

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4768

AN ORDINANCE REZONING PROPERTIES AT 382 AND 384 HIGH RIDGE DRIVE FROM PD (PLANNED DEVELOPMENT) TO R-2 (RESIDENTIAL – 2 DWELLING UNITS PER ACRE)

Recitals:

The properties located at 382 and 384 High Ridge Drive were zoned “planned development” (PD) and an outline development plan (ODP) adopted by Ordinance No. 4163 on January 14, 2008. The ODP has lapsed by virtue of the fact that the property owner has failed to develop a final plan within the time period prescribed by the Zoning and Development Code.

In the event of a lapse of an ODP, the Zoning and Development Code, Section 21.02.150(f), provides that zoning shall default to the previous zone district, which in this case is the same as the underlying zone district (R-2).

The current property owner does not object to the proposed rezone.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the proposed Ridges Mesa located at 382 and 384 High Ridge Drive to the R-2 (Residential – 2 dwelling units per acre) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Low. is compatible with land uses located in the surrounding area, and complies with Section 21.02.150(f) governing lapse of outline development plans.

After public notice and public hearing, the Grand Junction City Council finds that the R-2 (Residential – 2 dwelling units per acre) zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Low, is compatible with land uses located in the surrounding area, and meets the Code provision governing lapsed ODP.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED R-2 (RESIDENTIAL 2 DWELLING UNITS PER ACRE):

PARCEL 1 (384 High Ridge Drive): LOT 1 RIDGES MESA SEC 21 1S 1W UM RECD R-757612 MESA CO RECDS - 2.35AC, COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2 (382 High Ridge Drive): LOT 2 RIDGES MESA SEC 21 1S 1W UM RECD R-757612 MESA CO RECDS - 48.69AC, COUNTY OF MESA, STATE OF COLORADO.

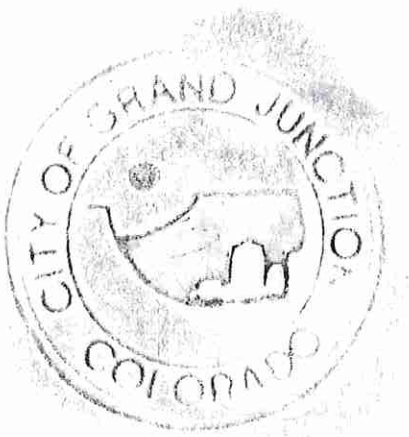
Introduced on first reading this 20th day of September, 2017 and ordered published in pamphlet form.

Adopted on second reading this 4th day of October, 2017 and ordered published in pamphlet form.

ATTEST:

W Winkelmans
City Clerk

[Signature]
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4768 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of September, 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 4th day of October, 2017, at which Ordinance No. 4768 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 October, 2017.

W Winkelmann

City Clerk

Published: September 22, 2017

Published: October 6, 2017

Effective: November 5, 2017

