

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5162

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE ENCLAVE AT REDLANDS MESA DEVELOPMENT LOCATED AT 2345 WEST RIDGES BOULEVARD

Recitals:

Specialized Communication Services Real Estate LLC (Applicant) is proposing a planned development (Project or PD) to be known as The Enclave at Redlands Mesa. The Project is to be constructed on 7.6 acres of land located at 2345 West Ridges Boulevard (Property) in The Ridges development. The proposed PD will establish an Outline Development Plan (ODP) for development of the Property within a 5-year timeframe.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing, and at the conclusion thereof recommended approval of the proposed PD ODP, finding the ODP conforms with the *2020 One Grand Junction Comprehensive Plan Principles and Strategies*, the land use designation of Residential Low for the Ridges, the rezone criteria, and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds, for the reasons stated in the record, that the PD ODP zone district conforms with all applicable *Principles and Strategies*, the Residential Low land use designation of the Ridges, the *Comprehensive Plan* amendment criteria, the rezone criteria, and the PD ODP criteria.

Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE PROPERTY, AS MORE PARTICULARLY DESCRIBED BELOW, IS HEREBY DULY AND LAWFULLY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1-2 and 2-2 ATTACHED HERETO DATED APRIL 29, 2023, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2022-887 ARE ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH, ALL OF WHICH ARE APPROVED AND MADE APPLICABLE TO THE PROPERTY.

The Property is a parcel of land located in Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as Lot 1, Block Twenty-seven of The Ridges Filing No. Five (Reception No. 1235850), AND that portion of West

Ridges Boulevard right-of-way vacated by Reception No. 3067965, Grand Junction, Mesa County, Colorado more particularly described as:

Beginning at the northeasterly corner of said Lot 1, whence the easterly most corner bears S14°23'56"E 381.39 feet; running thence along the boundary of said Lot 1 the following five (5) courses: (1) S14°23'56"E 381.39 feet; (2) thence S50°35'39"W 317.32 feet; (3) thence N73°35'30"W 335.49 feet; (4) thence N36°28'26"W 243.78 feet; (5) thence N40°05'22"W 123.09 feet; thence N30°52'17"W 145.52 feet to a point of non-tangent curve and the new West Ridges Boulevard right-of-way; thence along said right-of-way the following four (4) courses: (1) along a curve to the left 97.39 feet (Curve Data: Radius = 290.00 feet, Delta = 19°14'27", Chord Bears N87°49'00"E 96.93 feet); (2) thence N78°11'50"E 410.00 feet; (3) thence along a curve to the right 73.37 feet (Curve Data: Radius = 210.00 feet, Delta = 20°01'08", Chord Bears N88°12'24"E 73.00 feet); (4) thence S81°47'02"E 201.93 feet to the Point of Beginning.

The Property is comprised of 7.84 acres.

INTRODUCED on first reading this 7th day of June 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of June 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council



ATTEST:



Amy Phillips
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5162 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of June 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 21st day of June 2023, at which Ordinance No. 5162 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 23rd day of June 2023.


Deputy City Clerk

Published: June 9, 2023
Published: June 23, 2023
Effective: July 23, 2023

