

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 14-02

**FINDING THE REDEVELOPMENT OF THE
NEIGHBORHOOD MARKET LOCATED AT 215 CHULUOTA AVENUE
TO BE CONSISTENT WITH THE GROWTH PLAN**

Recitals.

The applicant has submitted an application to redevelop an existing non-residential building in the Riverside Neighborhood as a neighborhood grocery market. The Future Land Use Map designates this parcel as Residential Medium which allows residential development but would not permit the proposed redevelopment of the grocery market. The applicant has requested a finding that the proposed redevelopment and rezone to PD is consistent with the goals and policies of the Growth Plan.

At its December 11, 2001 meeting, the Grand Junction Planning Commission found the proposed redevelopment to be consistent with the overall intent of the Growth Plan, the goals and policies recognizing the value of historic features to neighborhood character and encouraging development that uses existing facilities compatible with surrounding development.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the proposed redevelopment is consistent with the goals and policies of the Growth Plan.

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

The following described property, located at 215 Chuluota Avenue and described in Community Development File #RZ-2001-226, is hereby found to be consistent with the overall intent of the Growth Plan:

That part of Lot 3, Blk 10 Mobley's Subd, West of Plank Avenue in Sec 15, T1S, R1W of the UM, Mesa Co., CO.

PASSED AND ADOPTED on this 20th day of February, 2002.

Attest:

/s/: Cindy Enos-Martinez
Mayor

/s/: Stephanie Tuin
City Clerk