

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 46-06

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY .44 ACRES, WALCHER RIVER ROAD, LOCATED ADJACENT TO 2483 RIVER ROAD, FROM CONSERVATION TO COMMERCIAL/INDUSTRIAL

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 .44 acres, located adjacent to 2483 River Road be redesignated from Conservation to Commercial/Industrial 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 CONSERVATION TO COMMERCIAL/INDUSTRIAL ON THE FUTURE LAND USE MAP.

A portion of Lot 10 of Riverside Subdivision as recorded in Plat Book 1 Page 28 of the Mesa County records, County of Mesa, State of Colorado, said parcel being described on a Boundary Line Adjustment Plat on file with the Mesa County Surveyor's Office at Reception No. 1531-97 as follows:

NOTE: All bearings cited herein are relative to S89°49'18"E between the BLM monument for the West one-sixteenth corner and the Mesa County Survey Monument for the one-quarter corner common to Sections 10 and 15 of Township 1 South, Range 1 West of the Ute Meridian.

Commencing at the Northeast corner of Matthews Subdivision as marked by a number five rebar, said corner being on the North line of said Lot 10;

Thence along the North line of said Lot 10, S 56°33'26" E, a distance of 28.86 feet to the East line of the West sixty feet of said Lot 10, the **Point of Beginning**;

Thence continuing along the North line of said Lot 10, S 56°33'26" E, a distance of 95.69 feet;

Thence continuing along the North line of said Lot 10, 107.76 feet along the arc of a 3711.12 foot radius curve to the right, through a central angle of 01°39'49", with a chord bearing S 55°43'32" E, a distance of 107.76 feet;

Thence S 35°06'09" W, a distance of 65.71 feet;

Thence N 77°20'25" W, a distance of 134.37 feet to the East line of the West sixty feet of said Lot 10;
Thence along said East line, N 00°05'48" W, a distance of 137.72 feet to the **Point of Beginning**.

PASSED on this 17th day of May, 2006.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of Council