

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 140-08**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE 42.28 ACRES, LOCATED AT 769 24 ½ ROAD AND 766 24 ROAD, KNOWN AS THE MERKEL GROWTH PLAN AMENDMENT, FROM RESIDENTIAL ESTATE (1 DU/2-5 AC) TO COMMERCIAL**

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 three properties located at 769 24 ½ Road and 766 24 Road be changed from Estate (1 du/2-5 ac) 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 ESTATE TO COMMERCIAL ON THE FUTURE LAND USE MAP:

A certain parcel of land lying in the South-half of the Northwest quarter (S1/2 NW 1/4) of Section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being a portion of Lots 9, 10, 11, 12, 15 and 16 of Pomona Park Subdivision, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 33 and assuming the North line of said SE 1/4 NW 1/4 bears S89°50'39"E with all other bearings contained herein being relative thereto; thence S89°50'39"E a distance of 772.10 feet to a point on the centerline of the Grand Valley Canal; thence S75°15'49"E along said centerline a distance of 228.75 feet; thence 160.38 feet along said centerline and the arc of a 301.19 foot radius curve concave Southwest, having a central angle of 30°30'32" and a chord bearing S62°19'02"E a distance of 158.49 feet; thence S46°24'53"E a distance of 108.84 feet; thence S40°18'58"E a distance of 123.59 feet to a point on the Westerly right of way of 24 1/4 Road; thence N89°56'21"E a distance of 25.00 to a point on the East line of the SE 1/4 NW 1/4 of said Section 33; thence S00°03'39"E along said East line a distance of 211.12; thence N89°55'06"W a distance of 298.55 feet to the Northwest corner of that certain parcel of land as described in Book 1283, Page 226, Public Records of Mesa County, Colorado; thence S00°05'10"E a distance of 390.53 feet; thence S60°59'15"W

a distance of 437.48 feet; thence N89°40'33"W a distance of 637.08 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 33; thence along said West line N00°00'20"W a distance of 1112.96 feet, more or less, to the Point of Beginning.

TOGETHER WITH the North 15 Acres of Lots 11 and 12 of said Pomona Park Subdivision, Less However, right of way for 24 Road and Interstate 70 right of way, as laid out and now in use.

TOGETHER WITH all of that portion of the North-South right of way as depicted on said Pomona Park Subdivision lying West of and adjacent to, the West line of the SE 1/4 NW 1/4 of said Section 33, North of the North right of way for Interstate Highway 70 and South of the North line of the S1/2 NW 1/4 of said Section 33.

PASSED on this 5<sup>th</sup> day of November, 2008.

ATTEST:

/s/: Gregg Palmer  
President of Council

/s/: Stephanie Tuin  
City Clerk