

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 39-05

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION, HANSON EQUIPMENT RELOCATION, 2 ACRES ON THE NE CORNER OF 763 23 ½ ROAD

Recitals:

A request for a Growth Plan Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 2 acres, located at the Northeast corner of 763 23 ½ Road be redesignated from Commercial Industrial to Estate 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 AREA DESCRIBED BELOW IS REDESIGNATED FROM COMMERCIAL INDUSTRIAL TO ESTATE ON THE FUTURE LAND USE MAP.

Property Description

All that parcel of land being part of the Northwest Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 32, Township 1 North, Range 1 West of the Ute Meridian, whence the Northeast corner of Southeast Quarter Northwest Quarter of said Section 32 bears N 00°04'26"E, a distance of 1321.60 feet, for a basis of bearings, with all bearings contained herein being relative thereto; thence N 00°04'26"E, a distance of 660.80 feet to the Point of Beginning; Thence N 89°58'46"W, a distance of 217.17 feet; thence N 00°04'26" E, a distance of 441.72 feet; thence S 89°58'46"E, a distance of 227.17 feet to a point on the east line of the Northwest Quarter of said Section 32; thence S00°04'26"W, along said east line, a distance of 441.75 feet to the Point of Beginning.

CONTAINING 2.0 Acres (87,120 Sq. Ft.), more or less, as described.

PASSED on this 16th day of February, 2005.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council