

RESOLUTION NO. 13-08

A RESOLUTION ESTABLISHING THAT NEW DEVELOPMENT WITHIN THE RIDGES FILING, NO. ONE THROUGH THE RIDGES FILING, NO. SIX IS NOT REQUIRED TO DEDICATE OPEN SPACE OR PAY A FEE IN LIEU OF DEDICATING THE OPEN SPACE AS REQUIRED BY SECTION 6.3.B OF THE ZONING AND DEVELOPMENT CODE

Recitals:

The City Council approved an amended plan for the Ridges in 1994, which made all developments within the Ridges coming forward to be subject to the new Zoning and Development Code. A landowner and developer in the Ridges has requested City Council to not require that new development within the Ridges be required to provide the open space dedications or fees required by Section 6.3.B of the City of Grand Junction's Zoning and Development Code.

Due to the uniqueness of the Ridges and as approximately 28 percent of the Ridges is open space that was dedicated with the original development, City Council has determined that no further open space dedications nor open space fee shall be required by Section 6.3.B..

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

The requirement for dedication of open space or paying a fee in lieu of such dedication in Section 6.3.B of the Zoning and Development Code shall not be applied to new development in The Ridges Filing No. One through Filing No. Six.

PASSED AND ADOPTED this 4th day of February, 2008.

/s/: James J. Doody
President of the Council

ATTEST:

/s/: Stephanie Tuin
City Clerk