

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 45-06**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY .53 ACRES, NIBLIC DRIVE, LOCATED AT 718 HORIZON DRIVE ADJACENT TO NIBLIC DRIVE, FROM COMMERCIAL TO RESIDENTIAL MEDIUM LOW**

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 .53 acres, located along Niblic Drive be redesignated from Commercial 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 COMMERCIAL TO RESIDENTIAL MEDIUM LOW ON THE FUTURE LAND USE MAP.

A parcel of land situate in the SW1/4 SE1/4 of Section 36, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the S1/4 corner of Section 36, Township 1 North, Range 1 West, Ute Meridian, monumented with a 3 1/2--inch aluminum cap (unreadable), whence the W1/16 corner on the south line of said Section 36, monumented with a 2 1/2--inch aluminum cap, LS 17485, bears S89°59'42"W, a distance of 1320.98 feet with all other bearings contained herein being relative thereto; thence N43°41'47"E, a distance of 862.16 feet to the northeast corner of Lot 6 Block 5 of the Partee Heights subdivision at the westerly right-of-way line of Niblic Drive as filed in the Mesa County, Colorado, Clerk and Recorder's records at Plat Book 9, Page 64, said point being the POINT OF BEGINNING, monumented by a 1--inch plastic cap on a 5/8--inch rebar, LS 16413; thence N00°46'23"E along said westerly line, a distance of 252.81 feet to the southeast corner of Lot 2 Block 8 of the Partee Heights subdivision, monumented by a 1 1/2 --inch aluminum cap on a 5/8--inch rebar, LS 16835; thence, N89°55'06"W along the south line of said Lot 2, a distance of 137.82 feet to the

southwest corner of said Lot 2, monumented by a 2—inch aluminum cap on a 5/8—inch rebar, LS 31160;  
thence, S16°55'53"E, a distance of 198.62 feet to the northwest corner of Lot 6 Block 5 of said Partee Heights subdivision, monumented with a 1 ½--inch plastic cap on 5/8—inch rebar, LS 13835;  
thence, S50°33'45"E along the north line of said Lot 6, a distance of 99.13 feet to the POINT OF BEGINNING; containing 0.53 acres by these measures.

PASSED on this 17<sup>th</sup> day of May, 2006.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of Council