

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4654

**AN ORDINANCE AMENDING ORDINANCE NO. 4482 FOR THE CASAS DE LUZ
PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE
PROPOSED PHASING SCHEDULE**

**LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND
WEST OF SCHOOL RIDGE ROAD**

Recitals:

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88 +/- acres. The Casas de Luz residential development plan consists of proposed new residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the economic downturn and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 is amended as follows:

Phase 1 plat must be recorded by December 31, 2017 (extended by three years, from December 31, 2014)

Phase 2 plat must be recorded by December 31, 2019 (extended by two years, from December 31, 2017)

Phase 3 plat must be recorded by December 31, 2020 (extended by one year, from December 31, 2019)


Phase 4 plat shall be recorded by December 31, 2021 (unchanged).

All other aspects of Ordinance No. 4482 shall remain in effect.

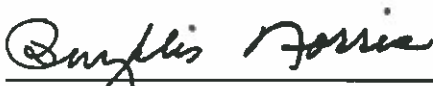
Introduced on first reading this 21st day of January, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4th day of February, 2015 and ordered published in pamphlet form.

ATTEST:



City Clerk




Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4654 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of January, 2015 and that 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 4th day of February, 2015, at which Ordinance No. 4654 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 6th day of February, 2015.



Stephanie Tuin, MMC
City Clerk

Published: January 23, 2015
Published: February 6, 2015
Effective: March 8, 2015

