

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5165**

**AN ORDINANCE ZONING APPLE GLEN WEST ANNEXATION  
TO R-5 (RESIDENTIAL – 5.5 DU/AC) ZONE DISTRICT**

**LOCATED NORTH OF APPLETON ELEMENTARY, WEST OF  
GREEN APPLE DRIVE, AND EAST OF 23 1/2 RD**

Recitals:

The property owner has petitioned to annex 8.33 acres into the City limits. The annexation is referred to as the "Apple Glen West Annexation. ("Property")"

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Apple Glen West Annexation consisting of 8.33 acres R-5 (Residential – 5.5 du/ac) from County RSF-R (Residential Single Family - Rural) finding that the R-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan, and conforms with its designated zone with 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-5 (Residential – 5.5 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 for the Property.

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

**ZONING FOR THE APPLE GLEN WEST ANNEXATION**

The Property in the City of Grand Junction, Mesa County, Colorado described as follows is hereby duly and lawfully zoned R-5 (Residential – 5.5 du/ac):

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

A Serial Annexation comprising the Apple Glen West Annexation No. 1  
and Apple Glen West Annexation No. 2

**Apple Glen West Annexation No. 1**

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning;

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;

Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.

Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;

Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;

Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;

Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;

Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said parcel of land comprised of 191,496 Square Feet or 4.40 Acres, more or less.

### **Apple Glen West Annexation No. 2**

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;

Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;

Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;

Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;

Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;

Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;

Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said parcel of land CONTAINING 171,449 Square Feet or 3.94 Acres, more or less.

**INTRODUCED** on first reading this 21<sup>st</sup> day of June, 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading this 5<sup>th</sup> day of July, 2023 and ordered published in pamphlet form.



\_\_\_\_\_  
Anna M. Stout  
President of the City Council

ATTEST:



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Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5165 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21<sup>st</sup> day of June 2023 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 5<sup>th</sup> day of July 2023, at which Ordinance No. 5165 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 7<sup>th</sup> day of July 2023.

  
Deputy City Clerk

Published: June 23, 2023  
Published: July 7, 2023  
Effective: August 6, 2023

