

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4790

**AN ORDINANCE AMENDING ORDINANCE NO. 4565 EXTENDING THE
DEVELOPMENT SCHEDULE FOR THE MESA STATE DEVELOPMENT OUTLINE
DEVELOPMENT PLAN TO DECEMBER 15, 2022**

LOCATED AT 2899 D ½ ROAD

Recitals:

The Applicant, Colorado Mesa University, requests a five-year extension of the Outline Development Plan (ODP) for the 154-acre property located 2899 D ½ Road at the northwest corner of Riverside Parkway and 29 Road. The ODP was originally approved in 2008 and has been approved for two extensions. The ODP is a mixed-use development with light industrial, office, retail, service and multifamily residential uses and establishes a general circulation plan for the development, including access to 29 Road and Riverside Parkway, as well as site design standards. The Applicant requests the development schedule extension to allow for market conditions to improve to the point that development of the property becomes feasible. If granted, the extension would expire December 15, 2022.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request for a five year extension of the Outline Development Plan for the 154 acre property, located at 2899 D ½ Road meets the criteria of Section 21.02.080(n)(2)(i) of the Zoning and Development Code in that Applicant has demonstrated why the original effective period or development phasing schedule was not sufficient and cannot be met and the development regulations have not materially changed so as to render the project inconsistent with the regulations prevailing at the time the extension would expire.

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

The development schedule approved by Ordinance 4565 is amended to provide for an allow an additional five (5) years to December 15, 2022 for the development of the project/land described in said ordinance. All other approvals made by and in accordance with Ordinance No. 4314 that established the Planned Development Zoning shall remain the same.

Introduced on first reading this 7th day of February 2018 and ordered published in pamphlet form.

Adopted on second reading this 21st day of February 2018 and ordered published in pamphlet form.

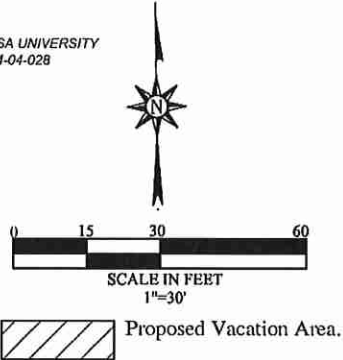
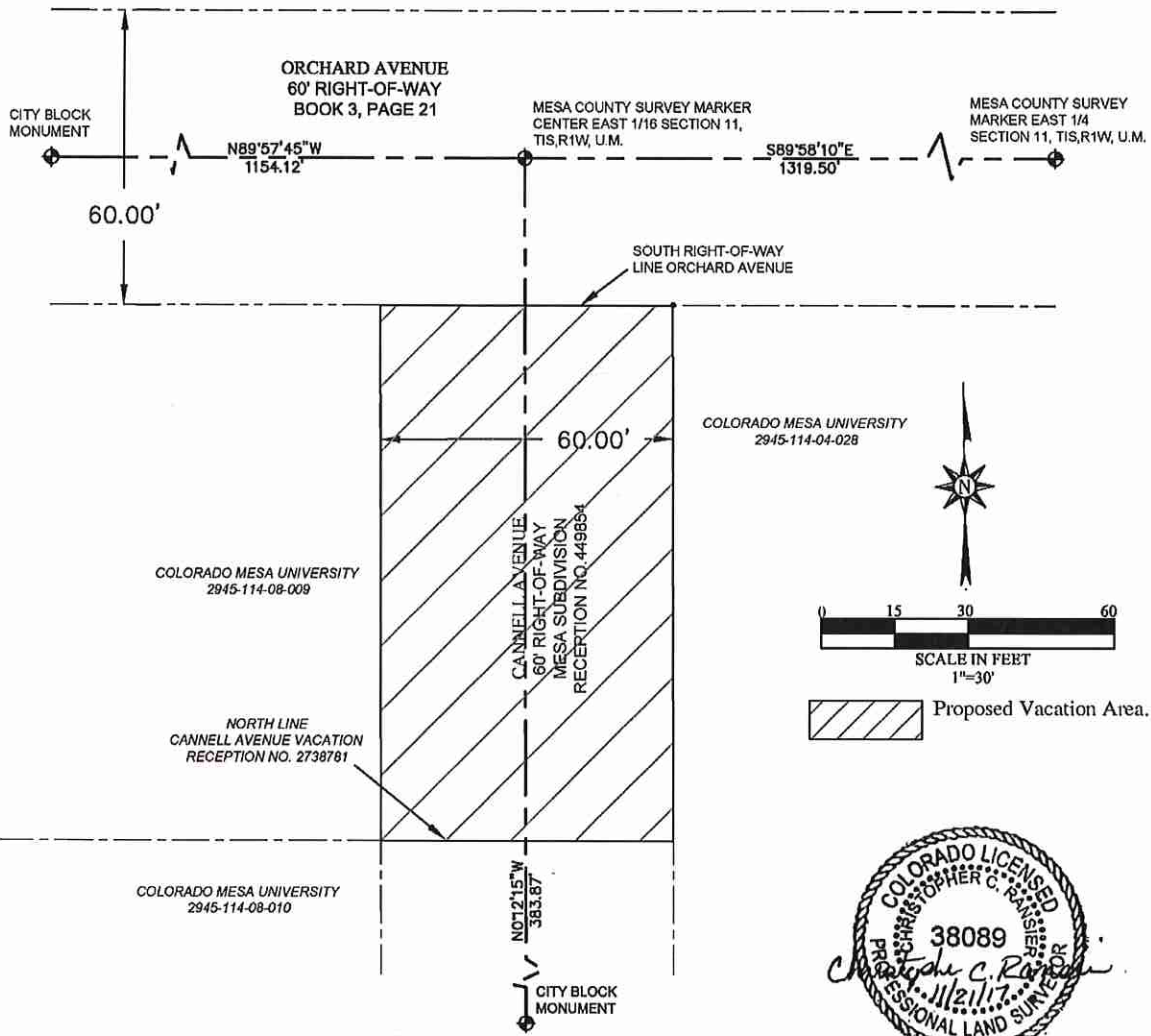
ATTEST:


W Winkelmann
City Clerk

J. Mark [Signature]
Mayor



EXHIBIT "A"
SOUTHEAST 1/4 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION,
COUNTY OF MESA, STATE OF COLORADO



 Proposed Vacation Area.



CHRISTOPHER C. RANSIER
 CO PLS 38089

*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
 *Title information shown is from Mesa County Clerk and Recorders Office.
 *Linear units are in U.S. Survey Feet.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4790 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 07th day of February, 2018 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 21st day of February, 2018, at which Ordinance No. 4790 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 27 day of February, 2018.

W. Wankelmen

City Clerk

Published: February 09, 2018
Published: February 23, 2018
Effective: March 25, 2018

