

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4242

**AN ORDINANCE ZONING THE APPLE GLEN ANNEXATION TO
R-4 (RESIDENTIAL 4-DU/AC)**

LOCATED AT 2366 H 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 Apple Glen Annexation to the R-4 (Residential 4-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-4 (Residential 4-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-4 (Residential 4-du/ac).

APPLE GLEN ANNEXATION

APPLE GLEN ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter Northeast Quarter (NE 1/4 NE 1/4) of Section 32 and the Northwest Quarter (NW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 bears S 89°58'27" E with all other bearings shown here on being relative thereto; thence from said Point of Commencement, S 00°02'59" W along the East line of the NE 1/4 NE 1/4 of said Section 32 a distance of 15.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°48'31" W along a line 15.00 feet South of and parallel with the North line of the NW 1/4 of said Section 33, a distance of 30.04 feet; thence S 00°11'29" W a distance of 15.00 feet; thence N 89°48'31" W along a line 30.00 feet South of and parallel with the

North line of the NW 1/4 of said Section 33 a distance of 30.00 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 32; thence N 89°58'27" W along the North right of way for H Road, being a line 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 945.00 feet; thence N 00°01'33" E a distance of 15.00 feet; thence S 89°58'27" E along a line 15.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 945.01 feet, more or less, to the Point of Beginning.

CONTAINING 0.34 Acres or 14,625 Sq. Ft., more or less, as described.

AND

APPLE GLEN ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 bears S 89°58'27" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°02'59" W along the East line of the NE 1/4 NE 1/4 of said Section 32, a distance of 15.00 feet; thence N 89°58'27" W along a line 15.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 945.01 feet; thence S 00°01'33" W a distance of 15.00 feet; thence N 89°58'27" W along the South right of way for H Road, being a line 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 372.77 feet to a point on the West line of the NE 1/4 NE 1/4 of said Section 32; thence N 00°03'26" E along the West line of the NE 1/4 NE 1/4 of said Section 32, a distance of 25.00 feet; thence N 89°57'52" W along a line 5.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 658.88 feet; thence N 00°01'45" E a distance of 5.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 32; thence S 89°57'52" E along the North line of the NW 1/4 NE 1/4 of said Section 32, a distance of 658.88 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 32; thence S 89°58'27" E along the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 1317.77 feet, more or less, to the Point of Beginning.

CONTAINS 0.66 Acres or 28,652 Sq. Ft., more or less, as described.

AND

APPLE GLEN ANNEXATION NO. 3

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of

Section 29, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:
BEGINNING at the Southwest corner of the SE 1/4 SE 1/4 of said Section 29 and assuming the South line of the SE 1/4 SE 1/4 of said Section 29 bears S 89°58'27" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'52" W along the South line of the SW 1/4 SE 1/4 of said Section 29, a distance of 658.88 feet;
Thence N 00°01'45" E along the West line of that certain parcel of land described in Book 3871, Page 964, Public Records of Mesa County, Colorado, a distance of 1319.59 feet to a point on the North line of the SW 1/4 SE 1/4 of said Section 29; thence S 89°57'17" E along the North line of the SW 1/4 SE 1/4 of said Section 29, a distance of 659.48 feet to a point being the Northeast corner of the SW 1/4 SE 1/4 of said Section 29; thence S 00°03'19" W along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 479.42 feet; thence N 89°57'43" W a distance of 214.97 feet to a point on the East line of that certain parcel of land described in Book 3871, Page 964, Public Records of Mesa County, Colorado; thence S 00°03'19" W along said East line, a distance of 655.12 feet; thence N 84°22'02" W a distance of 150.71 feet; thence S 00°03'19" W a distance of 194.65 feet; thence S 89°57'52" E along a line 5.00 feet North of and parallel with the South line of the SW 1/4 SE 1/4 of said Section 29, a distance of 364.97 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 29; thence S 89°58'27" E along a line 5.00 feet North of and parallel with the South line of the SE 1/4 SE 1/4 of said Section 29, a distance of 300.00 feet; thence S 00°01'233" W a distance of 5.00 feet; thence N 89°58'27" W along the South line of the SE 1/4 SE 1/4 of said Section 29, a distance of 300.00 feet, more or less, to the Point of Beginning.

CONTAINING 15.24 Acres or 663,702 Sq. Ft., more or less, as described

INTRODUCED on first reading the 5th day of May, 2008 and ordered published.

ADOPTED on second reading the 19th day of May, 2008.

ATTEST:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk