

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 64-06**

**A RESOLUTION AMENDING THE CITY OF GRAND JUNCTION GROWTH PLAN  
FUTURE LAND USE MAP TO RE-DESIGNATE TWO PROPERTIES,  
CHARLESWORTH ANNEXATION, LOCATED AT 248 28 ROAD FROM  
"RESIDENTIAL MEDIUM LOW 2-4 DU/AC" TO ""RESIDENTIAL MEDIUM 4-8  
DU/AC"**

**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 two properties located at 248 28 Road be changed from "Residential Medium Low 2-4 du/ac" to "Residential Medium 4-8 du/ac" 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 two properties, located at 248 28 Road be designated as Residential Medium on the Future Land Use Map. The boundary description of the area being more fully described as follows:

(Tax Parcels 2943-303-00-213 & 2943-303-00-226 together as one description)

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of the NW 1/4 SW 1/4 of said Section 30 and assuming the West line of the NW 1/4 SW 1/4 of said Section 30 to bear N00°03'02"W with all bearings contained herein relative thereto; thence N00°03'02"W along the West line of the NW 1/4 SW 1/4 of said Section 30 a distance of 555.63 feet to the Point of Beginning; thence N00°03'02"W continuing along the West line of the NW 1/4 SW 1/4 of said Section 30 a distance of 359.30 feet; thence S89°54'15"E along the Southerly line and the Westerly extension of Durango Acres Filing One, recorded in Plat Book 19, Pages 105 and 106, and Durango Acres Filing Two, recorded in Plat Book 20, Page 49 of the Mesa County, Colorado public records a distance of 733.78 feet; thence S00°03'45"W a distance of 580.99 feet; thence S89°54'15"E a distance of 509.96 feet to a point on the West line of Arrowhead Acres II Filing No. 3, recorded in Plat Book 18, Page 329 and 330 of the Mesa County, Colorado public records; thence S00°04'39"W

along the West line of said Arrowhead Acres II Filing No. 3 a distance of 296.71 feet; thence N67°16'10"W a distance of 1347.01 feet to the Point of Beginning.

Said parcel contains 10.85 acres (472,670 square feet), more or less, as described.

Passed on this 7<sup>th</sup> day of June, 2006.

ATTEST:

/s/ James J. Doody  
President of Council

/s/ Stephanie Tuin  
City Clerk