

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5072

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
TWENTY EIGHTY BROADWAY ANNEXATION**

**APPROXIMATELY 2.37 ACRES
LOCATED AT 2080 BROADWAY**

WHEREAS, on the 6th day of April, 2022, 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 May, 2022; 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:

**TWENTY EIGHTY BROADWAY ANNEXATION
EXHIBIT A**

**TWENTY EIGHTY BROADWAY ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION**

A parcel of land as described in Reception Number 3005225, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 15 and assuming the South line of the Southeast Quarter of said Section 15 bears N89°26'45"W with all other bearings contained herein relative thereto; thence N89°26'45"W along said South line, a distance of 1,222.68 feet; thence N00°00'09"W, a distance of 30.59 feet to a point on the Northerly Right-of-Way line of Highway 340 as described in Reception Number 525320, said point also being a point on the East line of *PAGE ANNEXATION NO. 4, Ordinance 4085*, Reception Number 2387198 and being the Point of Beginning;

thence continuing N0°00'09"W along said East line of *PAGE ANNEXATION NO. 4*, a distance of 664.44 feet; thence N89°56'13"E, a distance of 154.00 feet; thence S00°00'09"E, a distance of 670.66 feet to said Northerly Right-of-Way line of Highway 340; thence S89°39'00"W, a distance of 56.80 feet to the beginning of a curve; thence Westerly, a distance of 97.50 feet along the curve concave to the North, having a radius of 676.70 feet, a central angle of 08°15'18" and a chord which bears N86°14'04"W, a distance of 97.41 feet distant to the Point of Beginning.

Said parcel containing **103,115** Square Feet or **2.37** Acres more or less, as described.

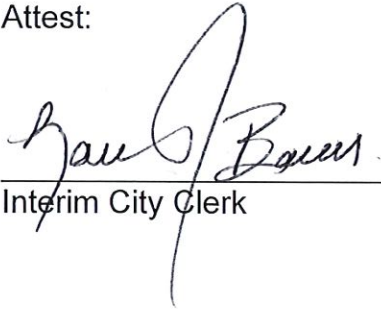
INTRODUCED on first reading on the 6th day of April 2022 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of May 2022 and ordered published in pamphlet form.



President of the Council

Attest:



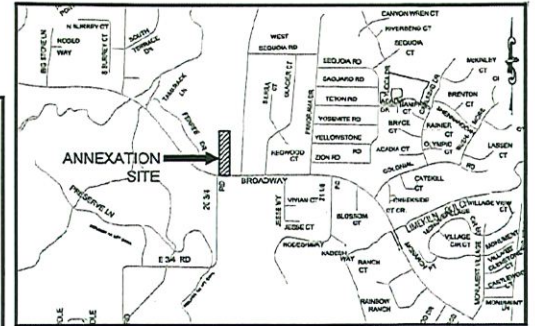
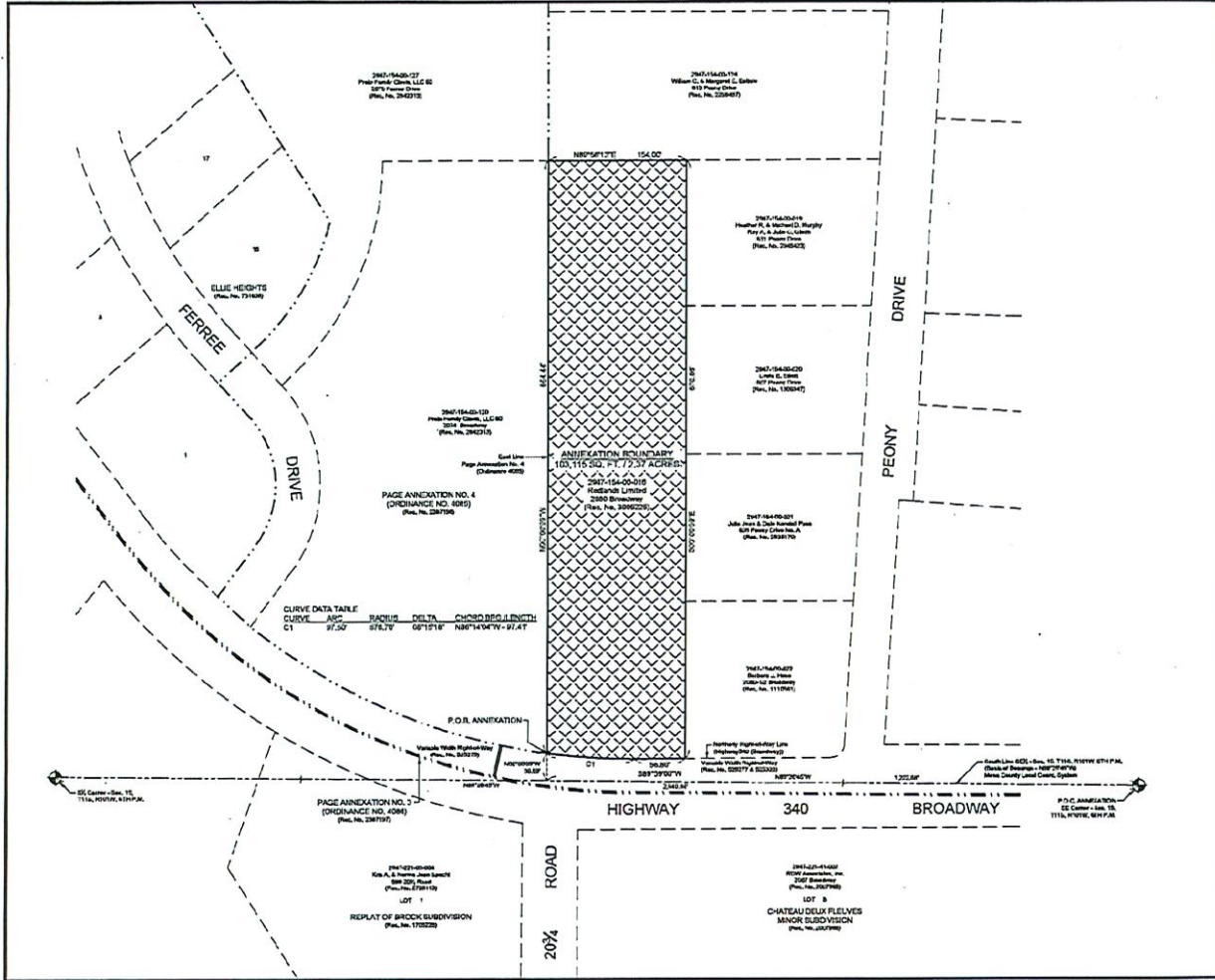
Interim City Clerk



Exhibit A

TWENTY EIGHTY BROADWAY ANNEXATION

Located in the SE 1/4 SE 1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP
SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land as described in Replat Number 300225, located in the Southwest Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: Commencing at the Southeast Corner of said Section 15 and following the South line of the Southeast Quarter of said Section 15 bears N89°24'47"W with all other bearings mentioned herein relative thereto, thence N89°24'47"W along said South line a distance of 1,222.88 feet, thence N02°03'07"W a distance of 30.58 feet to a point on the Highway Right-of-Way line of Highway 340 as described in Replat Number 32232, said point also being a point on the East line of PAGE ANNEXATION NO. 4, Commence 4082, Replat Number 238789 and being the Point of Beginning; thence continuing N02°03'07"W along said East line of PAGE ANNEXATION NO. 4, a distance of 684.44 feet, thence N89°16'17"E, a distance of 154.00 feet, thence S02°02'07"E, a distance of 672.66 feet to said Highway Right-of-Way line of Highway 340, thence S02°02'07"E, a distance of 962.00 feet to the beginning of a curve, thence Westerly, a distance of 97.50 feet along the curve course to the north, having a radius of 97.50 feet, a central angle of 97.67° and a distance of 103,115.50 feet to said Point of Beginning. Said parcel containing 103,115.50 Square Feet or 2.37 Acres more or less, as described.

LEGEND

ANNEXATION BOUNDARY	[Symbol]
ANNEXATION AREA	[Symbol]
EXISTING CITY LIMITS	[Symbol]

ABBREVIATION	DEFINITION	UNIT	DEFINITION
P.O.B.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.R.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
HOL.	HOMELAND	BLK.	BLOCK
U.A.	UTE ALIENATION	PL.	PLAT BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECORDATION	HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION	
ANNEXATION PERMETER	1,643.40 FT.
CONTIGUOUS PERMETER	964.44 FT.
AREA IN SQUARE FEET	103,115.50
AREA IN ACRES	2.37
AREA WITHIN P.O.W.	0.6001 ACRES

ORDINANCE NO.	EFFECTIVE DATE
5072	JUNE 19, 2022

NOTICE: THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM THE SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAN OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

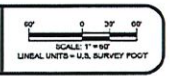
RENEE BETH PARENT
STATE OF COLORADO - P.L.E. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - SUITE C
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

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NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 03/01/2022
DESIGNED BY: SSP DATE: 03/01/2022
CHECKED BY: CVM DATE: 03/04/2022
APPROVED BY: SSP DATE: 03/04/2022



PUBLIC WORKS
ENGINEERING DIVISION

TWENTY EIGHTY BROADWAY ANNEXATION
Located in the SE 1/4 SE 1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5072 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of April 2022 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 May 2022, at which Ordinance No. 5072 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 May 2022.


Deputy City Clerk

Published: April 8, 2022
Published: May 20, 2022
Effective: June 19, 2022

