

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4421**

**AN ORDINANCE AMENDING ORDINANCE NO. 4314 ZONING THE MESA STATE  
DEVELOPMENT TO PD (PLANNED DEVELOPMENT)**

**LOCATED AT 2899 D 1/2 ROAD**

Recitals:

On December 15, 2008 the City Council approved Ordinance No. 4314 zoning 154.05 acres to PD (Planned Development) with an Outline Development Plan (Plan) and a default M-U (Mixed Use) zone.

Ordinance No. 4314 referred to and incorporated by reference the "Findings of Fact and Conclusions listed in the Staff Reports dated November 10, 2008 and November 17, 2008 including attachments and Exhibits." One of the Findings of Fact and Conclusions in the Staff Report was a phasing/development schedule for the project.

Due to the change in the economy and the Applicant's desire to delay the project, the phasing/development schedule for the project needs to be amended.

Planning Staff has reviewed the Applicant's request to extend the phasing/development schedule for an additional to two years, to wit, to and through December 15, 2012, and supports the request.

All other approvals made by and in accordance with Ordinance No. 4314 shall remain the same.

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

The phasing/development schedule approved by reference in Ordinance No. 4314 is amended to provide for and allow an additional two (2) years (to December 15, 2012) for the development of the project/land described in said Ordinance.

All other approvals made by and in accordance with Ordinance No. 4314 shall remain the same.

**INTRODUCED** on first reading on the 5<sup>th</sup> day of April, 2010 and ordered published.

**ADOPTED** on second reading the 19<sup>th</sup> day of April, 2010.

ATTEST:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk