

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3893**

**AN ORDINANCE REZONING PROPERTY IN THE VICINITY OF 1018 SOUTH  
5<sup>TH</sup> STREET SOUTH OF 4<sup>TH</sup> AVENUE BETWEEN 5<sup>TH</sup> AND 7<sup>TH</sup> STREETS  
FROM GENERAL COMMERCIAL (C-2) TO LIGHT INDUSTRIAL (I-1)  
KNOWN AS THE VAN GUNDY NORTH PROJECT**

Recitals.

In 2003 the citizens of Grand Junction approved a bond issue to construct the Riverside Parkway which extends from 24 Road on the West and 29 Road on the East. One of the main issues of concern that required implementation of mitigation measures was the displacement of some businesses and residences within the Lower Downtown area. The Van Gundy North project is part of the relocation efforts for some of the property owners affected by the Riverside Parkway alignment.

The project site is located generally between South 5<sup>th</sup> Street and South 7<sup>th</sup> Street on the south side of Fourth Avenue. The site consists of all/or portions of 12 properties, tax parcel #'s: 2945-232-00-069, 2945-232-02-005, 2945-232-02-004, 2945-232-02-008, 2945-232-02-006, 2945-232-02-038, 2945-232-02-014, 2945-232-02-015, 2945-232-02-027, 2945-232-02-026, 2945-232-02-029, 2945-232-02-028.

The Grand Junction Planning Commission, at its March 14, 2006 hearing, recommended approval of the rezone request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

The following described property is hereby rezoned to Light Industrial (I-1):

A parcel of land being a portion of a tract of land described in Book 2279 at Page 718, recorded November 15, 1995 in the Mesa County Clerk and Recorder's Office, and a portion of Lots 20 and 21, and all of Lots 22, 23 and 24, Block 1, SOUTH FIFTH STREET SUBDIVISION recorded in Book 7 at Page 19, at Mesa County Clerk and Recorder's Office on November 29, 1946, lying in the Northwest Quarter of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 23 (a 3" brass cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280")

WHENCE the East Quarter Corner of said Section 23 (a 3 1/4" aluminum cap stamped "D-H SURVEYS INC T1SR1W 1/4 23/24 LS 42306") bears S89°36'03"E a distance of 2638.76 feet; THENCE N00°01'18"W a distance of 764.81 feet to the southeast corner of said Lot 24, being the POINT OF BEGINNING;

THENCE N89°21'42"W along the southerly line of said Lot 24 a distance of 132.21 feet to the southwest corner of said Lot 24; THENCE S00°41'38"W along the easterly line of said Lot 20 a distance of 56.84 feet; THENCE N36°57'10"W distance of 291.80 feet to a point on the westerly line of said Lot 21; THENCE N30°36'27"W a distance of 34.26 feet to a point on the easterly line of said tract of land described in Book 2279 at Page 718, also being the easterly line of Lot 18, Block 1 of said SOUTH FIFTH STREET SUBDIVISION; THENCE N51°23'17"W, non-tangent with the following described curve, a distance of 181.48 feet; THENCE along the arc of a curve to the left, having a central angle of 25°32'51", a radius of 400.00 feet, a chord bearing of N63°41'51"W a distance of 176.88 feet, and an arc distance of 178.36 feet to a point on the easterly line of a tract of land described in Book 559 at Page 271 recorded on January 10, 1952 at Mesa County Clerk and Recorder's Office; THENCE N00°38'44"W along the easterly line of said tract of land described in Book 559 at Page 271 and the westerly line of Lot 16, Block 1 of said SOUTH FIFTH STREET SUBDIVISION, non-tangent with the last described curve, a distance of 149.04 feet; THENCE N00°07'31"E along a westerly line of said tract of land described in Book 2279 at Page 718 a distance of 70.41 feet; THENCE S63°32'58"E along the northeasterly line of said tract of land described in Book 2279 at Page 718 a distance of 157.99 feet; THENCE S89°59'09"W along the southerly line of said tract of land described in Book 2279 at Page 718 a distance of 2.54 feet; THENCE S64°01'20"E along the southwesterly line of a tract of land described in Book 1185 at Page 479 recorded February 2, 1972 in the Mesa County Clerk and Recorder's Office a distance of 20.54 feet; THENCE S00°34'20"E along the westerly line of said Lot 17 a distance of 2.77 feet; THENCE the following three (3) courses along the southerly line of said tract of land described in Book 1185 at Page 479:

- 1) S64°18'43"E, tangent with the following described curve, a distance of 15.87 feet;
- 2) THENCE along the arc of a curve to the left, having a central angle of 26°33'00", a radius of 220.00 feet, a chord bearing S77°35'13"E a distance of 101.04 feet, and an arc distance of 101.94 feet;
- 3) THENCE N89°08'17", tangent with the last described curve, a distance of 27.00 feet to a point on the easterly line of said tract of land described in Book 2279 at Page 718;

THENCE S89°59'58"E a distance of 17.00 feet to the northwest corner of said Lot 22; THENCE N89°59'09"E along the northerly line of said Lots 22 and 23 a distance of 319.74 feet to the northeast corner of said Lot 23; THENCE S00°43'45"W along the easterly lines of said Lots 23 and 24 a distance of 508.18 feet to the POINT OF BEGINNING.

Containing 222173 square feet (5.100 Acres) more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Introduced on first reading on the 15<sup>th</sup> day of March, 2006 and ordered published.

Adopted on second reading this 3<sup>rd</sup> day of May, 2006.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of Council