

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4293**

**AN ORDINANCE ZONING THE SUNSHINE OF DELTA ANNEXATION TO  
R-12 (RESIDENTIAL 12 DU/AC)**

**LOCATED AT 377 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 Annexation to the R-12 (Residential 12 du/ac) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12 (Residential 12 du/ac) zone district is in conformance with the stated criteria of Section 2.6 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 be zoned R-12 (Residential 12 du/ac).

**SUNSHINE OF DELTA ANNEXATION**

Beginning at the Northeast corner of Lot 1 of Bevier Subdivision, as same is recorded in Plat Book 2, Page 9, public records of Mesa County, Colorado and assuming the South line of the NE 1/4 NE 1/4 of said Section 19 to bear N89°32'33"W with all bearings contained herein relative thereto; thence N89°32'33"W a distance of 300.59 feet along the North line of Lot 1 said of Bevier Subdivision; thence N00°08'05"E a distance of 683.98 feet along East line of Wallace Minor Subdivision, as same is recorded in Plat Book 13, Page 333, public records of Mesa County, Colorado; thence S89°36'49"E a distance of 330.24 feet along the South line of Sunshine-Moir Annexation, City of Grand Junction to a point on the East line of the NE 1/4 NE 1/4 of said Section 19, said point also being on the Westerly line of Ephemeral Annexation No. 2, Ordinance No. 3298, City of Grand Junction; thence along the Westerly line of said Ephemeral Annexation No. 2 the following three (3) courses: (1) S00°06'22"W a distance of 580.00 feet along the East line of the NE 1/4 NE 1/4 of said Section 19; (2) S89°53'38"E a distance of

5.00 feet; (3) S00°06'22"W a distance of 104.42 feet along a line being 5.00 feet East and parallel with the East line of the NE 1/4 NE 1/4 of said Section 19; thence N89°32'33"W a distance of 35.00 feet to the Point of Beginning

Said parcel contains 4.30 acres, more or less, as described.

**INTRODUCED** on first reading the 3<sup>rd</sup> day of September, 2008 and ordered published.

**ADOPTED** on second reading the 17<sup>th</sup> day of September, 2008.

ATTEST:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk