

CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

ORDINANCE NO. 03

AN ORDINANCE EXPANDING AND INCLUDING PROPERTY(IES) IN THE GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT

WHEREAS, the City of Grand Junction Dos Rios General Improvement District (the "GID") has received a petition (the "Petition") to include additional property in the GID; and

WHEREAS, the Petition has been signed and verified by Greg Caton, City Manager for the City of Grand Junction (the "Petitioner"), who is the owner of the real property to be included in the GID; and

WHEREAS, the GID wish to include the property within its boundaries.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF THE CITY OF GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AS FOLLOWS:

1. **Findings and Determinations**. The Board hereby finds and determines the following with respect to the Petition and proposed GID:
 - (a) The Petition is duly signed by the owner of the real property requested to be included in the GID, and has been presented in conformity with Part 6, Article 25, Title 31, C.R.S., and notice and publication of the hearing was completed in accordance with Section 31-25-618, C.R.S.
 - (b) The allegations of the Petition in all respects appear to be true.
 - (c) The GID shall be expanded to include the additional property included in Exhibit A attached hereto and incorporated herein.

2. **Establishment of District Boundaries**. The GID shall be expanded to include the additional property included in Exhibit A and the new boundaries of the GID shall be as set forth in Exhibit B and depicted in Exhibit C with all exhibits attached hereto and incorporated herein.

3. **District Boundaries**. The GID with the new boundaries is located entirely within the boundaries of the City and the legal description of the GID boundaries is set forth in Exhibit B and depicted in Exhibit C attached hereto and incorporated herein by this reference.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED this 3rd day of March 2021.

ADOPTED ON SECOND READING AND ORDERED PUBLISHED this 17th day of March 2021.



Kraig Andrews
Vice Chair of the Board of Directors

Attest:



Wanda Winkelmann,
Secretary of the Board



EXHIBIT A

LEGAL DESCRIPTION FOR PARCEL ADDED (previously excluded)

A parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1), Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 2.72 Acres, more or less, as described above.

EXHIBIT B

LEGAL DESCRIPTION WITH BOUNDARY MAP 2021

A parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 10, Dos Rios Subdivision Filing Three, as same is recorded with Reception Number 2942736, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described parcel of land:

Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado

CONTAINING 138.26 Acres, more or less, as described above.

I HEREBY CERTIFY THAT at regular meetings of the City Council of the City of Grand Junction, Colorado acting ex officio as the Board of Directors of the City of Grand Junction Dos Rios General Improvement District, Ordinance No. 03 was introduced on the 3rd day of March 2021 at least ten days before its final passage and on the 17th day of March 2021 a public hearing was held where said ordinance was read, considered, adopted and ordered published in pamphlet form in The Daily Sentinel, a newspaper published and in general circulation in said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Grand Junction this 19th day of March 2021.


Deputy City Clerk

Published: March 05, 2021
Published: March 19, 2021
Effective: April 18, 2021

