

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 86-04

**A RESOLUTION AMENDING THE CITY OF GRAND JUNCTION GROWTH PLAN
FUTURE LAND USE MAP TO RE-DESIGNATE APPROXIMATELY 10 ACRES, ICE
SKATING, INC., LOCATED GENERALLY AT 2515 RIVER ROAD FROM
COMMERCIAL / INDUSTRIAL TO PARK**

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 10 acres located generally at 2515 River Road be designated as Park 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 10 acres of property, located generally at 2515 River Road, is designated as Park on the Future Land Use Map. The boundary description of the area being more fully described as follows:

Parcel No. 1: All of Lot 1 of Redco Industrial Park, situate in the SW 1/4 of the SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524, AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 2: All of Lot 2 of Redco Industrial Park, situate in the SW 1/4 of the SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524 AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 3: All of Lot 3 of Redco Industrial Park, situate in the SW 1/4 of the SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page

524 AND ALSO EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 4: All of Lot 4 of Redco Industrial Park, situate in the SW 1/4 of the SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

Parcel No. 5: A parcel of land situated in the SW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: Commencing at a found Mesa County Survey Marker for the S 1/16 corner on the West boundary of said Section 10; thence S 00o02'41" E along the West line of said Section 10 a distance of 294.66 feet to the Point of Beginning; thence leaving the West line of said Section 10, S 41o18'34" E along the Southerly right-of-way line for River Road a distance of 437.42 feet to the Northernmost corner of Redco Industrial Park as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder; thence S 49o05'00" W along the Northerly boundary line of Redco Industrial Park a distance of 381.52 feet to the Northwest corner of Redco Industrial Park, said point being on the West line of said Section 10; thence N 00o02'41" W along the West line of said Section 10 a distance of 578.45 feet to the Point of Beginning, EXCEPT right-of-way for River Road conveyed to the City of Grand Junction by instrument recorded in Book 3670 at Pages 660 through 665; and also

that part of SW1/4, SW1/4 of SEC 10, T1S, R1W, lying South & West of a line described in Book 2040, Pages 524 & 525, Mesa County, Colorado Records.

PASSED on this 15th day of September, 2004.

/s/ Bruce Hill
President of Council

ATTEST:

/s/ Stephanie Tuin
City Clerk