

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 93-08

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 4.3 ACRES LOCATED AT 377 and 379 29 ROAD, KNOWN AS THE SUNSHINE OF DELTA GROWTH PLAN AMENDMENT, FROM RESIDENTIAL MEDIUM LOW (2-4 DU/AC) TO RESIDENTIAL MEDIUM HIGH (8-12 DU/AC)

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 4.3 acres, located at 377 and 379 29 Road be redesignated from Residential Medium Low (2-4 du/ac) to Residential Medium High (8-12 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 AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM LOW (2-4 DU/AC) TO RESIDENTIAL MEDIUM HIGH (8-12 DU/AC) ON THE FUTURE LAND USE MAP.

SUNSHINE OF DELTA GROWTH PLAN AMENDMENT

Beginning at the Northeast corner of Lot 1 of Bevier Subdivision, as same is recorded in Plat Book 2, Page 9, public records of Mesa County, Colorado and assuming the South line of the NE 1/4 NE 1/4 of said Section 19 to bear N89°32'33"W with all bearings contained herein relative thereto; thence N89°32'33"W a distance of 300.59 feet along the North line of Lot 1 said of Bevier Subdivision; thence N00°08'05"E a distance of 683.98 feet along East line of Wallace Minor Subdivision, as same is recorded in Plat Book 13, Page 333, public records of Mesa County, Colorado; thence S89°36'49"E a distance of 330.24 feet along the South line of Sunshine-Moir Annexation, City of Grand Junction to a point on the East line of the NE 1/4 NE 1/4 of said Section 19, said point also being on the Westerly line of Ephemeral Annexation No. 2, Ordinance No. 3298, City of Grand Junction; thence along the Westerly line of said Ephemeral Annexation No. 2 the following three (3) courses: (1) S00°06'22"W a distance of 580.00 feet along the East line of the NE 1/4 NE 1/4 of said Section 19; (2) S89°53'38"E a distance of 5.00 feet; (3) S00°06'22"W a distance of 104.42 feet along a line being 5.00 feet East and parallel with the East line of the NE 1/4 NE 1/4 of said Section 19; thence N89°32'33"W a distance of 35.00 feet to the Point of Beginning.

Less 29 Road and C 3/4 Road right-of-way.

Said parcel contains 4.3 acres, more or less, as described.

PASSED on this 30th day of June, 2008.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Gregg Palmer
President of Council