

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 22-09

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 0.821 ACRES LOCATED AT THE WEST END OF WEST COLORADO AVENUE WEST OF NORTH 1ST STREET GCK, LLC GROWTH PLAN AMENDMENT FROM PUBLIC 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 0.821 acres, located at west end of West Colorado Avenue west of North 1st Street be redesignated from Public 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 PUBLIC TO COMMERCIAL ON THE FUTURE LAND USE MAP.

GCK, LLC GROWTH PLAN AMENDMENT

A tract of land located in the SE $\frac{1}{4}$ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at a City Monument for the 20-foot offset line at the intersection of Spruce Street and Colorado Avenue, whence a City Monument for the 20-foot offset line at the intersection of Spruce Street and Main Street bears N 00°18'46" W, 370.52 feet; thence N 62°05'07" E, 21.56 feet to the Point of Beginning;

1. Thence S 40°29'40" E, 63.38 feet;
2. Thence S 00°18'46" W, 136.19 feet;
3. Thence northwesterly 132.06 feet along the arc of a non-tangent circular curve to the right with a radius of 613.75 feet, a delta of 12°19'42" and a chord bearing N 74°07'52" W, 131.80 feet;
4. Thence N 54°52'28" W, 255.36 feet;
5. Thence N 89°43'24" E, 293.74 feet to the Point of Beginning.

A drawing depicting the above is attached hereto as Exhibit "A".

Tract of land as described above contains 0.821 acres more or less.

Said parcel contains 0.821 acres (35,762.76 square feet), more or less, as described.

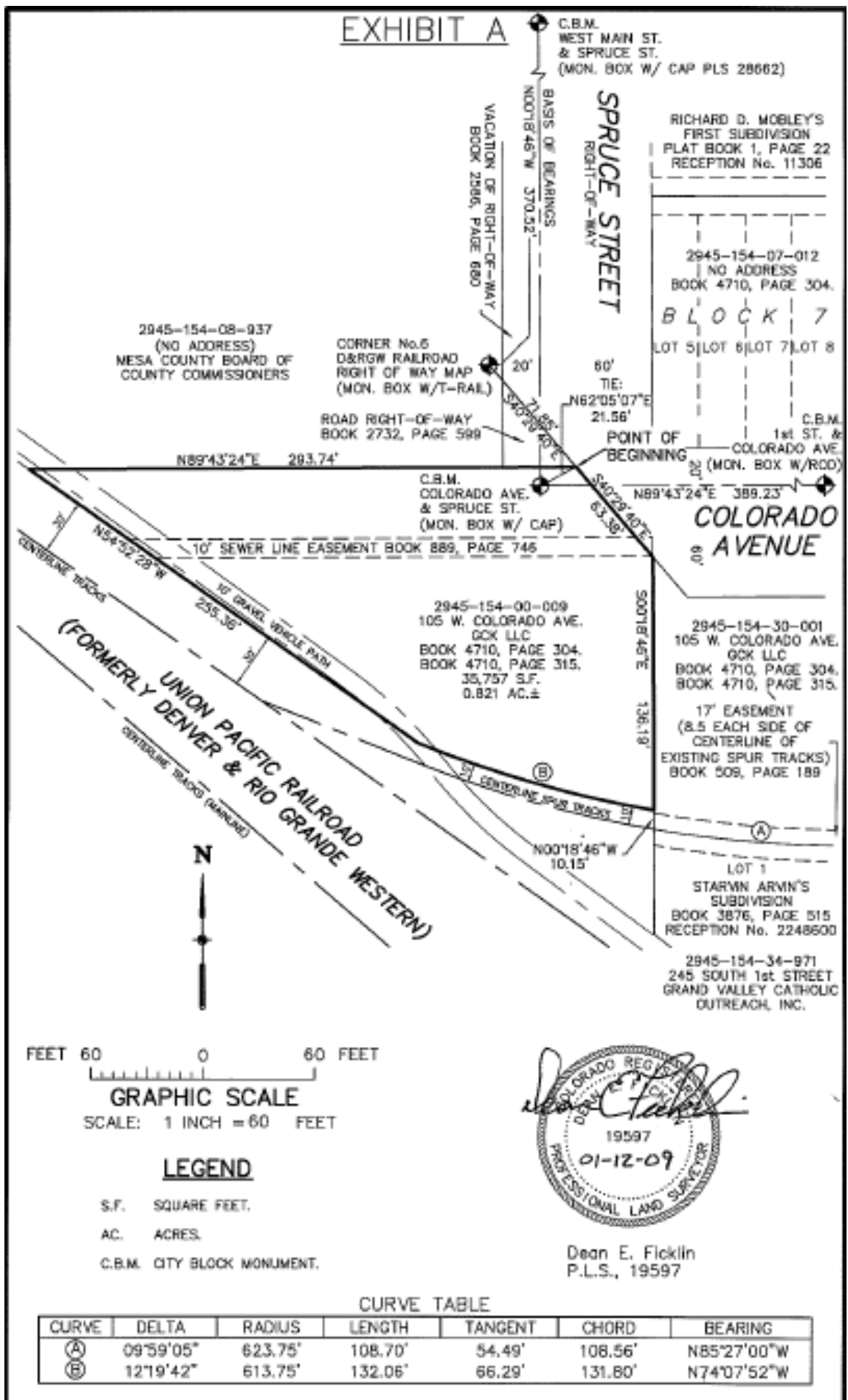
PASSED on this 18th day of February, 2009.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Gregg Palmer
President of Council

EXHIBIT A



C.B.M.
WEST MAIN ST.
& SPRUCE ST.
(MON. BOX W/ CAP PLS 28662)

RICHARD D. MOBLEY'S
FIRST SUBDIVISION
PLAT BOOK 1, PAGE 22
RECEPTION No. 11306

2945-154-07-012
NO ADDRESS
BOOK 4710, PAGE 304.

2945-154-08-937
(NO ADDRESS)
MESA COUNTY BOARD OF
COUNTY COMMISSIONERS

CORNER No.6
D&RGW RAILROAD
RIGHT OF WAY MAP
(MON. BOX W/T-RAIL)

ROAD RIGHT-OF-WAY
BOOK 2732, PAGE 599

C.B.M.
COLORADO AVE.
& SPRUCE ST.
(MON. BOX W/ CAP)

C.B.M.
1st ST. &
COLORADO AVE.
(MON. BOX W/RCD)

N89°43'24"E 293.74'

POINT OF
BEGINNING

N89°43'24"E 389.23'

10' SEWER LINE EASEMENT BOOK 889, PAGE 745

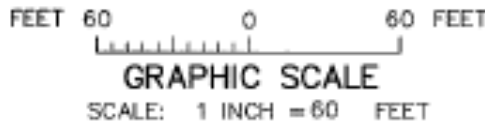
2945-154-00-009
105 W. COLORADO AVE.
GCK LLC
BOOK 4710, PAGE 304.
BOOK 4710, PAGE 315.
35,757 S.F.
0.821 AC.±

2945-154-30-001
105 W. COLORADO AVE.
GCK LLC
BOOK 4710, PAGE 304.
BOOK 4710, PAGE 315.

17' EASEMENT
(8.5 EACH SIDE OF
CENTERLINE OF
EXISTING SPUR TRACKS)
BOOK 509, PAGE 189

10' GRAVEL VEHICLE PATH
255.35'

CENTERLINE TRACKS
CENTERLINE TRACKS (MARKED)



Dean E. Ficklin
P.L.S., 19597