

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5138

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
CLEAR CREEK ENCLAVE ANNEXATION**

**LOCATED IN THE BROOKDALE SUBDIVISION: A REPLAT OF BROOKDALE
(BOOK 13, PAGE 47) INCLUDING
3141 THROUGH 3147 CRIPPLE CREEK COURT AND
3141 THROUGH 3147 CASCADE CREEK COURT
APPROXIMATELY 3.86 ACRES**

WHEREAS, on the 1st day of March 2023, the City Council of the City of Grand Junction considered a notice of Intent to annex for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing was duly held after proper notice on the 5th day of April, 2023; 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:

A parcel of land being a portion of Brookdale: A Replat of Brookdale (book 13, page 47) subdivision same as recorded at Reception Number 1365595 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:


Commencing at the Center Quarter Corner of said Section 15, whence the Center West Sixteenth Corner of said Section 15 bears N89°54'30"W a distance of 1,310.18 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the North line of said Northeast Quarter of the Southwest Quarter, N89°54'30"W a distance of 165.08 feet to a point on the west line of the *CABALLERO ANNEXATION, ORDINANCE NO. 4763*; thence along said west line of the annexation S00°04'40"E a distance of 33.00 feet to the Point of Beginning; thence continuing along said west line S00°04'40"E a distance of 504.02 feet to the Northeast Corner of the *INGLE ANNEXATION, ORDINANCE NO. 4149*; thence along the north line of said annexation the following three (3) courses, 1) S89°55'20"W

a distance of 274.98 feet, 2) S00°04'40"E a distance of 23.00 feet, 3) S89°55'20"W a distance of 55.00 to a point on the east line of the *MESA AYR ANNEXATION, ORDINANCE NO. 4170*; thence along said east line of the annexation N00°08'58W a distance of 528.00 feet to a point on the southerly line of the *SUMMIT VIEW MEADOWS ANNEXATION NO. 3, ORDINANCE NO. 3460*; thence along said southerly line of the annexation S89°54'30"E a distance of 330.64 feet to the Point of Beginning (Property).

Said Property CONTAINING 167,918 square feet or 3.86 acres, more or less, as described herein and as shown on Exhibit A to this Ordinance is duly and lawfully annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 15th day of March 2023 and ordered published in pamphlet form.

ADOPTED on second reading the 5th day of April 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:

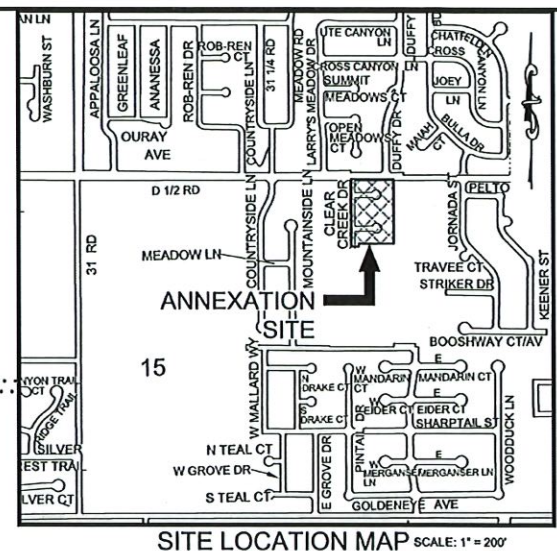
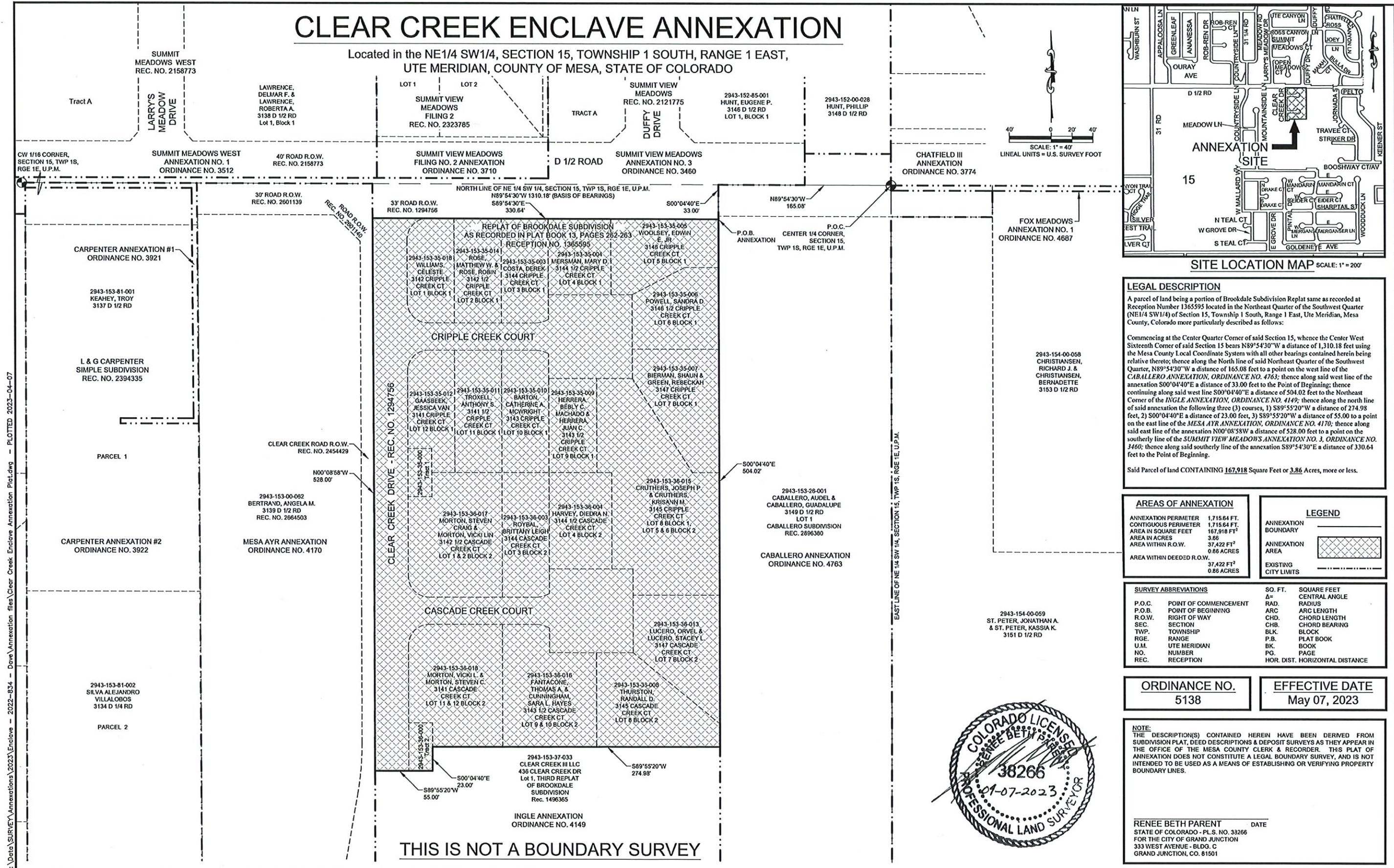


Amy Phillips
City Clerk



CLEAR CREEK ENCLAVE ANNEXATION

Located in the NE1/4 SW1/4, SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land being a portion of Brookdale Subdivision Replat same as recorded at Reception Number 1365595 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 15, whence the Center West Sixteenth Corner of said Section 15 bears N89°54'30"W a distance of 1,310.18 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the North line of said Northeast Quarter of the Southwest Quarter, N89°54'30"W a distance of 165.08 feet to a point on the west line of the CABALLERO ANNEXATION, ORDINANCE NO. 4763; thence along said west line of the annexation S00°04'40"E a distance of 33.00 feet to the Point of Beginning; thence continuing along said west line S00°04'40"E a distance of 504.02 feet to the Northeast Corner of the INGLE ANNEXATION, ORDINANCE NO. 4149; thence along the north line of said annexation the following three (3) courses, 1) S89°55'20"W a distance of 274.98 feet, 2) S00°04'40"E a distance of 23.00 feet, 3) S89°55'20"W a distance of 55.00 feet to a point on the east line of the MESA AYR ANNEXATION, ORDINANCE NO. 4170; thence along said east line of the annexation N00°08'58"W a distance of 528.00 feet to a point on the southerly line of the SUMMIT VIEW MEADOWS ANNEXATION NO. 3, ORDINANCE NO. 3460; thence along said southerly line of the annexation S89°54'30"E a distance of 330.64 feet to the Point of Beginning.

Said Parcel of land CONTAINING 167,918 Square Feet or 3.86 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,715.64 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,715.64 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	167,918 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	3.86		
AREA WITHIN R.O.W.	37,422 FT ²		
	0.86 ACRES		
AREA WITHIN DEEDED R.O.W.	37,422 FT ²		
	0.86 ACRES		

SURVEY ABBREVIATIONS		SO. FT.	SQUARE FOOT
P.O.C.	POINT OF COMMENCEMENT	Δ=	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
RGE.	RANGE	BLK	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO. 5138	EFFECTIVE DATE May 07, 2023
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NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT 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.

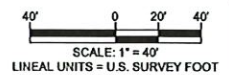
RENEE BETH PARENT DATE _____
STATE OF COLORADO - P.L.S. NO. 33266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501



THIS IS NOT A BOUNDARY SURVEY

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: MJH DATE: 1/11/2023
DESIGNED BY: RBP DATE: 1/11/2023
CHECKED BY: RBP DATE: 1/11/2023



PUBLIC WORKS ENGINEERING DIVISION

CLEAR CREEK ENCLAVE ANNEXATION
Located in the NE1/4 SW1/4, SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5138 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 March 2023 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 5th day of April 2023, at which Ordinance No. 5138 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 7th day of April 2023.



Deputy City Clerk

Published: March 17, 2023
Published: April 07, 2023
Effective: May 07, 2023

