

CITY OF GRAND JUNCTION, COLORADO

Resolution No. 107-99

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION

Recitals:

After using the Growth Plan for over two years the staff has discovered several areas on the Future Land Use Map and the text which have been problematic. Staff has recommended the following changes to the map and the text.

The Grand Junction Planning Commission met jointly with the Mesa County Planning Commission, in accordance with the "Joint Plan Consistency Review and Plan Amendment Process for the Joint Urban Area Plan", and approved the amendments. The City Council finds that the amendments meet the criteria established for Plan amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND JUNCTION GROWTH PLAN IS AMENDED IN THE FOLLOWING WAYS:

FUTURE LAND USE MAP AMENDMENTS:

1. Overlay the North Central Valley Plan and Orchard Mesa Plan
2. Redesignate the Rosevale area along the Colorado River at Hidden Lake to Residential Medium-Low (2 to 4 units per acre).
3. Redesignate the Fruitvale/Pear Park area, generally bounded by 29 Road, 32 Road, the Southern Pacific Railroad and D Road, from Residential Low (.5 to 2 units/acre) and Residential Medium-Low (2 to 4 units/acre) to Residential Medium (4 to 8 units/acre).

NOTE: See attached maps.

TEXT AMENDMENTS:

- a. Revise Policy 1.6 to read:

*The City and County may permit the development of limited neighborhood service and retail uses within an area planned for residential land use categories.*

- b. Revise Policy 11.2 to read:

*The City and County will limit commercial development into stable residential neighborhoods. In areas designated for residential development the City and County may consider inclusion of small scale neighborhood commercial development that provides retail and service opportunities in a manner compatible with surrounding neighborhoods in terms of scale and impact.*

c. Revise Action Item #5 to read:

*Revise development regulations to permit neighborhood service and retail uses in residential areas subject to appropriate compatibility standards and size and spacing limitations.*

Include a definition of the Urban Growth Boundary as follows:

*That area included in the Persigo Wastewater Treatment Plan 201 Service Area as amended and the Clifton Sanitation District #1 and #2 service areas as amended.*

Add the following note to the Future Land Use Map:

*The Urban Growth Boundary (UGB) coincides with that area included in the Persigo Wastewater Treatment Plant 201 Service Area as amended and the Clifton Sanitation Districts #1 and #2 service areas as amended.*

Revise Exhibit V.2 and the Future Land Use Map legend to clarify land use intensities refer to densities and not minimum lot sizes.

PASSED on this 1<sup>st</sup> day of September, 1999.

ATTEST:

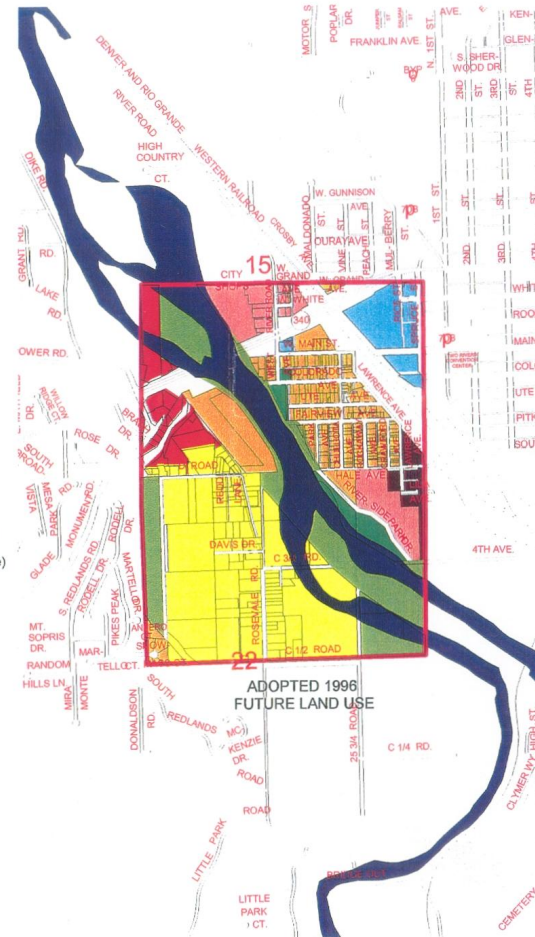
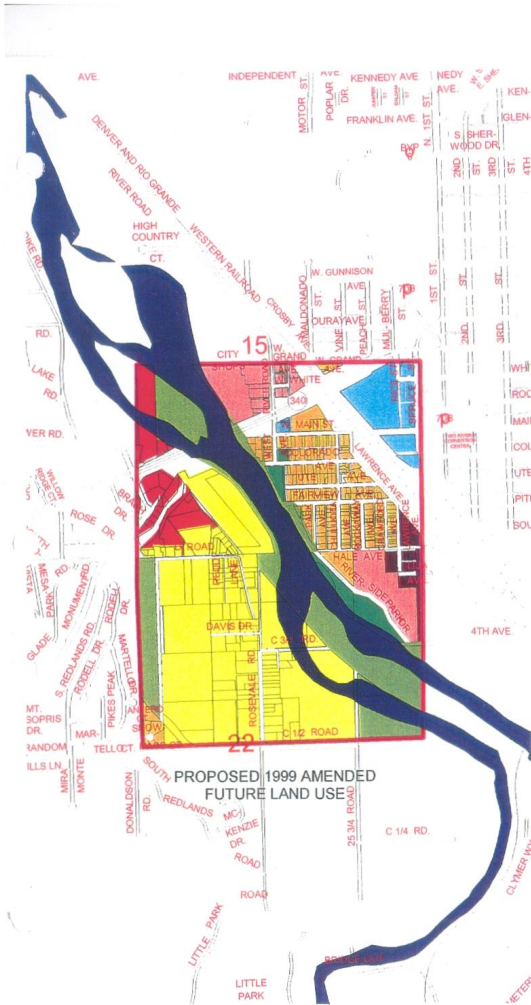
/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of Council

### COMPARISON 1999 PROPOSED AND 1996 ADOPTED FUTURE LAND USE ROSEVALE AREA

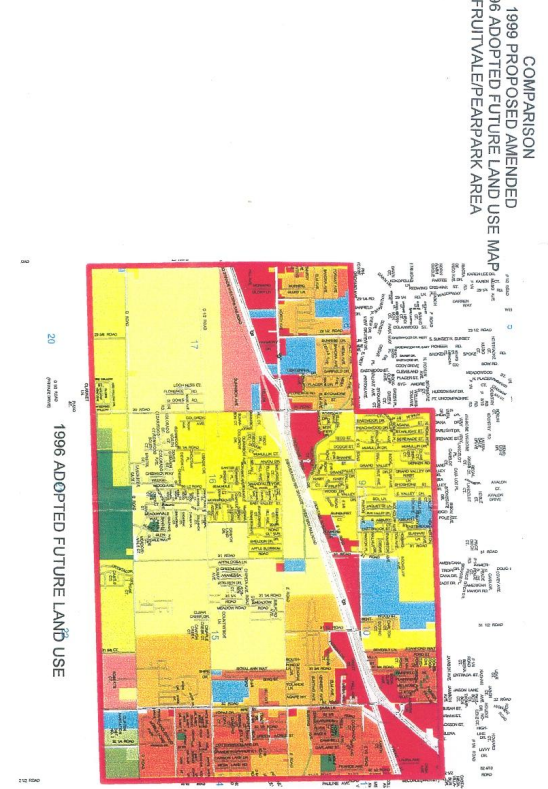
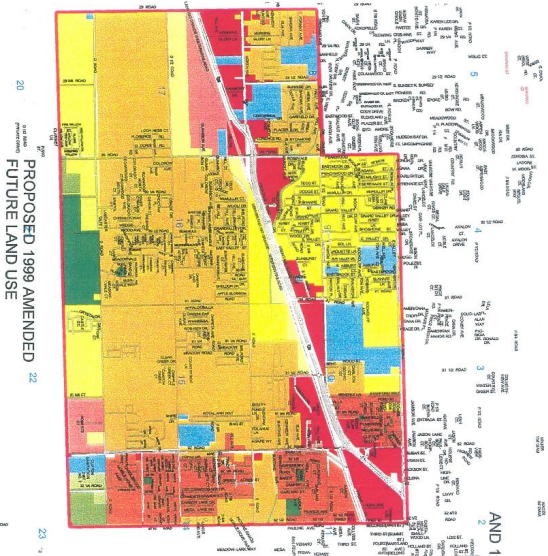


- ROSEVALE AREA
- FUTURE LAND USE**
- Agriculture (35 Acres +)
- Rural (5 - 35 Acres)
- Estate (2 - 5 Acres)
- Residential Low (DU/ 1/2 - 2 Acres)
- Residential Medium Low (2 - 4 DU/Acre)
- Residential Medium (4 - 8 DU/Acre)
- Residential High (8 - 12 DU/Acre)
- Residential High (12+ DU/Acre)
- Commercial
- Commercial/Industrial
- Industrial
- Public
- Park
- Conservation
- Right of Way
- Water

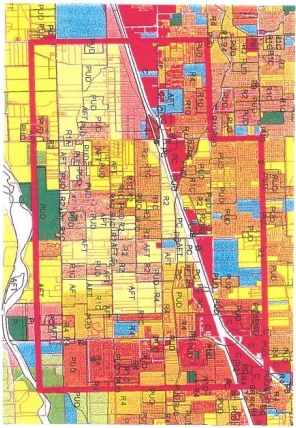


PLOT DATE: 7/19/99

COMPARISON  
 1999 PROPOSED AMENDED  
 AND 1996 ADOPTED FUTURE LAND USE MAP  
 FRUITVALE/PEARPARK AREA



- Future Land Use**
- Agriculture (65 Acres +)
  - Estates (2 - 5 Acres)
  - Residential Low (DU/ 12 - 2 Acres)
  - Residential Medium Low (2 - 4 DU/Acre)
  - Residential Medium High (8 - 12 DU/Acre)
  - Residential High (12+ DU/Acre)
  - Commercial/Industrial
  - Industrial
  - Public
  - Park
  - Conservation
  - Right of Way
  - Water

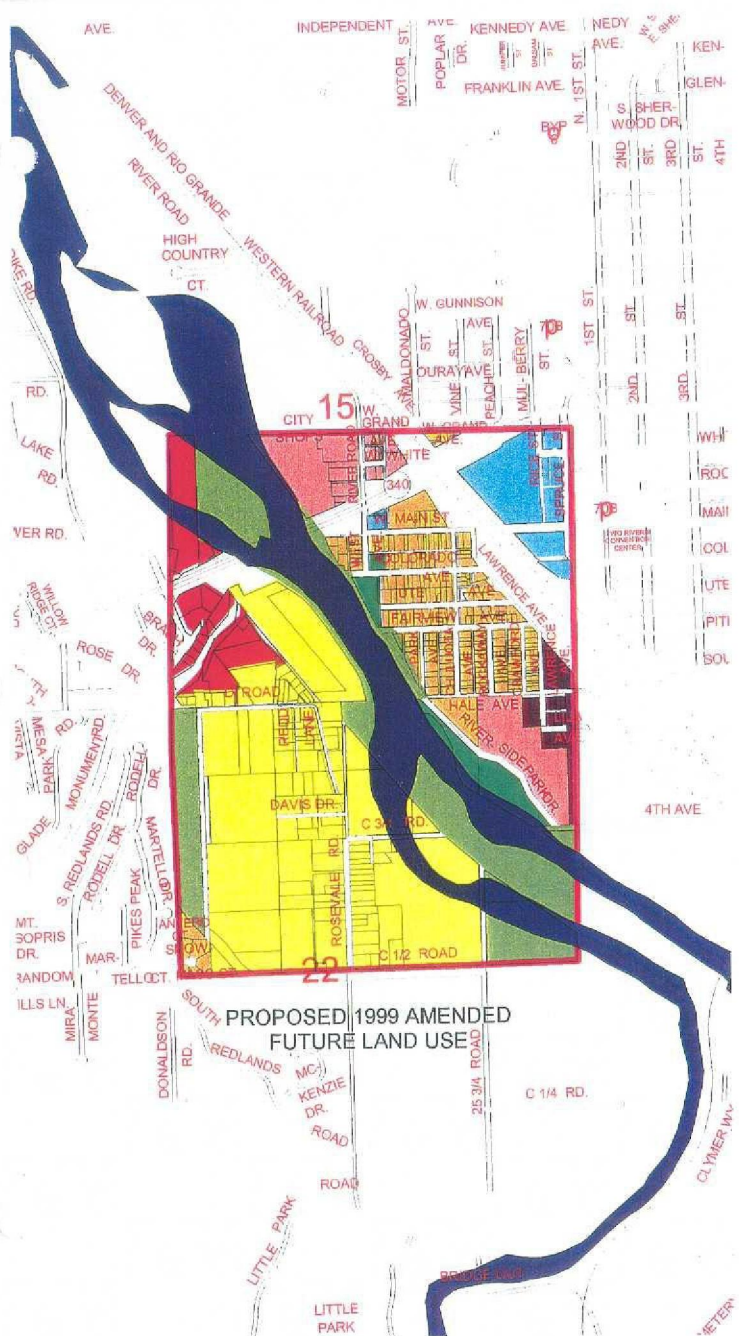


PLOT DATE 7/19/99

# COMPARISON 1999 PROPOSED AND 1996 ADOPTED FUTURE LAND USE ROSEVALE AREA

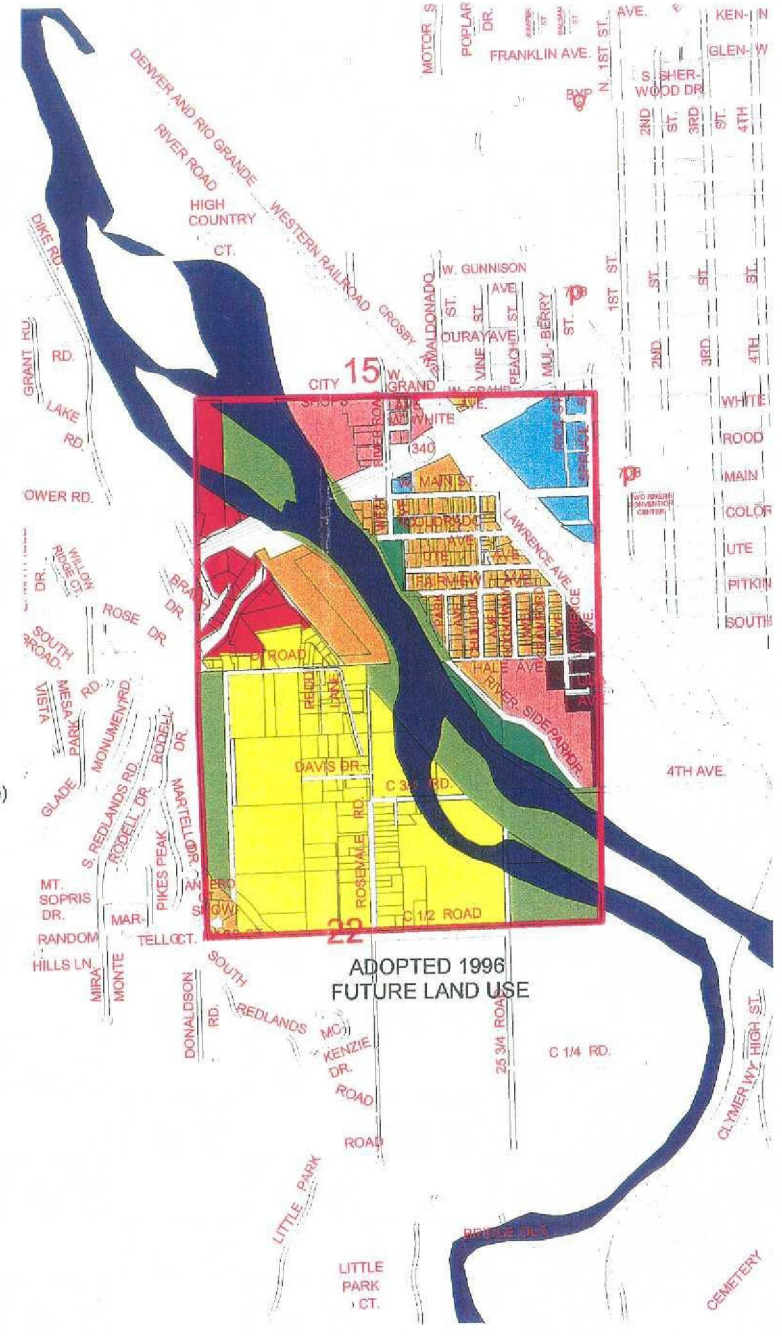


- ROSEVALE AREA
- FUTURE LAND USE**
- Agriculture (35 Acres +)
- Rural (5 - 35 Acres)
- Estate (2 - 5 Acres)
- Residential Low (DU/ 1/2 - 2 Acres)
- Residential Medium Low (2 - 4 DU/Acre)
- Residential Medium (4 - 8 DU/Acre)
- Residential Medium High (8 - 12 DU/Acre)
- Residential High (12+ DU/Acre)
- Commercial
- Commercial/Industrial
- Industrial
- Public
- Park
- Conservation
- Right of Way
- Water



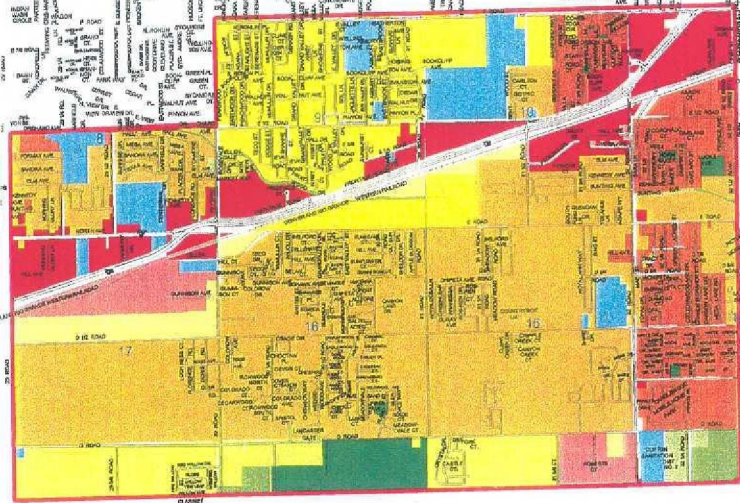
PROPOSED 1999 AMENDED  
FUTURE LAND USE

PLOT DATE: 7/19/99

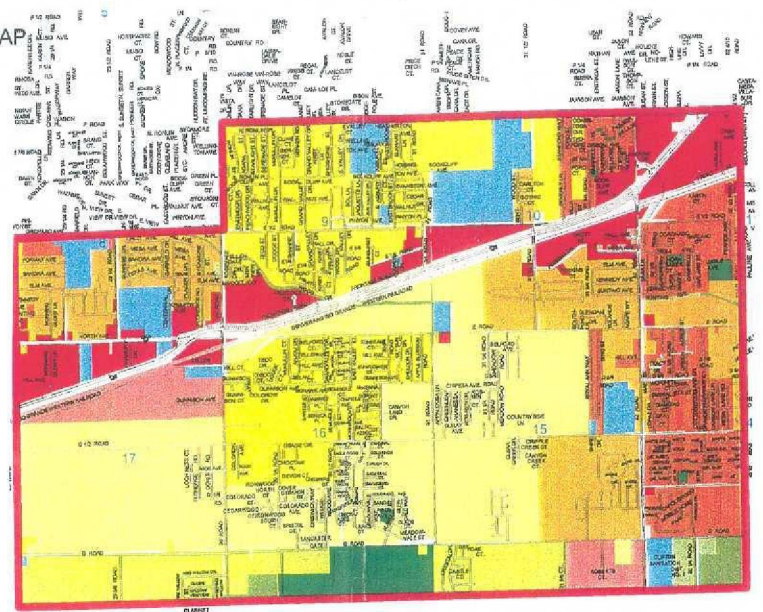


ADOPTED 1996  
FUTURE LAND USE

COMPARISON  
1999 PROPOSED AMENDED  
AND 1996 ADOPTED FUTURE LAND USE MAP  
FRUITVALE/PEARPARK AREA



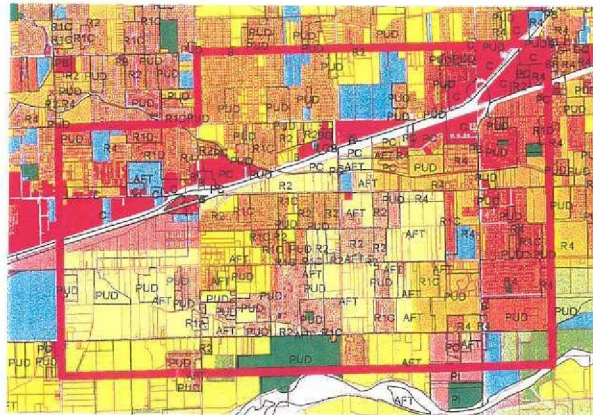
PROPOSED 1999 AMENDED  
FUTURE LAND USE



1996 ADOPTED FUTURE LAND USE

- Future Land Use
- Agriculture (35 Acres +)
  - Rural (5 - 35 Acres)
  - Estate (2 - 5 Acres)
  - Residential Low (DU/ 1/2 - 2 Acres)
  - Residential Medium Low (2 - 4 DU/Acre)
  - Residential Medium (4 - 8 DU/Acre)
  - Residential High (8 - 12 DU/Acre)
  - Residential High (12+ DU/Acre)
  - Commercial
  - Commercial/Industrial
  - Industrial
  - Public
  - Park
  - Conservation
  - Right of Way
  - Water

ZONING AND 1996 FUTURE LAND USE



PLOT DATE 7/19/99