

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5012

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

STINKER C-STORE ANNEXATION

**APPROXIMATELY 1.67 ACRES LOCATED AT
2905 / 2907 NORTH AVENUE & 494 29 ROAD
PARCEL #'S 2943-172-00-002, 2943-172-00-003 AND 2943-172-00-008**

WHEREAS, on the 7th day of July, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of August, 2021; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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:

STINKER C-STORE ANNEXATION
Exhibit A

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along

the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7th day of July 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of August 2021 and ordered published in pamphlet form.



President of the Council

Attest:

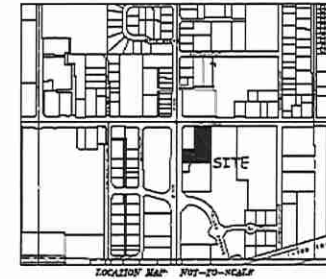
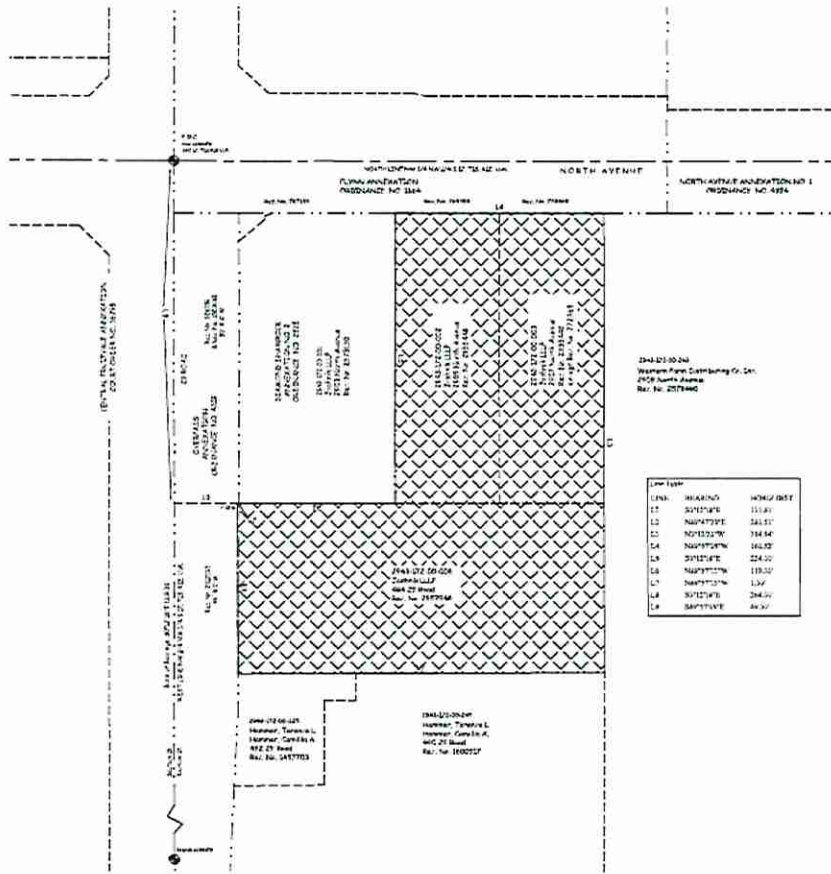

Deputy City Clerk



Exhibit A

STINKER C-STORE ANNEXATION

Located within the NW 1/4 NW 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land being the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and measuring the West line at least NW 1/4 NW 1/4 bears S07°12'18" E with all other bearings contained herein being relative thereto, thence S07°12'18" E along said west line NW 1/4 NW 1/4 a distance of 256.00 feet; thence S89°57'00" E a distance of 67.00 feet to the Northwest corner of the 29-foot Right-of-Way parcel listed for record at Acquisition Number 20212103; thence a corner at the northeast line of OVERPASS ANNEXATION ORDINANCE NO. 1550, thence S07°12'18" E along the west line of said 29-foot Right-of-Way parcel a distance of 131.81 feet; thence N89°42'20" E a distance of 281.51 feet; thence N07°12'20" W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FENCE ANNEXATION, ORDINANCE NO. 1844, thence N89°57'00" W along the south line of said North Avenue Right-of-Way a distance of 180.52 feet to the Northeast corner of a parcel of land listed for record at Acquisition Number 2475230 also being the Northeast corner of DIAMOND SHANNOCK ANNEXATION NO. 2, ORDINANCE NUMBER 2021, thence along the boundary of said Section Number 2021010 and said DIAMOND SHANNOCK ANNEXATION for the following two (2) courses, S07°12'28" E a distance of 224.00 feet; N89°57'17" W a distance of 111.02 feet to the Southeast Corner of the 29-foot Right-of-Way parcel listed for record at Acquisition Number 2135011; also being a corner on the westerly line of said OVERPASS ANNEXATION, thence continuing N89°57'17" W along said westerly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 ACRES, more or less, as described.

The Description(s) contained herein have been derived from subdivision plats and area descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

ABBREVIATION	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.C.	SECTION
TWP.	TOWNSHIP
RANGE	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
R.C.	RECESSION
SQ. FT.	SQUARE FEET
AC.	ACRES
ANG.	ANGULAR ANGLE
ARC	ARC LENGTH
CHORD	CHORD LENGTH
CHORD BEARING	CHORD BEARING
BOOK	BOOK
PLAT	PLAT BOOK
PAGE	PAGE
HORIZ. DIST.	HORIZONTAL DISTANCE

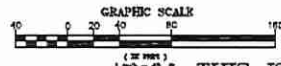
Ramesh B. Parrot, P.L.S. No. 32260
Professional Land Surveyor for the
City of Grand Junction

DATE:

FOR REVIEW

244-21-00-04
Wagner Park, Contributing Co. Co.
4708 North Avenue
Rev. No. 2021040

LINE	BEARING	LENGTH (FEET)
L1	S71°12'18" E	111.81
L2	N89°42'20" E	281.51
L3	N07°12'20" W	354.54
L4	N89°57'00" W	180.52
L5	S07°12'28" E	224.00
L6	N89°57'17" W	111.02
L7	N89°57'17" W	1.00
L8	S71°12'18" E	284.51
L9	S89°57'17" E	84.52



ORDINANCE NO. _____ EFFECTIVE DATE _____

THIS IS NOT A BOUNDARY SURVEY

CITY OF Grand Junction
COLORADO

PUBLIC WORKS

STINKER C-STORE ANNEXATION

AREA OF ANNEXATION
122.38 AC.
1,632.22 AC.
7984
1.67

APPROVED BY: _____
CITY CLERK

DESIGNED BY: S.B.P. DATE: 07/01/2021
CHECKED BY: M.D. DATE: 06-29-2021
APPROVED BY: _____ DATE: _____

SCALE
1" = 40'

NOTICE:
According to Colorado law you must maintain any legal notice posted upon any district in this survey until three months after any final document is recorded, or no longer than any other period unless any district in this survey is extinguished more than two years from the date of the certificate of completion.

1 OF 1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5012 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of July 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 18th day of August 2021, at which Ordinance No. 5012 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 20th day of August 2021.


Deputy City Clerk

Published: July 9, 2021
Published: August 20, 2021
Effective: September 19, 2021

