CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3566

AN ORDINANCE DISCONNECTING CERTAIN LANDS, REFERRED TO AS THE FILES PROPERTY

FILES DE-ANNEXATION
APPROXIMATELY 38.9 ACRES
LOCATED ON MONUMENT ROAD, WEST OF MARIPOSA DRIVE

RECITALS: The Files have requested that their 38.9 acres located on Monument Road, West of Mariposa Drive, be de-annexed from the City of Grand Junction. The property is not within the Persigo 201 boundary, and will, therefore, not be served by sewer. The portion of the property south of Monument Road has a land use designation of Residential Rural, 5 to 35 acres per unit and should not develop at urban densities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

<u>Files De-annexation</u>

A certain parcel of land lying in Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, EXCEPT that certain 60.00 foot right of way for Monument Road, as same was conveyed to the County of Mesa by instrument recorded October 1, 1971 in Book 964, Page 653, Public Records of Mesa County, Colorado.

CONTAINS 38.93 Acres, (1,695,668.8 Sq. Ft.)more or less, as described.

CONTAINING 38.9 Acres, more or less, as described

Be and is hereby de-annexed and disconnected from the City of Grand Junction, in accordance with and pursuant to Grand Junction Code of Ordinances section 2-27, and shall be effective upon the exclusion of the property from the Persigo 201 sewer service boundary.

INTRODUCED on first reading on the 6th day of August, 2003 and ordered published.

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

Stephanie Tuu
City Clerk

Harry R. Butler
President of the Council Pro Tem

Site Location Map

Figure 1