

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4863

**AN ORDINANCE REZONING THE SUNSHINE OF DELTA PROPERTY TO C-1
(LIGHT COMMERCIAL)**

LOCATED AT 383 AND 379 29 ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Sunshine of Delta property to the C-1 (Light Commercial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Village Center Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be zoned C-1 (Light Commercial) subject to the listed conditions:

1. Prior to recording of an ordinance for the rezone, RZN-2019-263, the right-of-way vacation ordinance for City File Number VAC-2019-107 shall be recorded.
2. Prior to recording of an ordinance for the rezone, RZN-2019-263, the proposed simple subdivision for City File Number SSU-2019-131 shall be approved and recorded.

A Rezone area within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.60 feet

THENCE N 89°53'37"W a distance of 55.00 feet to the **POINT OF BEGINNING**;

THENCE S 00°06'23" W a distance of 56.06 feet;

THENCE S 44°19'02" W a distance of 20.07 feet;

THENCE N 89°37'34" W a distance of 261.01 feet to a point on the westerly line of said Parcel 1;

THENCE N 00°06'23" E along said westerly line, a distance of 70.55 feet;

THENCE S 89°37'07" E, leaving the aforementioned westerly line of Parcel 1, a distance of 275.00 feet to the **POINT OF BEGINNING**;

CONTAINING 19,294 square feet, more or less.

See Exhibit B.

Introduced on first reading this 1st day of July, 2019 and ordered published in pamphlet form.

Adopted on second reading this 17th day of July, 2019 and ordered published in pamphlet form.

ATTEST:

W Windelmann

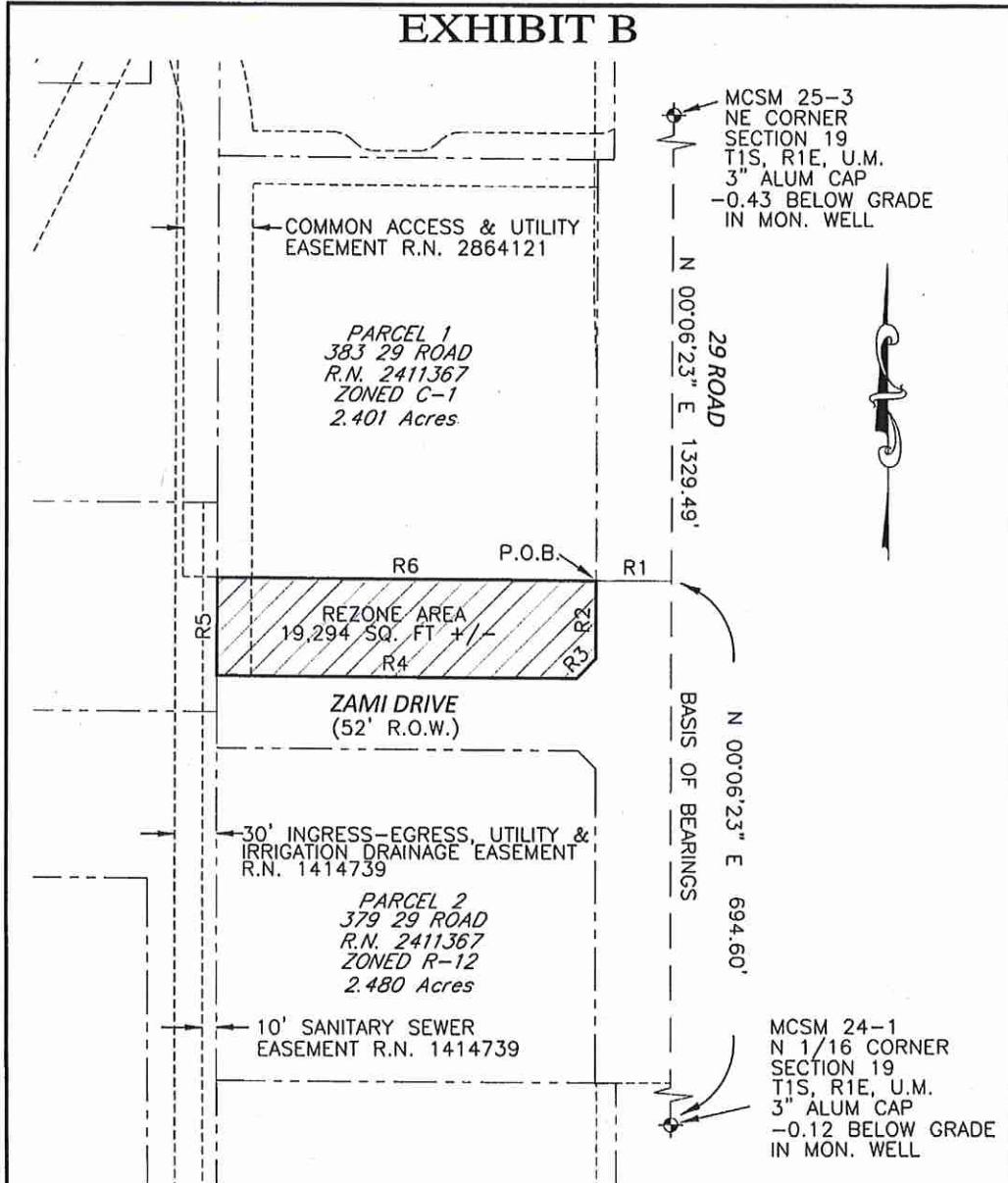
City Clerk

J. Mark ...

Mayor

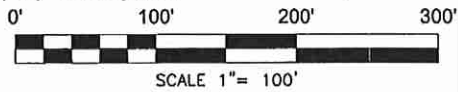


EXHIBIT B



LINE	BEARING	DISTANCE
R1	N 89°53'37" W	55.00'
R2	S 00°06'23" W	56.06'
R3	S 44°19'02" W	20.07'
R4	N 89°37'34" W	261.01'
R5	N 00°06'23" E	70.55'
R6	S 89°37'07" E	275.00'

The sketch and description shown hereon has been derived for subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



		REZONE AREA NE1/4, NE 1/4, SEC 19, T. 1 SOUTH, R. 1 EAST OF THE U.M., MESA COUNTY, COLORADO	
405 Judges Blvd. Suite A, Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceng.com	Drawn: JAM Date: 05/04/19 Checked: JLG Date: 05/06/19 Title: B8473	No: B8473 Date: 05/06/19	Sheet 1 Of 1

THIS IS NOT A SURVEY PLAT.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4863 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of July, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of July, 2019, at which Ordinance No. 4863 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of July, 2019.


Deputy City Clerk

Published: July 03, 2019
Published: July 19, 2019
Effective: August 18, 2019