

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4952**

**AN ORDINANCE ZONING THE FAIRVIEW GLEN ANNEXATION  
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED AT 2767 C ROAD AND VACANT PROPERTIES NORTH OF B ½ ROAD  
BETWEEN ALLYCE AVENUE AND NASHUA LANE/COURT**

Recitals

The property owners have requested annexation of three properties that total 19.020-acres into the City limits in anticipation of future residential subdivision development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Fairview Glen Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (4 – 8 du/ac) as shown on the Future Land Use Map 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 R-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**FAIRVIEW GLEN ANNEXATION**

**The following properties be zoned R-8 (Residential – 8 du/ac) zone district.**

A parcel of land being Lots 1 through 29 inclusive, the right-of-way of Cara Street, the right-of-way of Newport Lane, and the 40 foot drainage right-of-way, all within Birks Blue Estates subdivision (Reception Number 1263633), together with Parcel 2945-251-00-081, and a portion of the UnawEEP Ave. right-of-way, located in the of the NE ¼, of Section 25, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

BEGINNING at a point on the North line of said Section 25, whence the Northeast corner of said Section 25 bears South 89°55'23" East, a distance of 1471.87 feet, with all bearings being relative thereto, thence South 00°04'10" East, a distance of 1320.58 feet, along the westerly line of Lynwood Subdivision, to the northerly boundary of said

Birks Blue Estates subdivision; thence along said northerly boundary, South 89°54'43" East, a distance of 149.37 feet, to the northeast corner of Said Birks Blue Estates subdivision, thence along the easterly line of Birks Blue Estates subdivision South 00°03'49" East, a distance of 1120.05 feet, to the northeast corner of Lot 30 of said subdivision; thence along the north line of said Lot 30 South 89°55'41" West, a distance of 185.35 feet, to the northwest corner of said Lot 30; thence along the arc of a non-tangent 79.36 foot radius curve to the left for a distance of 40.29 feet, with a chord which bears South 14°28'25" West, a distance of 39.86 feet, and a central angle of 29°05'29"; thence South 00°04'19" East, a distance of 91.08 feet; thence along the arc of a 20.00 foot radius curve to the left for a distance of 31.38 feet, with a chord which bears South 45°01'05" East, a distance of 28.26 feet, and a central angle of 89°53'31", to a point on the northerly right-of-way of B1/2 Road; thence along said right-of-way North 89°57'50" West, a distance of 154.96 feet, to the southwest corner of Lot 1 of said Birks Blue Estates subdivision; thence leaving said right-of-way along the westerly line of said subdivision North 00°04'19" West, a distance of 1270.35 feet, to the northwest corner of said subdivision; thence, leaving said westerly line, North 89°54'43" West, a distance of 150.74 feet; thence North 00°02'32" West, a distance of 1320.51 feet, to a point on the northerly line of said Section 25; thence South 89°55'23" East, a distance of 331.26 feet, to the Point of Beginning.

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

**INTRODUCED** on first reading this 19<sup>th</sup> day of August, 2020 and ordered published in pamphlet form.

**ADOPTED** on second reading this 2<sup>nd</sup> day of September, 2020 and ordered published in pamphlet form.

ATTEST:

  
Deputy City Clerk

  
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4952 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of August 2020 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 2<sup>nd</sup> day of September 2020, at which Ordinance No. 4952 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 4<sup>th</sup> day of September 2020.

  
Deputy City Clerk

Published: August 21, 2020  
Published: September 4, 2020  
Effective: October 4, 2020

