

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5026**

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

**WESTLAND MEADOWS ANNEXATION**

**APPROXIMATELY 19.41 ACRES  
LOCATED ON A PROPERTY AT 2973 D ½ Road  
Tax Parcel Number 2943-174-00-249**

**WHEREAS**, on the 18<sup>th</sup> day of August, 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 20<sup>th</sup> day of October, 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:

**WESTLAND MEADOWS ANNEXATION**  
**Exhibit A**

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼

of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING 19.41 Acres or 845,500 Square Feet, more or less, as described, be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18<sup>th</sup> day of August 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading the 20<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

  
\_\_\_\_\_  
President of the Council

Attest:

  
Deputy City Clerk

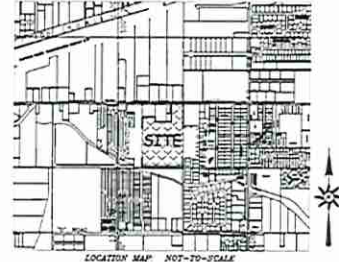
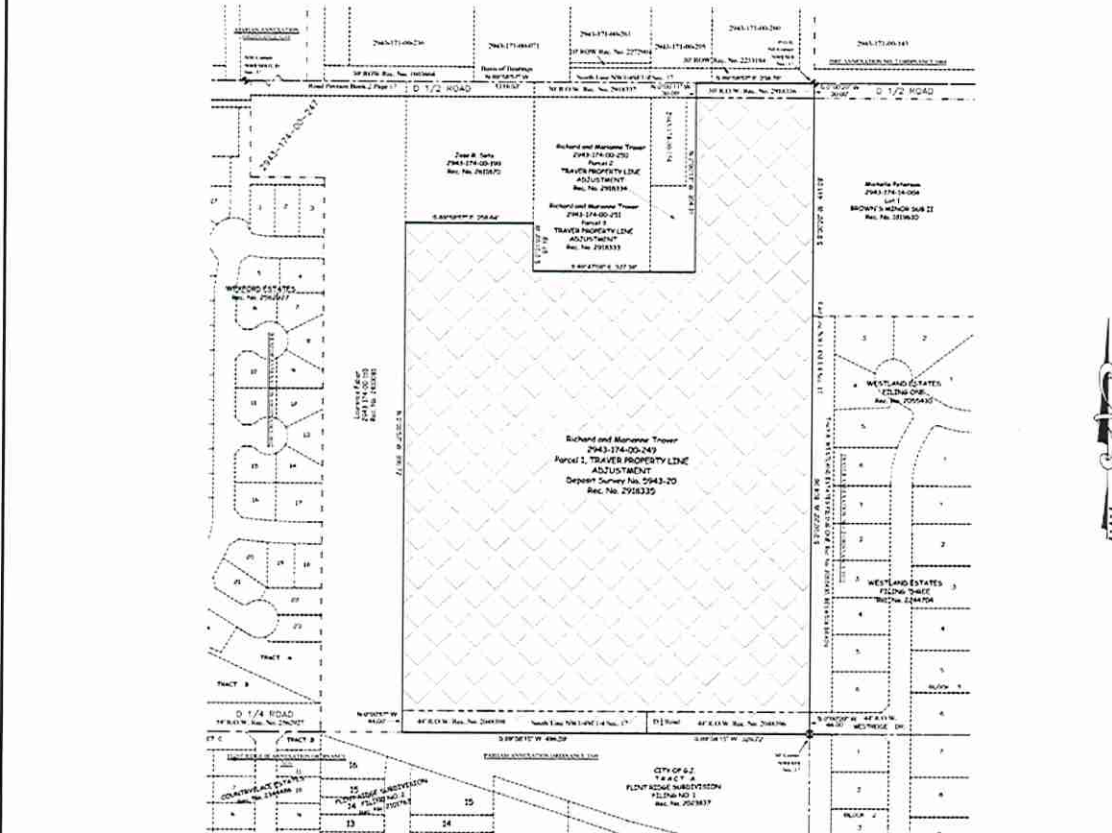




# EXHIBIT A

## WESTLAND MEADOWS ANNEXATION

Located within the NW 1/4 SE 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 in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 Southeast Corner of said NW 1/4 SE 1/4 Section 17 and assuming the North line of said NW 1/4 SE 1/4 being N89°14'37"W with all other bearings contained herein being relative thereto. Thence S89°14'37"W along the east line of the NW 1/4 SE 1/4 also being a portion of the west line of P&M ANNEADEXION No. 2 ORDINANCE 2008-01 a distance of 31.60 feet to the southeast corner of a Right of Way parcel described in a deed filed under Registration Number 2918336. Thence continuing S89°14'37"W along said east line NW 1/4 SE 1/4 a distance of 441.00 feet to the Northwest corner of TRAVEL ANNEXATION No. 2 ORDINANCE 2008-02. Thence continuing S89°14'37"W along said east line NW 1/4 SE 1/4 also being a portion of the west line of said TRAVEL ANNEXATION No. 2 ORDINANCE 2008-02 a distance of 488.00 feet to the Northwest Corner of a Right of Way parcel described in a deed filed under Registration Number 2948376. Thence continuing S89°14'37"W along said east line NW 1/4 SE 1/4 to the Southeast Corner of said NW 1/4 SE 1/4 also being the Southeast Corner of said Registration Number 2948376. Thence S89°14'37"W along the south line of said NW 1/4 SE 1/4 a distance of 329.72 feet to the Southeast Corner of said Registration Number 2948376 also being the Southeast Corner of a Right of Way parcel described in a deed filed under Registration Number 2948376. Thence continuing S89°14'37"W along the south line of said NW 1/4 SE 1/4 a distance of 444.00 feet to the Southeast Corner of said Registration Number 2948376. Thence S89°14'37"W a distance of 447.00 feet to the Southeast Corner of said Registration Number 2948376 also being the Southeast Corner of Parcel 1, TRAVEL PROPERTY LINE ADJUSTMENT as described in document number 2948376. Thence along the boundary of said Parcel 1 for the following line (1) course. S0°00'00"W a distance of 999.72 feet. S89°14'37"W a distance of 234.64 feet. S0°00'00"W a distance of 97.19 feet. S89°14'37"W a distance of 327.36 feet. S89°14'37"W a distance of 294.31 feet to the Southeast Corner of said Right of Way parcel described in a deed filed under Registration Number 2918336. Thence continuing S89°14'37"W a distance of 301.00 feet to the Southeast Corner of said Registration Number 2918336 being a point on the north line of said NW 1/4 SE 1/4. Thence S89°14'37"W along said north line said NW 1/4 SE 1/4 a distance of 234.76 feet to the Point of Beginning.

CONTAINING 26.41 Acres, more or less, as described.

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

ABBREVIATION	POINT OF COMMENCEMENT
P.C.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RANGE	RANGE
UTM	UTE MERIDIAN
NS.	NORTH
ASC.	ACCEPTED
SG. FT.	SQUARE FEET
DM	DEGREE
MIN.	MINUTE
SEC.	SECOND
AC	ACRE
AD. L.	ARC LENGTH
CH. L.	CHORD LENGTH
CH. S.	CHORD BEARING
CL.	CURVE
PL.	PLAT
RS.	RIGHT OF WAY
PC	POINT OF COMMENCEMENT
H.D.	HORIZONTAL DISTANCE

James B. Pomeroy, P.E. No. 28256  
Professional Land Surveyor for the  
City of Grand Junction

FOR REVIEW

**AREA OF ANNEXATION**

ANNEXATION PERMITS	460,217 SF
CONTIGUOUS PERMITS	110,217 SF
AREA IN SQUARE FEET	570,434
AREA IN ACRES	13.04
AREA IN 1/4 Acre PLOT	30,251 SF or 0.69 ACRES
AREA IN 1/2 Acre PLOT	60,502 SF or 1.38 ACRES

**LEGEND**

ANNEXATION PERMITS	---
CONTIGUOUS PERMITS	---
EXISTING CITY LIMITS	---



ORDINANCE NO. \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_

THIS IS NOT A BOUNDARY SURVEY

**NOTICE**  
According to Colorado law any plat containing any legal action based upon any defect in this survey shall remain void until the defect is corrected. This plat does not constitute a legal survey, and it is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY	J.B.P.	DATE	07-12-2009
DESIGNED BY		DATE	
CHECKED BY	M.S.	DATE	07-14-2009
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS

WESTLAND MEADOWS ANNEXATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5026 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of August 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 20<sup>th</sup> day of October 2021, at which Ordinance No. 5026 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 22<sup>nd</sup> day of October 2021.

  
Deputy City Clerk

Published: August 20, 2021  
Published: October 22, 2021  
Effective: November 21, 2021

