

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5110**

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT  
172 & 174 SUNLIGHT DRIVE, GRAND JUNCTION, COLORADO  
FROM PD (PLANNED DEVELOPMENT) TO R-4 (RESIDENTIAL – 4 DU/AC)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended rezoning the properties located at 172 & 174 Sunlight Drive, to the R-4 (Residential – 4 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Code.

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

The following properties, as described in the Special Warranty Deed recorded at Reception # 3020334 in the Office of the Mesa County Clerk and Recorder and as further set forth by the following legal description, shall be rezoned from PD (Planned Development) to R-4 (Residential – 4 du/ac)

North Quarter of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
EXCEPT Beginning at the Northwest Corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
thence East 310 feet, thence South 330 feet, thence West 310 feet, thence North to the Point of Beginning,  
ALSO, EXCEPT a portion deeded to Mesa County in Book 788 at Page 242 for road and utility purposes.

Containing approximately 7.37 acres, in Grand Junction, Mesa County, Colorado.

AND:



A parcel of land being a part of the land described in Book 713 at Page 458 in the office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE ¼ of the NW ¼) 4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows: Considering the line between the NE corner of said SE ¼ )4 of the NW ¼ )4 of Section 31, a Mesa County brass cap in place, and the SE corner of the SE ¼ )4 of the NW ¼ of Section 31, a Mesa County aluminum cap in place, to bear South 00°08'47" East and all bearings contained herein relative thereto;

Commencing at the SE corner of said SE ¼ of the NW ¼ of Section 31; thence N 00°00'47" W along the Easterly boundary line of said SE ¼ of the NW ¼ )4 of Section 31 a distance of 991.77 feet to the NE corner of the S½ N½ of said SE ¼ of the NW ¼ of Section 31; thence South 89°56'23" West a distance of 30.00 feet to a point and the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the office of the County Clerk and Recorder of Mesa County, Colorado, and the TRUE POINT OF BEGINNING;

thence S 00°08'47" E Continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the office of the County Clerk and Recorder of Mesa County, Colorado; thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses: S 81°22'08" W a distance of 33.73 feet to a point of curvature; thence along a curve to the left with an arc length of 57.13 feet, having a radius of 270.04 feet, with a chord bearing of S 75°18'31" W, and chord length of 57.02 feet; thence S 69°14'53" W a distance of 10.81 feet to a point of curvature; thence along a curve to the right with an ore length of 8.86 feet, having a radius of 7.43 feet, with a chord bearing of N 76°34'43" W, and chord length of 8.35 feet, thence N 42°24'20" W a distance of 49.29 feet to a point of curvature; thence along a curve to the left with an arc length of 88.38 feet, having a radius of 49.03 feet, with a chord bearing of S 85°57'35" W, and chord length of 76.89 feet, thence S 34°19'31" W a distance of 24.05 feet; thence S 28°05'20" W o distance of 44.34 feet; thence S 35°11'59" W a distance of 61.65 feet; thence S 39°12'16" W a distance of 25.61 feet to a point of curvature; thence along a curve to the right with an arc length of 49.55 feet, having a radius of 39.66 feet, with a chord bearing of S 74°59'53" W, and chord length of 46.39 feet, thence N 69°12'30" W a distance of 55.26 feet to a point of curvature; thence along a curve to the right with an arc length of 4.06 feet, having a radius of 14.47 feet, with a chord bearing of N 61°10'33" W, and chord length of 4.04 feet; thence N 53°08'36" W a distance of 140.34 feet; thence S 35°10'27" W leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement; thence continuing along said centerline of the canal easement the following fifteen (15) courses: N 55°30'29" W a distance of 96.42 feet; thence N 73°27'05" W a distance of 114.21 feet to a paint of curvature; thence along a curve to the left with an arc length of 33.26 feet, having a radius of 177.69 feet, with a chord bearing of N 78°48'49" W, and chord length of 33.21 feet, thence N 84°10'34" W a distance of 28.15 feet to a point of curvature; thence along a curve to the right with on arc length of 8.45 feet, having a radius of 16.06 feet, with a chord bearing of N 69°06'30" W, and chord length of 8.35 feet, thence N 54°02'25" W a distance of 4.98 feet to a point of curvature; thence along a curve to the left with an arc



length of 12.30 feet, having a radius of 24.23', with a chord bearing of N 68°34'41" W, and chord length of 12.17 feet, thence N 83°06'56" W a distance of 9.64 feet to a point of curvature; thence along a curve to the left with an arc length of 19.91 feet, having a radius of 43.47 feet, with a chord bearing of S 83°45'52" 19.73 feet, thence S 70°38'40" W a distance of 14.85 feet to a point of curvature; thence along a curve to the right with an arc length of 35.76 feet, having a radius of 48.52 feet, with a chord bearing of N 88°14'34" W, and chord length of 34.95 feet; thence N 67°07'49" W a distance of 10.21 feet; thence N 41°27'14" W a distance of 4.84 feet to a point of curvature; thence along a curve to the left with an arc length of 31.52 feet, having a radius of 145.02 feet, with a chord bearing of N 47°40' 48" W, and chord length of 31.46 feet; thence N 53°54'22" W a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the office of the County Clerk and Recorder of Mesa County; thence N 10°55'31" W continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S½ N½ SE¾ NW ¼ of said Section 31; thence N 89°56'23" E along said Northerly boundary line of S½ N½ SE ¼ NW¼ of Section 31 a distance of 940.42 feet to the Point of Beginning.

Containing approximately 3.81 acres in Grand Junction, Mesa County, Colorado.

Introduced on first reading this 16<sup>th</sup> day of November 2022 and ordered published in pamphlet form.

Adopted on second reading this 7<sup>th</sup> day of December, 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips  
City Clerk



Anna M. Stout  
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5110 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of November 2022 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 7<sup>th</sup> day of December 2022, at which Ordinance No. 5110 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 9<sup>th</sup> day of December 2022.

  
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Deputy City Clerk

Published: November 18, 2022  
Published: December 9, 2022  
Effective: January 8, 2023

