

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 127-05

**A RESOLUTION AMENDING THE CITY OF GRAND JUNCTION GROWTH PLAN
FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 20.42 ACRES,
PEAR PARK SCHOOL SITE PROPERTY, LOCATED AT 2927 AND 2927 ½ D ½
ROAD FROM "RESIDENTIAL MEDIUM 4-8 DU/AC" TO "PUBLIC"**

Recitals:

A request for the Growth Plan amendment has been submitted in accordance with the Zoning and Development Code to the City of Grand Junction. The applicant has requested that approximately 20.42 acres located at 2927 and 2927 ½ D ½ Road from "Residential Medium 4-8 du/ac" to "Public" on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan amendment and determined that it satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND JUNCTION GROWTH PLAN IS AMENDED IN THE FOLLOWING WAY:

That approximately 20.42 acres of property, located at 2927 and 2927 ½ D ½ Road is designated as Public on the Future Land Use Map. The boundary description of the area being more fully described as follows:

Pear Park School Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet; thence N00°00'34"W a distance of 5.00 feet; thence N89°59'26"E along a line being 5.00 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence N00°00'25"W along a line being 5.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence N58°21'28"W along a line being 5.00 South of and parallel with the centerline of the Grand Valley Canal a distance of 477.96 feet; thence N00°02'58"E a distance of 5.88 feet to said centerline of the Grand Valley Canal; thence S58°21'28"E along said centerline of the Grand Valley Canal a distance of 483.84 feet to the East line of the NE 1/4 SW 1/4 of said Section 17; thence S00°00'25"E along the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 168.27 feet to the Point of Beginning. Said parcel contains 0.11 acres (4,886 square feet) more or less as described.

Pear Park School Annexation No. 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Commencing at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet to the Southwest corner of Pear Park School Annexation No. 1, City of Grand Junction also being the Point of Beginning; thence continuing S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 984.46 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 17; thence N00°07'35"W along the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 1319.08 feet to the South line of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction; thence N89°59'38"E along the South line of said Siena View Annexation No. 2 also being a line being 2.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 17 a distance of 200.29 feet; thence S00°09'17"E a distance of 357.98 feet; thence N89°58'18"E a distance of 130.00 feet; thence S00°09'17"E a distance of 74.96 feet to the centerline of the Grand Valley Canal; thence along said centerline of the Grand Valley Canal the following three (3) courses: (1) S46°01'52"E a distance of 249.36 feet; (2) S42°08'07"E a distance of 169.97 feet; (3) S58°21'28"E a distance of 248.86 feet; thence N00°02'58"W a distance of 20.32 feet to the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the South line of Siena View Annexation No. 2 a distance of 239.08 feet to the Southeast corner of Siena View Annexation No. 2; thence S00°02'58"E a distance of 29.68 feet to a point on the North line of said Pear Park School Annexation No. 1; thence N58°21'28"W along the North line of said Pear Park School Annexation No. 1 a distance of 241.51 feet to the Northwest corner of said Pear Park School Annexation No. 1; thence S00°02'58"E along the West line of said Pear Park School Annexation No. 1 a distance of 5.88 feet; thence S58°21'28"E along the South line of said Pear Park School Annexation No. 1 a distance of 477.96 feet; thence S00°00'25"E along a line being 5.00 feet West of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence S89°59'26"W along a line being 5.00 feet North of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence S00°00'34"E a distance of 5.00 feet to the Point of Beginning. Said parcel contains 20.31 acres (884,590 square feet) more or less as described.

PASSED on this 6th day of July, 2005.

ATTEST:

/s/: Bruce Hill
President of Council

/s/: Stephanie Tuin

City Clerk