'. Therefore, the City Council finds that the request is reasonable in light of the current market conditions and trends and is in the best interests of the community.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The Maximum Building Height established by Ordinance No. 4482 is amended as follows:

The following language is deleted under Default Zoning:

*Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)*

The following language is modified under Deviations for Unit 4:

Maximum Building Height:

*All measurements for maximum heights are at sea level.*

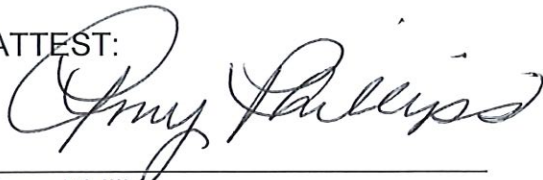
*Unit 4: 4871'*

All other aspects of Ordinance No. 4482, 4654 and 4895 not inconsistent herewith shall remain in effect.

**INTRODUCED** on first reading this 18<sup>th</sup> day of January 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this 15<sup>th</sup> day of February 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk

  
Abe Herman  
Council President Pro Tem

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5128 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of January 2023 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 15<sup>th</sup> day of February 2023, at which Ordinance No. 5128 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 17<sup>th</sup> day of February 2023.

  
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Deputy City Clerk

Published: January 20, 2023  
Published: February 17, 2023  
Effective: March 19, 2023

