

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 22-00

AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION  
(WEBB CRANE ANNEXATION TO COMMERCIAL/INDUSTRIAL)

Recitals:

The Webb Crane property, located at 761 23 ½ Road is designated as Commercial and Residential Estate land use on the Future Land Use Map of the Growth Plan. The surrounding land use designations are Commercial to the east and west and Residential Estate to the north.

The property was recently annexed to the City of Grand Junction. The owner has requested a Growth Plan Amendment to redesignate the northern portion of the property from Residential Estate to Commercial/Industrial to allow for the expansion of Webb Crane.

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 Estate.
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 Estate to Commercial/Industrial. Staff recommends that if the northern portion of the property is changed to Commercial/Industrial, that the southern portion should also be changed from Commercial to Commercial/Industrial.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS RECLASSIFIED FROM THE COMMERCIAL AND RESIDENTIAL ESTATE LAND USE CATEGORY TO COMMERCIAL/INDUSTRIAL.

A parcel of land situate in the North 1/2 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the N 1/4 corner of said Section 32; thence S 00°02'00" E along the north-south centerline of said Section 32 a distance of 1539.64 feet to the northeast corner of the south 441.75 feet of the N 1/2 SE 1/4 NW 1/4 of said Section 32 and True Point of Beginning for the parcel described herein; thence S 00°02'00" E along said north-south centerline a distance of 441.75 feet of the southeast corner of the N 1/2 SE 1/4 NW 1/4 of said Section 32; thence N 89°58'00" E a distance of 40.00 feet to a point on the east right of way line for 23 1/2 Road; thence S 00°02'00" E along said east right of way line a distance of 349.97 feet to a point; thence continuing along said east right of way line S 44°50'30" E a distance of 70.90 feet to a point on the north right of way line for Interstate 70; thence crossing said Interstate 70 S 00°20'00" W a distance of 203.02 feet to a point; thence N 89°40'00" W along a line 2.00 feet north of and parallel with the south right of way line for said Interstate 70 a distance of 855.13 feet to a point; thence crossing said Interstate 70 N 00°02'00" W a distance of 203.00 feet to a point on the north right of way line for said Interstate 70 ( said point also being the southeast corner of Lot 1 of Elder, Quinn, & McGill Inc. Planned Commercial Park as found recorded in Plat book 12 at Page 338 of the records of the Mesa County Clerk and Recorder ); thence N 00°02'00" W along the east line of Lot 1 of said Elder, Quinn, & McGill Inc. Planned Commercial Park a distance of 393.93 feet to the northeast corner of said Lot 1; thence S 89°54'04" W along the north line of said Lot 1 a distance of 553.38 feet to the southwest corner of the N 1/2 SE 1/4 NW 1/4 of said Section 32; thence N 00°05'56" W along the west line of the SE 1/4 NW 1/4 of said Section 32 a distance of 441.75 feet to the northwest corner of the south 441.75 feet of the N 1/2 SE 1/4 NW 1/4 of said Section 32; thence N 89°54'04" E along the north line of the south 441.75 feet of said N 1/2 SE 1/4 NW 1/4 a distance of 1320.34 feet to the point of beginning, containing 24.75 acres more or less.

PASSED on this 16th day of February, 2000.

ATTEST:

Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of Council