

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 162-07**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 2.97 +/- ACRES LOCATED AT 2510 N. 12<sup>TH</sup> STREET, 1212, 1228, 1238, 1308, 1310, 1314 AND 1324 WELLINGTON AVENUE FROM RESIDENTIAL MEDIUM (4 – 8 DU/Acre) TO COMMERCIAL**

**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 2.97 +/- acres, located at 2510 N. 12<sup>th</sup> Street, 1212, 1228, 1238, 1308, 1310, 1314 and 1324 Wellington Avenue be redesignated from Residential Medium (4 – 8 DU/Acre) to Commercial 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 RESIDENTIAL MEDIUM (4 – 8 DU/ACRE) TO COMMERCIAL ON THE FUTURE LAND USE MAP.

The following land in the City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

**Parcel Number: 2945-122-00-034**

**Located at 2510 N. 12<sup>th</sup> Street**

Beginning 5ft West of SW corner of Lot 37, Block 11, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, North 90ft, East 95ft, South 90ft, West to the Point of Beginning.

**Parcel Number: 2945-122-00-033**  
**Located at 1212 Wellington Avenue**

Beginning 165ft East of SW corner of Block 11, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, North 150ft, West 75ft, South 150ft, East to Point of Beginning.

**Parcel Number: 2945-122-00-021**  
**Located at 1228 Wellington Avenue**

Beginning 150ft North of SE corner of Lot 37, Block 11, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, North 254ft, West 125ft, South 404ft, East 45ft, North 150ft, East 80ft to Point of Beginning.

**Parcel Number: 2945-122-00-032**  
**Located at 1238 Wellington Avenue**

Beginning SE corner Lot 37, Block 11, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, West 75ft, North 150ft, East 75ft, South 150ft, to Point of Beginning and also beginning West 75ft from SE corner Lot 37, West 5ft, North 150ft, East 5ft, South 150ft to Point of Beginning.

**Parcel Number: 2945-122-22-001**  
**Located at 1308 Wellington Avenue**

Lot 1, Yo Minor Subdivision

**Parcel Number: 2945-122-22-002**  
**Located at 1310 Wellington Avenue**

Lot 2, Yo Minor Subdivision

**Parcel Number: 2945-122-00-025**  
**Located at 1314 Wellington Avenue**

Beginning at a point 100ft East of SW corner of Lot 40, Block 11, Fairmount Subdivision, Section 12, Township 1 South, Range 1 West, North 217.8ft, East 100ft, South 217.8ft, West to Point of Beginning.

**Parcel Number: 2945-122-00-133**  
**Located at 1324 Wellington Avenue**

Beginning SE corner of Lot 40, Block 11, Fairmount Subdivision, N89°50'W48.25ft, North 223ft, S89°50'E78.25ft, South 223ft, N89°50'W30ft to Point of Beginning, Section 12, Township 1 South, Range 1 West.

Said parcels contain 2.97 +/- acres (129,374 +/- square feet), more or less, as described.

PASSED on this 7<sup>th</sup> day of November, 2007.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of Council