

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 91-99

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION

Recitals.

A rezone from Residential Single Family 4 units per acre (RSF-4) to Planned Business (PB) has been requested for 5 parcels of land located on the southeast corner of Redlands Parkway and State Highway 340 for purposes of developing a mixed commercial project to include a garden center, a drive-through bank, a restaurant and additional residential units to be known as the Meadowlark Planned Development.

The parcels are designated at Residential Low (.5 to 1.9 units per acre) on the Future land Use map of the City's adopted Growth Plan. The applicant is requesting a Growth Plan amendment to Commercial concurrent with the rezone to permit the proposed development. The City Council finds that the request meets the Growth Plan Amendment criteria as adopted in the "Agreement Between Mesa County and the City of Grand Junction Providing for an Interim Joint Plan Consistency Review and Plan Amendment Process for the Joint Urban Area Plan".

The Grand Junction Planning Commission, at its June 1, 1999 hearing, recommended approval of the Growth Plan Amendment request from residential to commercial and City Council subsequently approved the request at its July 7, 1999 meeting.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW ARE RECLASSIFIED FROM THE RESIDENTIAL LOW LAND USE CATEGORY ON THE FUTURE LAND USE MAP TO COMMERCIAL:

Lots 1, 2, 3, 4 and 5 of the attached Exhibit A, the approved Preliminary Plat for the Meadowlark Planned Development.

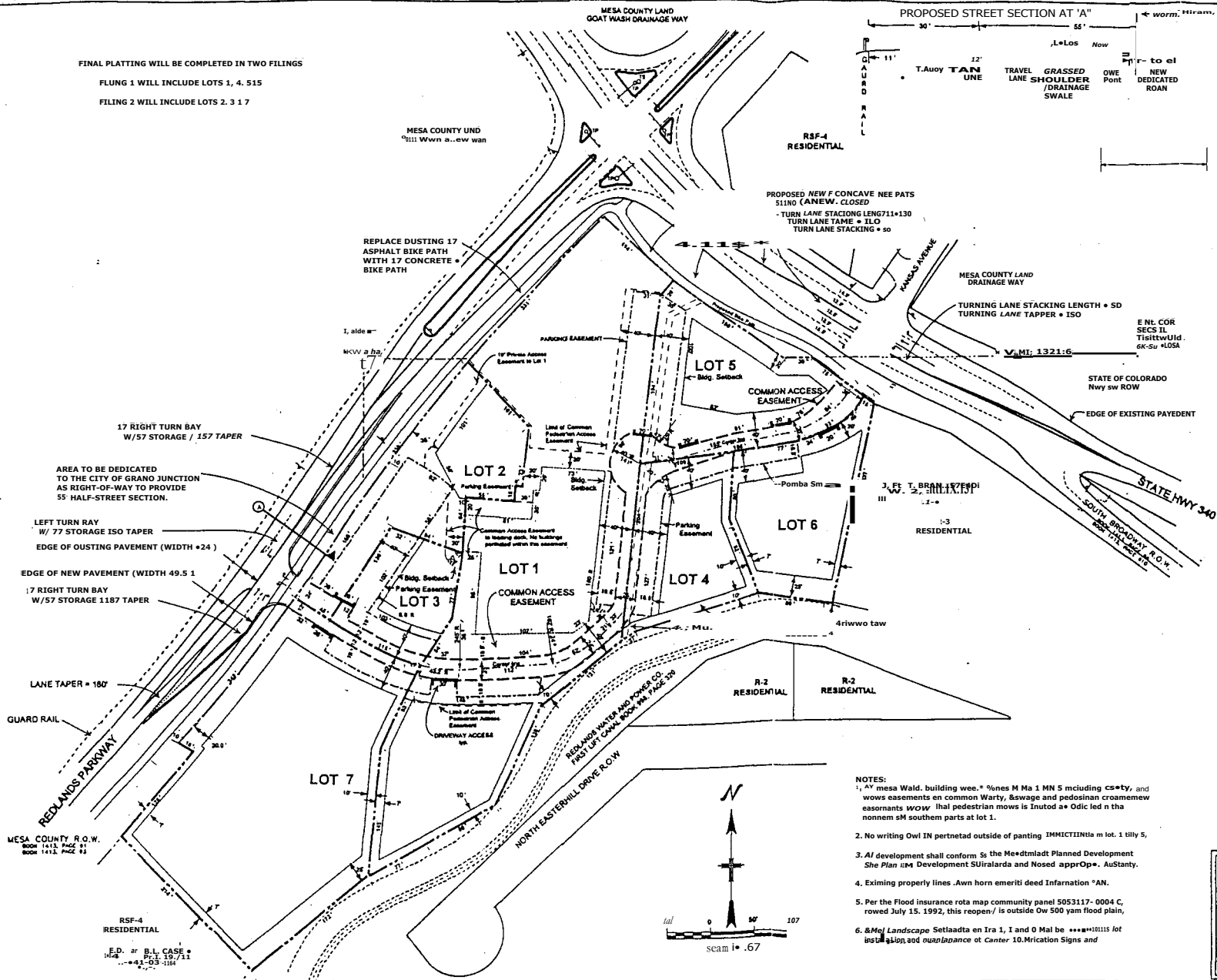
PASSED on this 4th day of August, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
\_\_\_\_\_  
President of Council

FINAL PLATTING WILL BE COMPLETED IN TWO FILINGS  
 FILING 1 WILL INCLUDE LOTS 1, 4, 5, 15  
 FILING 2 WILL INCLUDE LOTS 2, 3, 17



**SUMMARY OF ALLOWED USES AND AREAS**

BUSINESS AREA  
 Minimum Floor Area Ratio (FAR) of 0.20. The Planned Development is a portion of the development of a 9-acre parcel with a total of 41550 sq. ft. on My 9 Acres in lots 1 - 5, tridirectional. The total area of the WWI mammoth square footage for 333.1a lot and for each use Mated Wm, rather than by FAR, on each lot.

BUSINESS USES	L. Max & Wing sq.	Lot Area II.	Acres	% of Sim
LOT 1 Nursery / Gluten Center	24,141*	119,785	2.75	37%
LOT 2 Reasoned Real Sales and Service.	9,10*	27,580	0.53	9
LOT 3 Office / Professional Service.	4,200*	12,343	0.2d	4%
LOT 4 Retail Sale and Services	5,00	31,420	0.72	10%
LOT 5 Financial & Office / Professional Services	3,500*	2,500		
<b>Total Business</b>	<b>41140</b>	<b>213,421</b>	<b>4.90</b>	<b>17%</b>

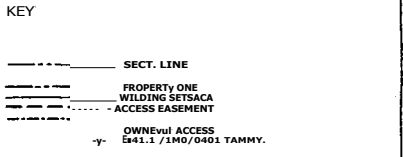
**RESIDENTIAL AREA**  
 Minimum Downy \* 4 Dwelling Under 1 Acre  
 A residence Area. Mail 17. Wowed up to Me following number of Owl-ka Una

RESIDENTIAL USES	EWA Ilng Unita	La t Area at	Aare.	% of SW
LOT 1 Residential Use or 1 Outaht	2 DU	23,950	0.55	7%
LOT 7 Residential	10 DU	105,450	1.94	33%
<b>Total Residential</b>				
<b>R.O.W. DEDICATION</b>		8,100	OM	
<b>TOTAL SITE</b>		325,571	7.115	

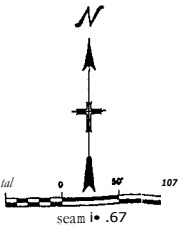
**BUSINESS SITE LOT COVERAGE**

Area Sq	% of SW
Landscaping MI Pam me Hem.	173,551 50%
Building Foot-Print + wee a. h eil -s.)	55,340 25%
EWOutdoor Landscape dim:My/storage	10,400 17%
Male, Cinv diru, Loading	1,000 05%
	4,000 02%

\*NOTE AI win defined h Meadowlark Planned Development Ordinance.



- NOTES:**
1. Any mesa Wald. building wee. \* %nes M Ma 1 MN 5 mcluding cs+ty, and wows easements on common Warty, &swage and pedosinan croamemew easonants wow lhal pedestrian mows is Inutod \* Odic led n the nonnem sM southern parts at lot 1.
  2. No writing Owl IN pertnetad outside of panting IMMICITINt m lot 1 tily 5.
  3. AI development shall conform to the Meadowlark Planned Development Site Plan (Development SUIralarda and Nosed apprOp. AuStanty.
  4. Existing property lines .Awn horn emeriti deed Infarnation \*AN.
  5. Per the Flood insurance rota map community panel 5053117- 0004 C, rowed July 15. 1992, this reopen/ is outside Ow 500 yam flood plain,
  6. &MeL Landscape Setlaadta en Ira 1, I and O Mal be \*\*\*+101115 lot instu qalon, and nuanlpance of Canter 10.Mrication Signs and



**MEADOWLARK GARDENS  
 PLANNED DEVELOPMENT**

**PRELIMINARY PLAT**

flme412111.

E.D. at B.L. CASE  
 41-03-1164