

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4717

**AN ORDINANCE AMENDING ORDINANCE NO. 4652
BY AMENDING THE PLANNED DEVELOPMENT FOR THE
GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
LOCATED AT 805 AND 825 BOOKCLIFF AVENUE**

Recitals:

The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. Ordinance No. 4652 established an allowable density range of 24 to 32 dwelling units per acre, along with some ancillary uses at 805 and 825 Bookcliff Avenue. Phase I, consisting of 64 units, is under construction. The applicant is proposing to add 4 units to the planned 68 unit Phase II, for a total of 72 units, which can be accommodated in the Phase II building without expanding or changing the approved foot-print or elevation. However, with the additional the overall density of the project would exceed the maximum density of 32 units per acre by 0.63.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment to the Outline Development Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.150(e) of the Grand Junction Municipal Code. The proposed amendment to the Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, ORDINANCE NO. 4652 IS HEREBY AMENDED TO ALLOW 136 MULTI-FAMILY RESIDENTIAL UNITS.

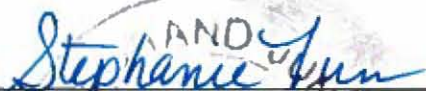
INTRODUCED on first reading on the 3rd day of August, 2016 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of September, 2016 and ordered published in pamphlet form.

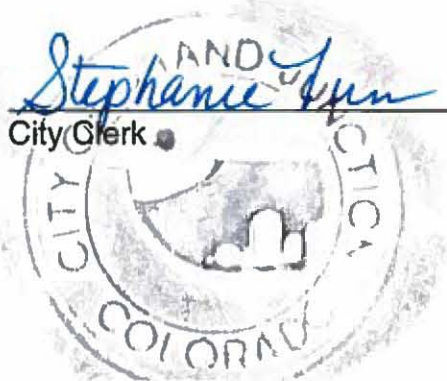
ATTEST:



President of Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4717 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of August, 2016 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 7th day of September, 2016, at which Ordinance No. 4717 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 13th day of Sept., 2016.



Stephanie Tuin, MMC
City Clerk

Published: August 5, 2016
Published: September 9, 2016
Effective: October 9, 2016

