

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 20-00

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION (CROWE ANNEXATION TO RESIDENTIAL MEDIUM LOW)

Recitals:

The Original Future Land Use Map of the Growth Plan designated the Crowe property located at the southeast corner of I Road and 26 ½ Road, as well as the properties to the south, southeast and east, as Residential Medium, 4 to 7.9 units per acre. The properties to the east and southeast were amended to Residential Medium-Low, 2 to 3.9 units per acre on April 21, 1999. The property to the west and northwest is designated as Residential Estate, 2 to 5 acres per unit. The property to the north is designated as Rural with densities ranging between 5 and 35 acres per unit.

The Crowe 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. Due to new Growth trends and the re-designation of lands to the south and east to Residential Medium low from Residential Medium, staff recommended that the property be re-designated to the Residential Medium Low density (2 – 3.9 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 Residential Medium.
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 Residential Medium to Residential Medium low and City Council subsequently approved the request at its February 16, 2000 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 RESIDENTIAL MEDIUM LAND USE CATEGORY TO RESIDENTIAL MEDIUM LOW (2 – 3.9 UNITS PER ACRE):

A parcel of land situate in the W 1/2 NE 1/4, the NE 1/4 NW 1/4 of Section 26 and in the SW 1/4 SE 1/4 of Section 23 all in Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NE 1/16 corner of said Section 26; thence S 00°12'20" W along the east line of the SW 1/4 NE 1/4 of said Section 26 a distance of 449.24 feet to a point; thence along the southeasterly and westerly boundary of Parcel 1 of Plsek/Crowe Simple Land Division as found recorded in Plat Book 15 at Page 388 of the records of the Mesa County Clerk and Recorder the following 6 courses:

- 1) S 31°08'42" W a distance of 642.65 feet;
- 2) S 58°45'09" W a distance of 276.98 feet;
- 3) S 52°29'01" W a distance of 40.45 feet;
- 4) N 00°07'50" E a distance of 1849.35 feet;
- 5) N 02°06'48" W a distance of 37.86 feet;
- 6) N 89°52'10" W a distance of 689.89 feet to a point on the east right of way line for 26 1/2 Road;

thence crossing said 26 1/2 Road N 89°52'10" W a distance of 60.00 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°07'50" E along the west right of way line for said 26 1/2 Road a distance of 568.32 feet to the northeast corner of Lot 1 of Del's Country Estates Subdivision as found recorded in Plat Book 14 at Page 265 of the records of said Mesa County Clerk and Recorder; thence leaving said west right of way line S 89°59'40" E a distance of 30.00 feet to a point on the east line of the NE 1/4 NW 1/4 of said Section 26; thence N 00°07'50" E along said east line a distance of 30.00 feet to the N 1/4 corner of said Section 26; thence N 00°04'04" W along the west line of the SW 1/4 SE 1/4 of Section 23 a distance of 30.00 feet to a point; thence S 89°59'40" E along the north right of way line for I Road a distance of 1316.96 feet to a point on the east line of said SW 1/4 SE 1/4; thence S 00°10'36" E along the east line of said SW 1/4 SE 1/4 a distance of 30.00 feet to the E 1/16 corner on the section line common with Section 23 and 26; thence S 00°04'05" E along the east line of the NW 1/4 NE 1/4 of said Section 26 a distance of 30.00 feet to the northeast corner of Parcel 1 of said Plsek/Crowe Simple Land Division; thence continuing along the east line of said NW 1/4 NE 1/4 S 00°04'05" E a distance of 1289.50 feet to the point of beginning, containing 41.51 acres more or less.

PASSED on this 16th day of February, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council