

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 134-01

FINDING THE 12TH STREET MEDICAL PLAZA AND HOSPICE PLANNED DEVELOPMENT LOCATED AT 3090 AND 3150 NORTH 12TH STREET TO BE CONSISTENT WITH THE GROWTH PLAN

Recitals.

The applicant has submitted an Outline Development Plan for a 100,570 square foot medical office and Hospice on the property located at 3090 and 3150 North 12th Street. The applicant requested a finding that the plan is consistent with the overall intent of the Growth Plan. The Future Land Use Map designates this parcel for Residential High Density land uses which allows medical offices in a B-1 zone district. The B-1 zone district implements the Residential High-Density land use category of the Future Land Use Map.

At its November 20, 2001 hearing the Planning Commission found the proposal to be consistent with the overall intent of the Growth Plan and policies to encourage neighborhood commercial to locate in residential areas without growth plan amendments. These findings were based on the character of the proposed development and the existing character of the surrounding neighborhood.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the proposed development is consistent with the overall intent of the City's Growth Plan.

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

The following described property to be known as the 12th Street Medical Plaza and Hospice Planned Development, as described in City Community Development File #GPA-2001-179 is hereby found to be consistent with the overall intent of the City's Growth Plan.

Includes the following tax parcels: 2945-013-00-008 and 2945-013-00-010.

Parcel 1: The north 9 acres of the SW ½, W ½, NW¼, SW¼ Section 1 T.1S., R1.W, Ute Meridian excepting therefrom right-of-way described in book 2536, pages 90 and 93 and book 2592, page 947.

Parcel 2: Lots 53, 54, 55 and 56, Block 15 and the W1/2 of vacated road between Blocks 15 and 16 and the road adjoining Block 15 on the North thereof; AND beginning at the NW cor Lot 54, thence N 30'; thence W 10', thence S to a pt 10' W of SW cor Lot 53, thence E 10' thence N to pob; All in Fairmont Subdivision; And the S 1 acre of the W ½ NW ¼ SW ¼ Section 1 T.1.S, R.1W Ute Meridian; exception therefrom the following: Beg at a pt 30'

E and 30' N of SW cor of NW ¼, SW1/4, SW ¼ Sec 1, T.1.S, R.1.W, Ute Meridian; thence N 320' to drain ditch; thence N 44°30' E 50', thence N 78°10' E 147', thence N 68°25E 103', thence S88°05' E 201', thence N40°E 240' to pt 30' E of NE cor Lot 55, Block 15, Fairmont Subdivision thence W 630' to pob, and excepting right-of-way described in Book 2521, page 567 and 569 and book 2592, page 950.

PASSED and ADOPTED on this 19th day of December, 2001.

Attest:

/s/: Cindy Enos-Martinez
President of the Council

/s/: Stephanie Tuin
City Clerk