

CITY OF GRAND JUNCTION, COLORADO
Resolution No. 113-02

**A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map
to Redesignate Approximately 6 acres known as the ISRE No. 2 Property
Located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre)
to Residential Medium (4 to 8 units per acre)**

Recitals:

After using the Growth Plan for over five years, it is recognized that it may be appropriate to amend the Growth Plan from time to time.

A request for the Growth Plan amendment has been submitted in accordance with 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. ISRE, LLC, as the applicant, has requested that the 6-acre parcel located at 2980 D-1/2 Road be redesignated from Residential Medium Low (2 to 4 units per acre) to residential Medium (4 to 8 units per acre).

The Grand Junction Planning Commission at its October 22, 2002 meeting, found the proposed amendment to meet the criteria of Section 2.5.C. of the Zoning and Development Code and recommended approval of the amendment to the Growth Plan Future Land Use Map.

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

Redesignate approximately 6 acres located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre). The parcel being more fully described as follows:

A certain parcel of land lying in the East half (E ½) 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 Southwest Corner of the South Half of the Southeast Quarter of the Northeast Quarter (S 1/2 SE 1/4 NE 1/4) of said Section 17 and considering the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°05'59" W along the West line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 659.70 feet, more or less, to a point being the Northwest Corner of the S 1/2 SE 1/4 NE 1/4 of said Section 17, also being the Southwest Corner of the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along the South line of said Plat of Banner Industrial Park and being the North line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 396.12 feet, more or less, to a point on the East line of the West 6.0 Acres of the S 1/2 SE 1/4 NE 1/4 of said Section 17; thence S 00°05'59" E, along said East line, a distance of 689.66 feet, more or less, to a point on a line 30.00 feet South of and parallel to, the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17; thence N 89°59'59" W, along said parallel line, a distance of 396.16 feet, more or less, to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 17; thence N 00°00'59" W, along said West line, a distance of 30.00 feet, more or less, to the Point of Beginning. Containing 273,196.20 Square Feet or 6.272 Acres, more or less, as described.

PASSED on this 20th day of November, 2002.

ATTEST:

President of Council

City Clerk