

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 99-96

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION  
FOR PROPERTY LOCATED AT 2070 S. BROADWAY

Recitals:

The Keesee property, located 2070 S. Broadway, as well as the properties to the south and east, were designated as Rural (5 – 35 acres per unit) on the Future Land Use Map of the Growth Plan. The property to the north has a park designation and the property to the west is designated as Residential Medium, 4 to 8 units per acre. The owner of the Keesee property had requested a designation of Residential Medium Low, 2 to 4 units per acre.

The Grand Junction Planning Commission had recommended a designation of Residential Low (1/2 acre to 2 acres per unit). However, the City Council finds an Estate (2 to 5 acres per unit) designation to be more appropriate and that the change to Estate 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” in the following ways:

1. There was an error in the original plan in designating this property as rural.
2. Public and community facilities are adequate to serve the type and scope of land use proposed and the estate designation would better utilize the infrastructure.
3. The community will derive benefits from the proposed amendment in allowing for additional density on a property with easy access to the urban core as well as providing a transition from the medium densities of the Seasons area to the estate and rural densities of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS RECLASSIFIED FROM THE RURAL LAND USE CATEGORY TO ESTATE (2 – 5 ACRES):

A parcel of land situate in the NW 1/4 NW 1/4 of Section 26, the NE 1/4 NE 1/4 of Section 27, the SE 1/4 SE 1/4 of Section 22 and in the SW 1/4 SW 1/4 of Section 23 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the E 1/16 corner on the section line common with Section 27 and Section 22; thence N 00°15'07" E along the west line of the SE 1/4 SE 1/4 of Section 22 a distance of 24.00 feet to a point; thence S 88°10'32" E along a line 1.00 feet south of and parallel with the north right of way line for Desert Hill Road ( said right of way being described in Book 901, Page 298 of the records of the Mesa County Clerk and Recorder ) a distance of 1329.12 feet to a point on the section line common with said Section 22 and Section 23; thence S 89°48'45" E along a line 1.00 feet south of and parallel with the north right of way line for said Desert Hill Road a distance of 181.13 feet to a point; thence leaving said line and crossing said Desert Hill Road S 01°00'32" E a distance of 593.41 feet to a point; thence N 88°47'15" W a distance of 1514.81 feet to a point on the west line of the NE 1/4 NE 1/4 of Section 27; thence N 00°33'32" W along the west line of said NE 1/4 NE 1/4 a distance of 580.20 feet to the point of beginning, containing 20.70 acres more or less.

PASSED on this 18<sup>th</sup> day of August, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of Council