

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4565

AN ORDINANCE AMENDING ORDINANCE NO. 4314 ZONING THE COLORADO MESA UNIVERSITY DEVELOPMENT TO PD (PLANNED DEVELOPMENT) TO EXTEND THE DEVELOPMENT SCHEDULE UNTIL DECEMBER 15, 2017

LOCATED AT 2899 D 1/2 ROAD

Recitals:

On December 15, 2008 the City Council approved Ordinance No. 4314 zoning 154.05 +/- acres known as the Mesa State Development to PD (Planned Development) with an Outline Development Plan (ODP) (Plan) and a default M-U (Mixed Use) zone district. The property is now known as the Colorado Mesa University Development. On April 19, 2010 the City Council approved Ordinance 4421 to extend the development schedule for an additional two years through December 15, 2012.

Ordinance No. 4314 is referred to and incorporated by reference the "Findings of Fact and Conclusions" listed in the Planning Commission staff report dated November 10, 2008 and City Council staff report dated November 17, 2008 including attachments and exhibits. One of the findings of fact and conclusions in the staff reports was a development schedule for the project.

Due to the downturn in the economy and the applicant's desire to delay the project, the applicant has requested that the development schedule for the project be amended. The applicant also desires to bring the adopted ODP under the 2010 Zoning and Development Code.

Planning Staff and the Planning Commission have reviewed the applicant's request to extend the development schedule for an additional five years, to wit, to and through December 15, 2017, and supports the request.

All other aspects of Ordinance No. 4314 shall remain in effect.

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

The development schedule approved by reference in Ordinance No. 4314 is amended to provide for and allow an additional five (5) years to December 15, 2017 for the development of the project/land described in said Ordinance. The existing ODP shall also be subject to the 2010 Zoning and Development Code.

All other approvals made by and in accordance with Ordinance No. 4314 shall remain the same.

INTRODUCED on first reading on the 6th day of February, 2013 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of February, 2013 and ordered published in pamphlet form.

ATTEST:



President of the Council


Stephane Yau
City Clerk



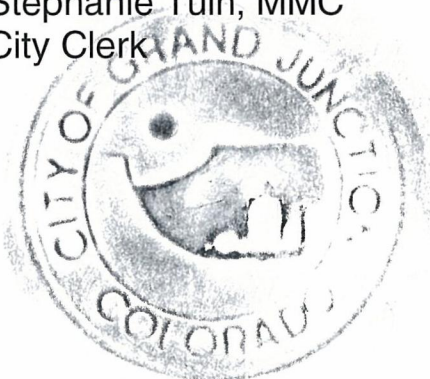
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4565 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of February, 2013 and that the same was published in The Daily Sentinel, a newspaper published and in 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 20th day of February, 2013, at which Ordinance No. 4565 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 20th day of February 2013.



Stephanie Tuin, MMC
City Clerk



Published: February 8, 2013
Published: February 22, 2012
Effective: March 24, 2013