

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4951

AN ORDINANCE APPROVING AN AMENDED PLANNED DEVELOPMENT (PD) AND OUTLINE DEVELOPMENT PLAN (ODP) FOR LOT 2, BLOCK 9 AND LOT 1, BLOCK 8 OF THE RIDGES FILING TWO

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendment to the Outline Development Plan for The Ridges Filing Two, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-O, Residential Office.

After public notice and public hearing before the Grand Junction City Council, City Council finds that The Ridges Filing Two Amended Outline Development Plan is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Ridges Filing Two is zoned PD (Planned Development). In addition to the allowed uses contained in the ODP the parcels shall not exceed the maximum or the minimum densities. Each parcel has been identified as Parcel 1, maximum density will be six (6) dwelling units; the minimum number of units will be three (3). The maximum number of dwelling units for Parcel 2, will be ten (10) units; the minimum number of units will be three (3).

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-O zoning designation shall apply.
- 2) The following setbacks shall apply:

	Parcel 1 (south)	Parcel 2 (north)
Max. height	35'	35'
Max. stories	3	3
Max. bldg. size	10,000 s.f.	10,000 s.f.
Front Setback— Ridges Blvd	10'	10'
Front Setback— Ridge Circle Dr.	15'	15'
Side setback (west property lines)	10'	10'
Rear setback (Parcel 1—south prop. line; Parcel 2—north prop. line)	5'	10'

- 3) Building heights are limited to 35 feet, or 3 stories.
- 4) Maximum building size will be 10,000 square feet.
- 5) Access shall be obtained from Ridge Circle Drive unless through the site plan review process for a commercial/business application, interconnectivity from Parcel 2, to the office complex to the north may be considered.
- 6) Allowed uses shall include:
 - Household living – Business Residence, Rooming/Boarding House, Two-Family Dwelling, Single-Family Detached, Multi-Family, Accessory Dwelling Unit. Home Occupations
 - Group Living – Small Group Living Facility, Large Group Living Facility
 - Community Service – Community Activity Building, All Other Community Service. Cultural – Museum, Art Galleries, Libraries
 - Day Care – Home-Based Day Care, General Day Care
 - Hospital/Clinic – Medical and Dental Clinics, Counseling Centers
 - Religious Assembly
 - Safety Services
 - Recreation and Entertainment, Indoor
 - Produce Stands
 - Personal Services
 - Lodging – Bed and Breakfast
 - General Offices

INTRODUCED on first reading the 3rd day of May, 2017 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 17th day of May, 2017 and ordered published in pamphlet form.

ATTEST:



City Clerk




President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4751 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 May, 2017 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 17th day of May, 2017, at which Ordinance No. 4751 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 22nd day of May, 2017.


Stephanie Tuin, MMC
City Clerk

Published: May 5, 2017
Published: May 19, 2017
Effective: June 18, 2017

