

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 138-06

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 11.06 ACRES, LOCATED AT 3061 ½ F ½ ROAD, FROM PUBLIC TO RESIDENTIAL MEDIUM LOW (THUNDERBROOK ESTATES)

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 11.06 acres, located at 3061 ½ F ½ Road be redesignated from Public to Residential Medium Low 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 PUBLIC TO RESIDENTIAL MEDIUM LOW ON THE FUTURE LAND USE MAP.

A parcel of ground situated in the SE1/4 NW1/4 SE1/4 and that part of the West 7.5 acres of the E1/2 SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian being described as follows: Beginning at the SW corner of the SE1/4 NW1/4 SE1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian and considering the South line of the NW1/4 SE1/4 of said Section 4 to bear North 89°55'59" West with all other bearings contained herein to be relative thereto; thence North 00°11'54" West 658.45 feet to the NW corner of the SE1/4 NW1/4 SE1/4 of said Section 4; thence South 89°58'36" East 660.67 feet to the NE Corner of the SE1/4 NW1/4 SE1/4 of said Section 4; thence South 00°14'53" East 658.98 feet to the SE corner of the SE1/4 NW1/4 SE1/4 of said Section 4; thence along the South line of the SE1/4 NW1/4 SE1/4 of said Section 4, North 89°55'59" West 412.85 feet to the East line of the West 7.5 acres of the E1/2 SW1/4 SE1/4 of said Section 4; thence along said East line, South 00°08'54" East 216.87 feet to the centerline of an 8 foot wide concrete line "Price Ditch" as described in Book 1959 at Pages 973 / 979; thence along said centerline the following three courses:

- (1) North 77°10'53" West 56.75 feet;

- (2) 141.09 feet along a curve turning to the left with a radius of 5729.58 feet and a chord that bears North 77°53'12" West 141.09 feet;
- (3) North 78°35'32" West 56.37 feet to the West line of the E1/2 SW1/4 SE1/4 of said Section 4; thence along said West line North 00°08'39" West 163.84 feet to the Point of Beginning.

The above parcel, as described, contains 11.06 acres, more or less.

PASSED on this 1<sup>st</sup> day of November, 2006.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: James J. Doody  
President of Council