

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 105-00**

**AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION  
(THE KNOLLS FILINGS 4-7)**

Recitals:

The Knolls Filings 4-7, located south of the southeast corner of 27 ½ Road and Cortland Avenue is designated as Residential Medium Density (4-8 dwellings per acre) land use on the Future Land Use Map of the Growth Plan. Previously developed filings of the Knolls are designated as Residential Medium Low (2-4 dwellings per acre). The Spring Valley subdivision which borders Filings 4-7 on the east and south sides is zoned RMF-5 but has an overall density in the 2-4 dwellings per acre range.

The preliminary plan for the Knolls has expired and the applicant has added a 6.6-acre parcel to the land area of the original preliminary development. The overall density now proposed by the applicant is 2.5 dwellings per acre. Previous zoning in the development was PR-2.7. On August 16, 2000 the City Council approved a rezone for the new preliminary plan to PD with an underlying density of 2.5 dwellings per acre.

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" in the following ways:

1. There was an error in the original plan in designating this property as Residential Medium Density.
2. Subsequent events have invalidated the original premises and findings. The property was zoned PR 2.7 in 1997.
3. The character and/or condition of the area has changed enough that the amendment is acceptable. The majority of the land use surrounding the development is built-out at the Residential Medium Low Density designation.
4. Public and community facilities are adequate to serve the type and scope of land use proposed.
5. The community will derive benefits from the proposed amendment.

At its hearing of July 18, 2000 the City of Grand Junction Planning Commission recommended approval of the Growth Plan Amendment from Residential Medium Density to Residential Medium Low Density. At its hearing of August 16, 2000 the City Council of the City of Grand Junction adopted an ordinance rezoning this property to PD with an underlying density of 2.5 dwellings per acre.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS RECLASSIFIED ON THE FUTURE LAND USE MAP OF THE GROWTH PLAN FROM THE RESIDENTIAL MEDIUM DENSITY TO THE RESIDENTIAL MEDIUM LOW DENSITY.**

A tract of land located in the SW4NE4 & the NW4SE4 Sec 1 T1S R1W UM Mesa Co, CO and is more particularly described as follows:

Beg at the NW cor of a tract of land whence the C4 cor Sec1 T1S R1W UM bears S29°38'50"W 82.93' and considering the N In of the SW4NE4 Sec 1 to bear S89°57'11"E, with all other bearings contained herein relative thereto: 1) N50°15'06"E 196.30'; 2) N81°59'06"E 299.62'; 3) N68°06'13"E 282.69'; 4) NWLY 5.06' along the arc of a circular curve to the left with a rad of 244.00', an delta of 01°11'16" and a chord bearing N37°54'10"W, 5.06'; 5) N65°53'00"E 153.94'; 6) S54°34'00"E 134.54'; 7) S35°59'00"E 317.84'; 8) S02°05'43"W 78.50'; 9) S89°54'17"E 139.00'; 10) S00°01'22"E 875.30'; 11) N89°51'56"W 1288.44'; 12) N00°00'59"E 167.22'; 13) N02°06'59"E 218.35'; 14) N00°00'59"E 561.12' to the POB. The tract described above contains 32.518 acres more or less.

PASSED on this 1st day of November, 2000.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of Council