

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 61-09

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 1.31 ACRES LOCATED AT 2948 F ROAD AND 603 29 1/2 ROAD KNOWN AS THE MAVERIK GROWTH PLAN AMENDMENT FROM RESIDENTIAL MEDIUM 4-8 DU/AC 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 1.48 acres, located at 2948 F Road and 603 29 1/2 Road be redesignated from Residential Medium 4-8 du/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 MEDIUM 4-8 DU/AC TO COMMERCIAL ON THE FUTURE LAND USE MAP.

The following described Growth Plan Amendment is hereby granted subject to the following conditions:

1. Recordation of the proposed subdivision to realign the property line with the revised Future Land Use designation split within one year of the effective date of the zone of annexation.

MAVERIK GROWTH PLAN AMENDMENT

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Southeast corner of the SE 1/4 SW 1/4 of said Section 5 and assuming the East line of the SE 1/4 SW 1/4 of said Section 5 bears N 00°12'26" W with all other bearings contained herein being referenced thereto; thence from said Point of Commencement, S 89°58'56" W along the South line of the SE 1/4 SW 1/4 of said Section 5, a distance of 40.00 feet; thence N 00°12'26" W along a line 40.00 feet West of and parallel to the East line of the SE 1/4 SW 1/4 of said Section 5, a distance of

50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°58'56" W along a line 50.00 feet North of and parallel to the South line of the SE 1/4 SW 1/4 of said Section 5, a distance of 290.40 feet; thence N 00°11'39" W a distance of 221.04 feet; thence S 89°47'35" W a distance of 290.35 feet; thence S 00°12'26" E along a line 40.00 feet West of and parallel to, the East line of the SE 1/4 SW 1/4, a distance of 222.00 feet, more or less, to the Point of Beginning. Also known as Lot 1, Maverik 2 Subdivision.

CONTAINING 64,323 Square Feet or 1.48 Acres, more or less, as described.

PASSED on this 13th day of July 2009.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council