

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 25-08

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 101.7 ACRES FOR A PORTION OF PROPERTY LOCATED AT 2431 MONUMENT ROAD FROM CONSERVATION TO RESIDENTIAL LOW (1/2 – 2 AC./DU.)

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 101.7 acres of a portion of property located at 2431 Monument Road be redesignated from Conservation to Residential Low (1/2 – 2 Ac./DU) 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 RESIDENTIAL LOW (1/2 – 2 AC./DU) ON THE FUTURE LAND USE MAP.

**Parcel Number 2945-214-00-071 (Portion of property)
Located at 2431 Monument Road**

A parcel of land situated in the south half of the northeast quarter, the west half of the southeast quarter, and the northeast quarter of the southwest quarter of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at Mesa County Survey Marker #843 for the center-east sixteenth corner of said Section 21; Thence along the east line of the northwest quarter of the southeast quarter of said Section 21 South 00° 23' 51" West, a distance of 1324.30 feet to a #6 rebar with aluminum cap marked "LS 12085" for the southeast sixteenth corner of said Section 21; Thence along the east line of the southwest quarter of the southeast quarter of Section 21 South 00°30'54" West, a distance of 1312.52 feet to a BLM standard monument for the east sixteenth corner of the south line of said Section 21; Thence along the south line of said Section 21 North 89°37'12" West, a distance of 1211.24 feet to a BLM standard monument for the corner common to Government Lots 2 and 3 of Section 28, an angle point of the south line of said Section 21; Thence continuing along the south line of said Section 21 North 89°40'20" West, a distance of 95.65 feet to a BLM standard monument for the south quarter corner of said Section 21; Thence along

the west line of the southwest quarter of the southeast quarter of said Section 21 North 00°14'19" East, a distance of 1304.80 feet to a #6 rebar with aluminum cap marked "LS 12085" for the center-south sixteenth corner of said Section 21; Thence along the south line of the northeast quarter of the southwest quarter North 89°56'17" West, a distance of 1313.19 feet to a #6 rebar with aluminum cap marked "LS 12085" for the southwest sixteenth corner of said Section 21; Thence along the west line of the northeast quarter of the southwest quarter of said Section 21 North 00°31'23" East, a distance of 164.02 feet to the southerly right-of-way of Monument Road as described in Book 947 at Page 530 of the Mesa County records; Thence with said right-of-way 847.17 feet along the arc of a 2834.79 foot radius non-tangent curve to the right, through a central angle of 17°07'22" with a chord bearing North 46°31'50" East, a distance of 844.02 feet; Thence continuing with said right-of-way North 55°12'27" East, a distance of 983.21 feet to the north line of the northwest quarter of the southeast quarter of said Section 21; Thence along said north line North 89°14'00" East, a distance of 1214.42 feet to the Point of Beginning

Said parcel contains 101.7 acres (4,430,793 sq. ft.), more or less, as described.

PASSED on this 20th day of February, 2008

ATTEST:

/s/: James J. Doody
President of Council

/s/: Stephanie Tuin
City Clerk