

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 95-99

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION FOR  
PROPERTY LOCATED AT THE NORTHEAST CORNER OF  
PATTERSON ROAD AND 28 ¼ ROAD

Recitals:

The World Harvest Church property, located at the northeast corner of 28 ¼ Road and Patterson Road was designated as "Institutional" land use on the Future Land Use Map of the Growth Plan. That designation was established because of the church ownership of the property. The surrounding land use designations are Park to the north and east, Residential High (12+ units per acre) and Commercial to the west and Residential Medium High (8 – 11.9 units per acre) to the south.

The property was recently annexed to the City of Grand Junction. In accordance with the Persigo Agreement, the City can consider zoning newly annexed property consistent with the previous County zoning or consistent with the Growth Plan. The "institutional" land use category was reflective of the ownership of the property rather than the appropriate future land use. Based on the surrounding designations, staff recommended that the property be redesignated to the Residential Medium-High density (8 – 11.9 units 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 institutional.
2. Public and community facilities are adequate to serve the type and scope of land use proposed.
3. The community will derive benefits from the proposed amendment.

The Grand Junction Planning Commission recommended approval of the Growth Plan Amendment from Institutional to Residential Medium-High and City Council subsequently approved the request at its August 4, 1999 hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW ARE RECLASSIFIED FROM THE INSTITUTIONAL LAND USE CATEGORY TO RESIDENTIAL MEDIUM-HIGH (8 – 11.9 UNITS PER ACRE):

A parcel of land situate in the Southwest 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Lot 2 of Patterson Road Minor Subdivision as found recorded in Plat Book 15 at Page 188 of the records of the Mesa County Clerk and Recorder, whence the SW 1/16 corner of said Section 6 bears N 89°58'30" W along the north line of the SE 1/4 SW 1/4 of said Section 6 a distance of 80.00 feet; thence S 89°58'30" E along the north line of said Lot 2 a distance of 588.40 feet to the northeast corner of said Lot 2; thence S 00°18'31" E along the east line of said Lot 2 a distance of 1271.57 feet to the southeast corner of said Lot 2; thence S 00°18'31" E a distance of 20.00 feet to a point; thence N 89°59'34" W along a line 30 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 6 a distance of 518.66 feet to a point; thence N 00°00'26" E a distance of 20.00 feet to the southwest corner of Lot 2 of said Patterson Road Minor Subdivision; thence along the east right-of-way line for 28 1/4 Road the following 5 courses:

- 1) N 44°59'32" W a distance of 49.50 feet;
- 2) N 00°00'30" E a distance 51.37 feet;
- 3) 178.02 feet along the arc of a curve the left, having a radius of 710.00 feet, a delta angle of 14°21'56" and a chord bearing N 07°10'28" W a distance of 177.55 feet;
- 4) 157.96 feet along the arc of a curve to the right, having a radius of 630.00 feet, a delta angle of 14°21'58" and a chord bearing N 07°10'27" W a distance of 157.55 feet;
- 5) N 00°00'32" E a distance of 852.88 feet to the point of beginning, containing 17.26 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