

**CITY OF GRAND JUNCTION, COLORADO**

**Resolution No. 30-02**

**Amending the City of Grand Junction Growth Plan Future Land Use Map to Redesignate .93 acres of the Lewis property located at 2258 South Broadway from Residential Low, ½ -2 acres per dwelling unit, to Commercial**

Recitals:

After using the Growth Plan for over two 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." Roxanne and Mikel Lewis, as the applicant, have requested that .93 acres be redesignated from Residential Low, ½ - 2 acres per dwelling unit, to Commercial, for that portion of the Lewis property described below and located at 2258 South Broadway.

On appeal from the Planning Commission recommendation, the City Council reviewed the request for the proposed Growth Plan amendment and determined that it satisfied the criteria as set forth 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" for Plan Amendments.

**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:**

Redesignate .93 acres located at 2258 South Broadway from Residential Low, ½ -2 acres per dwelling unit, to Commercial. The parcel being more fully described as follows:

A certain parcel of land lying in the Southeast Quarter (SE ¼) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian and being a portion of Lot 18, Redlands Estates Subdivision as same is recorded in Plat Book 8, Page 74, and all of Outlot 2, Columbine Subdivision as same is recorded in Plat Book 8, Page 72, all being recorded in the Public Records of Mesa County, Colorado, all of said property being located in the State of Colorado, County of Mesa, City of Grand Junction, being more particularly described as follows:

COMMENCING at the South Quarter (S ¼) Corner of said Section 7, and considering the South line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) to bear S 89°46'38" W with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 63°51'22" E a distance of 468.94 feet to a point on the Northerly right of way for Colorado State Highway 340 and the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 02°50'30" W a distance of 44.32 feet; thence N 40°26'59" E a distance of 121.91 feet; thence N 45°08'50" E a distance of 64.51 feet; thence S 45°07'15" E a distance of 166.78 feet, more or less, to a point on the Westerly right of way for Kansas Avenue; thence S 04°20'16" W, along said Westerly right of way, a distance of 30.29 feet; thence continuing along said Westerly right of way, S 32°21'16" W a distance of 171.19 feet to a point on the Northerly right of way for said Colorado State Highway 340 and being the beginning of a 1387.53 foot radius non-tangent curve, concave Northeast; thence Northwesterly 183.63 feet along the arc of said curve, through a central angle of 07°34'58", having a long chord bearing of N 53°10'54" W with a chord length of 183.50 feet, to the Point of Beginning.

Containing 0.93 Acres, more or less, as described.

PASSED on this 17<sup>th</sup> day of April, 2002.

ATTEST:

/s/ Cindy Enos-Martinez  
President of Council

/s/ Stephanie Tuin  
City Clerk