

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5004**

**AN ORDINANCE ZONING THE BLUE MESA ESTATES ANNEXATION  
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED AT 3085 D ½ ROAD**

Recitals

The property owner has requested annexation of one property that totals 13.03-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 Blue Mesa Estates Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 – 12 du/ac) as shown on the 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:**

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

A PARCEL OF LAND LOCATED IN IN THE NE1/4SE1/4 OF SECTION 16,  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, MESA COUNTY,  
COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CE1/16 CORNER OF SAID SECTION 16, FROM WHICH THE  
E1/4 CORNER OF SAID SECTION 16 BEARS N89°55'12"E 1320.47 FEET RUNNING  
THENCE N89°55'12" ALONG SAID 1/16 LINE 220.20 FEET; THENCE S00°01'20"W  
30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF D 1/2 ROAD AND THE POINT  
OF BEGINNING;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°55'12"E 440.03  
FEET TO THE EAST LINE OF THE W1/2NE1/4SE1/4 OF SECTION 16; THENCE  
ALONG SAID EAST LINE S00°01'48"W 1289.53 FEET TO THE SOUTH LINE OF THE  
NE1/4SE1/4; THENCE ALONG SAID SOUTH LINE S89°56'54"W 439.85 FEET;

THENCE N00°01'20"E 1289.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF D  
1/2 ROAD AND THE POINT OF BEGINNING.

PARCEL CONTAINS 13.02 ACRES.

**INTRODUCED** on first reading this 2<sup>nd</sup> day of June, 2021 and ordered published in  
pamphlet form.

**ADOPTED** on second reading this 16<sup>th</sup> day of June, 2021 and ordered published in  
pamphlet form.

ATTEST:

*W Winkelman*

City Clerk

*C. B. M. C. D.*

President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5004 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2<sup>nd</sup> day of June 2021 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 16<sup>th</sup> day of June 2021, at which Ordinance No. 5004 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 18<sup>th</sup> day of June 2021.

  
\_\_\_\_\_  
Deputy City Clerk

Published: June 4, 2021  
Published: June 18, 2021  
Effective: July 18, 2021

