

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 28-09

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE 64.97 ACRES, LOCATED EAST OF 860 21 ROAD, ALONG 21 1/2 ROAD KNOWN AS THE NORTHWEST GJ GROWTH PLAN AMENDMENT, FROM RESIDENTIAL RURAL (5 TO 35 AC/ DU) TO COMMERCIAL INDUSTRIAL ON 44.88 ACRES; AND TO RESIDENTIAL MEDIUM ON 20.09 ACRES.

RECITALS:

A request for a 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 two properties located East of 860 21 Road, along 21 1/2 Road, be changed from Residential Rural (5 to 35 ac/du) to CI (Commercial Industrial) on approximately 44.88 acres and to Residential Medium (4 to 8 dwelling units per acre) on approximately 20.09 acres, on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan amendments and determined that they satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendments are 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 RURAL TO COMMERCIAL INDUSTRIAL ON THE FUTURE LAND USE MAP:

Northwest GJ Annexation No. 1

A certain parcel of land located in the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4), and the Southeast Quarter (SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of the SE 1/4 NW 1/4 of said Section 25 and assuming the South line of the SE 1/4 NW 1/4 of said Section 25 to bear N89°52'45"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 40.00 feet along the South line of the SW 1/4 NE 1/4 of said Section 25; thence S00°00'45"W a distance of 155.02 feet along a line being 40.00 feet East of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25 to the Northeast corner of Kelly Annexation No. 3, Ordinance No. 3991, City of Grand Junction; thence N89°52'43"W a distance of 80.00 feet along the Northerly line of said Kelly Annexation

No. 3; thence N00°00'45"E a distance of 155.00 feet along a line being 40.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25 to a point on the South line of the SE 1/4 NW 1/4 of said Section 25; thence N89°52'45"W a distance of 1284.66 feet along the South line of the SE 1/4 NW 1/4 of said Section 25 said line also being the North line of said Kelley Annexation No. 3 to the Southwest corner of the SE 1/4 NW 1/4 of said Section 25; thence N89°52'42"W a distance of 167.07 feet along the South line of the SW 1/4 NW 1/4 of said Section 25, said line also being the North line of HDP Investment Group Annexation, Ordinance No. 4113, City of Grand Junction; thence N00°00'36"E a distance of 1321.21 feet to a point on the North line of the SW 1/4 NW 1/4 of said Section 25; thence S89°52'22"E a distance of 166.87 feet along the North line of the SW 1/4 NW 1/4 of said Section 25 to the Northwest corner of the SE 1/4 NW 1/4 of said Section 25; thence S89°52'22"E a distance of 1324.47 feet along the North line of the SE 1/4 NW 1/4 of said Section 25 to the Northeast corner of the SE 1/4 NW 1/4 of said Section 25; thence S00°00'27"E a distance of 1321.06 feet along the East line of the SE 1/4 NW 1/4 of said Section 25 to the Southeast corner of the SE 1/4 NW 1/4 of said Section 25, said point also being the Point of Beginning.

Said parcel contains 45.52 acres (1,982,924.35 sq. ft.), more or less, as described.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL RURAL TO RESIDENTIAL MEDIUM ON THE FUTURE LAND USE MAP:

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

The S 1/2 NE 1/4 NW 1/4 of said Section 25.

Said parcel contains 20.09 acres (874,986.29 sq. ft.), more or less, as described.

PASSED on this 4th day of March, 2009.

ATTEST:

/s/: Gregg Palmer
President of Council

/s/: Stephanie Tuin
City Clerk