

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3873

AN ORDINANCE AMENDING ORDINANCE NO. 2725 ANNEXING TERRITORY
TO THE CITY OF GRAND JUNCTION, COLORADO - BLUFFS WEST
ANNEXATION LOCATED EAST OF 23 ROAD AND NORTH OF E ROAD

Recitals:

In January of 1994 the City Council annexed land to the City by Ordinance 2725. That ordinance described an area known as the Bluffs West Annexation.

In February 2006 the City exercised land use jurisdiction for the annexation of the proposed Bellhouse subdivision. During the course of preparing the Bellhouse annexation an error in the description of the Bluffs West annexation was discovered. Specifically Lot 1, Block 1 of the Rio Vista Subdivision was erroneously described as part of the Bluffs West annexation.

This ordinance amends the description contained in Ordinance 2725 and by adoption thereof serves to exclude from the Bluffs West annexation the area described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That Ordinance 2725 is hereby amended to wit:

A certain parcel of land located in the South Half (S 1/2) of Section 8 and the North 1/2 (N 1/2) of Section 17, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, City of Grand Junction, State of Colorado.

Being a portion of the Bluffs West Annexation, Ordinance No. 2725 of the City of Grand Junction that was improperly described and included lands described as follows:

All that portion of said Bluffs West Annexation lying within Block No. 1, Second Amendment Rio Vista Subdivision, recorded in Plat Book 9, Page 199 of the Mesa County, Colorado public records and lying within the right of way of E Road as recorded in Book 1005, Page 411, of the Mesa County, Colorado public records directly South of and coincident with said Block No. 1, Second Amendment Rio Vista Subdivision being more particularly described as follows:

Commencing at the Southwest corner of Lot 2, Block No. 1 of said Second Amendment Rio Vista Subdivision and assuming the South line of said Block No. 1 to bear N89°54'01"E with all bearings contained herein relative thereto; thence

N00°10'59"E along the West line of said Lot 2 a distance of 27.09 feet to the Point of Beginning; thence N86°48' 03"W a distance of 116.37 feet; thence N09°36'01"E a distance of 103.70 feet; thence N19°54'01"E along the Westerly line of said Block No. 1 a distance of 200.54 feet; thence N14°58'01"E continuing along the Westerly line of said Block No. 1 a distance of 234.85 feet to the Northwest corner of Lot 14, of said Block No. 1; thence S03°59'16"W a distance of 427.16 feet; thence S00°10'59"W a distance of 98.06 feet to the Point of Beginning.

The intent of this document is to describe the land to be removed from the Bluffs West Annexation.

Said parcel contains 0.69 acres (30,132 square feet), more or less, as described.

INTRODUCED for FIRST READING and PUBLICATION on this 15th day of February 2006.

PASSED and ADOPTED this 1st day of March, 2006.

Attest:

/s/: Bruce Hill
Bruce Hill
Mayor and President of the Council

/s/: Stephanie Tuin
Stephanie Tuin
City Clerk

