

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 20-17

**A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL MEDIUM (4 – 8
DU/AC) TO VILLAGE CENTER FOR PROPERTY OWNED BY MIND SPRINGS
HEALTH**

LOCATED AT 521 28 3/4 ROAD

Recitals:

A request for a Comprehensive Plan Future Land Use Map Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 1.21 +/- acres, located at 521 28 3/4 Road be redesignated from Residential Medium (4 – 8 du/ac) to Village Center on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Future Land Use Map Amendment and determined that it satisfied the criteria as set forth and established in Section 21.02.130 of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM (4 – 8 DU/AC) TO VILLAGE CENTER ON THE FUTURE LAND USE MAP.

MIND SPRINGS HEALTH PROPERTY

A parcel of land situate in the NE 1/4, of the SW 1/4 of the SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado. Being more particularly described as follows:

Beginning at the Southeast Corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 7;

Thence North 216 feet;

Thence West 270 feet;

Thence South 216 feet;

Thence East 270 feet to the point of beginning;

Except the East 25 feet for a road right-of-way conveyed to Mesa County by instrument recorded February 16, 1061 at Reception No. 785658 in Book 796 at Page 404, County of Mesa, State of Colorado.

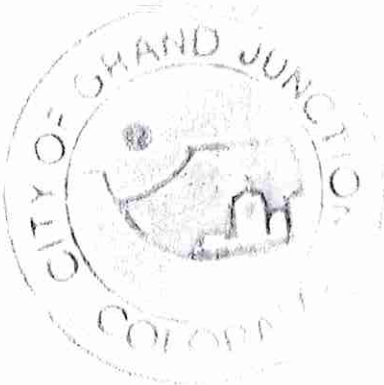
Said parcels contain 1.21 +/- acres, more or less, as described.

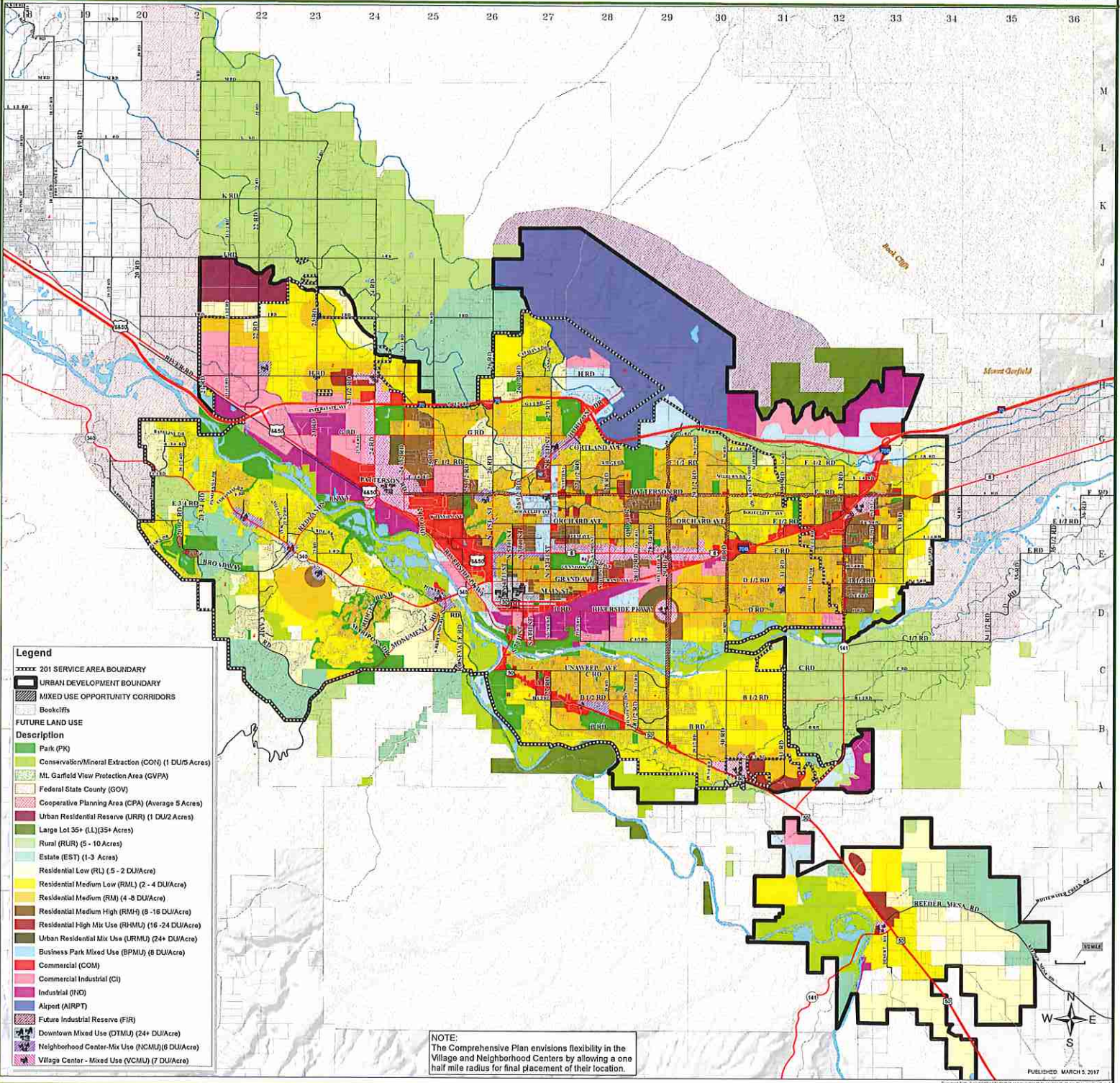
PASSED on this 5th day of April, 2017.

ATTEST:

Stephanie Tun
City Clerk

Quyllis Forrie
President of Council





- Legend**
- 201 SERVICE AREA BOUNDARY
 - URBAN DEVELOPMENT BOUNDARY
 - MIXED USE OPPORTUNITY CORRIDORS
 - Bookcliffs
 - FUTURE LAND USE**
 - Description**
 - Park (PK)
 - Conservation/Mineral Extraction (CON) (1 DU/5 Acres)
 - ML Garfield View Protection Area (GVPA)
 - Federal State County (GOV)
 - Cooperative Planning Area (CPA) (Average 5 Acres)
 - Urban Residential Reserve (URR) (1 DU/2 Acres)
 - Large Lot 35+ (L35+) (35+ Acres)
 - Rural (RUR) (5 - 10 Acres)
 - Estate (EST) (1-3 Acres)
 - Residential Low (RL) (5 - 2 DU/Acre)
 - Residential Medium Low (RML) (2 - 4 DU/Acre)
 - Residential Medium (RM) (4 - 8 DU/Acre)
 - Residential Medium High (RMH) (8 - 16 DU/Acre)
 - Residential High Mix Use (RHMU) (16 - 24 DU/Acre)
 - Urban Residential Mix Use (URMU) (24+ DU/Acre)
 - Business Park Mixed Use (BPMU) (8 DU/Acre)
 - Commercial (COM)
 - Commercial Industrial (CI)
 - Industrial (IND)
 - Airport (AIRPT)
 - Future Industrial Reserve (FIR)
 - Downtown Mixed Use (DTMU) (24+ DU/Acre)
 - Neighborhood Center-Mix Use (NCMU) (6 DU/Acre)
 - Village Center - Mixed Use (VCMU) (7 DU/Acre)

NOTE:
The Comprehensive Plan envisions flexibility in the Village and Neighborhood Centers by allowing a one half mile radius for final placement of their location.