

## RESOLUTION NO. 106-07

### **A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE, BRADY SOUTH ANNEXATION, APPROXIMATELY 5 ACRES LOCATED AT 348 27-1/2 ROAD AND 2757 C-1/2 ROAD FROM RESIDENTIAL ESTATE 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 5 acres, located at 348 27-1/2 Road and 2757 C-1/2 Road be redesignated from Residential Estate 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, COLORADO:**

That the area described below is redesignated from residential estate to commercial industrial on the Future Land Use Map.

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 24, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of the NW1/4SE1/4 of said Section 24, and considering the North line of said NW1/4SE1/4 bears S89°46'25"E with all bearings herein relative thereto; thence S89°46'25"E, along the North line of said NW1/4SE1/4, a distance of 12.5 feet to the Point of Beginning; thence S89°46'25"E, continuing along the North line of the said NW1/4SE1/4, a distance of 355.15 feet to the Northeast corner of that parcel of land as described in Book 4172, Page 725, in the office of the Mesa County Clerk; thence S00°08'41"W, along the East line of said parcel, a distance of 30.00 feet; thence S89°46'25"E, along a line 30.00 feet South of and parallel with the North line of the said NW1/4SE1/4, a distance of 335.33 feet to the Northeast corner of that parcel of land as described in Book 4172, Page 722, in the office of the said Mesa County Clerk; thence S33°59'39"W, along the East line of said parcel, a distance of 457.37 feet; thence N55°57'21"W, a distance of 97.06 feet to the East line of said parcel described in Book 4172, Page 725; thence S00°08'40"W, along the East line of said parcel, a distance of 47.47 feet to the North bank of the Colorado River; thence meandering Westerly, along the said North bank, to a point 12.5 feet east of, and at a right angle to, the West line of the said NW1/4SE1/4; thence N00°08'34"E, along a line 12.5 feet east of and parallel with, the West line of the said NW1/4SE1/4, a distance of 404.94 feet, more or less, to the point of beginning.

PASSED on this 18<sup>th</sup> day of July, 2007.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Bonnie Beckstein  
President of Council Pro Tem