

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5029

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

**APPROXIMATELY 2.98 ACRES
LOCATED ON A PROPERTY AT 834 21 ½ ROAD
Tax Parcel Number 2697-254-03-008 and a Parcel Adjacent to the East**

WHEREAS, on the 15th day of September, 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 20th 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:

**PHOENIX HAUS ANNEXATION
A Serial Annexation Comprising Phoenix Haus Annexation No.1
and Phoenix Haus Annexation No. 2**

**Phoenix Haus Annexation No. 1
Exhibit A**

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8 being a point on the east line

of KELLEY ANNEXATION NO. 2 and being the Point of Beginning; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet; thence S0°00'30"E a distance of 192.85 feet to a point on the south line said Lot 8; thence N89°54'19"W a distance of 310.00 feet to the Southwest corner said Lot 8 also being a point on the east line said KELLEY ANNEXATION NO. 2; thence N0°00'30"W a distance of 192.85 feet to the Point of Beginning,

Containing 59783 Square Feet, or 1.37 Acres, more or less, as described.

Phoenix Haus Annexation No. 2
Exhibit B

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773, the 25 foot DRAIN ROW, said RIVERVIEW COMMERCIAL SUBDIVISION and the area east of the east line of the 25 foot DRAIN ROW and west of the centerline of Pritchard Wash, lying north of the south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly, south of the north line said Lot 8 and west of the East Line W 1/2 said SW 1/4 SE 1/4 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet the Northeast corner of PHOENIX HAUS ANNEXATION NO. 1 being the Point of Beginning; thence continuing S89°54'19"E along said north line Lot 8 a distance of 310.49 feet to the Northeast corner said Lot 8 being a point on said east line of the West 1/2 SW 1/4 SE 1/4 and a point on the west line of YOUNGER ANNEXATION; thence S0°00'34"W along said east line of the West 1/2 SW 1/4 SE 1/4 and said west line of YOUNGER ANNEXATION a distance of 182.50 feet to the intersection with said centerline of Pritchard Wash; thence S21°52'35"W along said centerline a distance of 219.19 feet to the intersection with said south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly; thence N89°52'05"W along said south line extended a distance of 53.83 feet to the southeast corner of said Lot 9; thence N21°52'35"E along the east line said Lot 9 a distance of 208.01 feet to the easterly corner common to said Lots 8 and 9; thence N89°54'19"W a distance of 252.44 feet to the Southeast Corner of said PHOENIX HAUS ANNEXATION NO. 1; thence N0°00'30"W along the east line said PHOENIX HAUS ANNEXATION NO. 1 a distance of 192.85 feet to the Point of Beginning.

Containing 70251 Square Feet, or 1.61 Acres, more or less, as described.

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

INTRODUCED on first reading on the 15th day of September 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of October 2021 and ordered published in pamphlet form.



President of the Council

Attest:



Deputy City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5029 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of September 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 20th day of October 2021, at which Ordinance No. 5029 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 22nd day of October 2021.


Deputy City Clerk

Published: September 17, 2021
Published: October 22, 2021
Effective: November 21, 2021

