

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5156

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

**LOCATED ON PROPERTY AT 2980 HIGHWAY 50
APPROXIMATELY 17.802 ACRES**

WHEREAS, on the 3rd day of May 2023, 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 7th day of June, 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 parcels of land situate in Mesa County, Colorado, and described as follows (Property) is duly and lawfully annexed to the City of Grand Junction:

KIA ANNEXATION

Perimeter Boundary Legal Description

**A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2
and KIA Annexation No. 3
EXHIBITS A, B & C**

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41"W

a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'14"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said parcel being comprised of 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41"W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said parcel being comprised of 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven


courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said parcel of land being comprised of 751,618 Square Feet or 17.255 Acres, more or less.

The foregoing described parcels comprising the Property is duly and lawfully annexed to the City of Grand Junction

INTRODUCED on first reading this 3rd day of May 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of June 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:

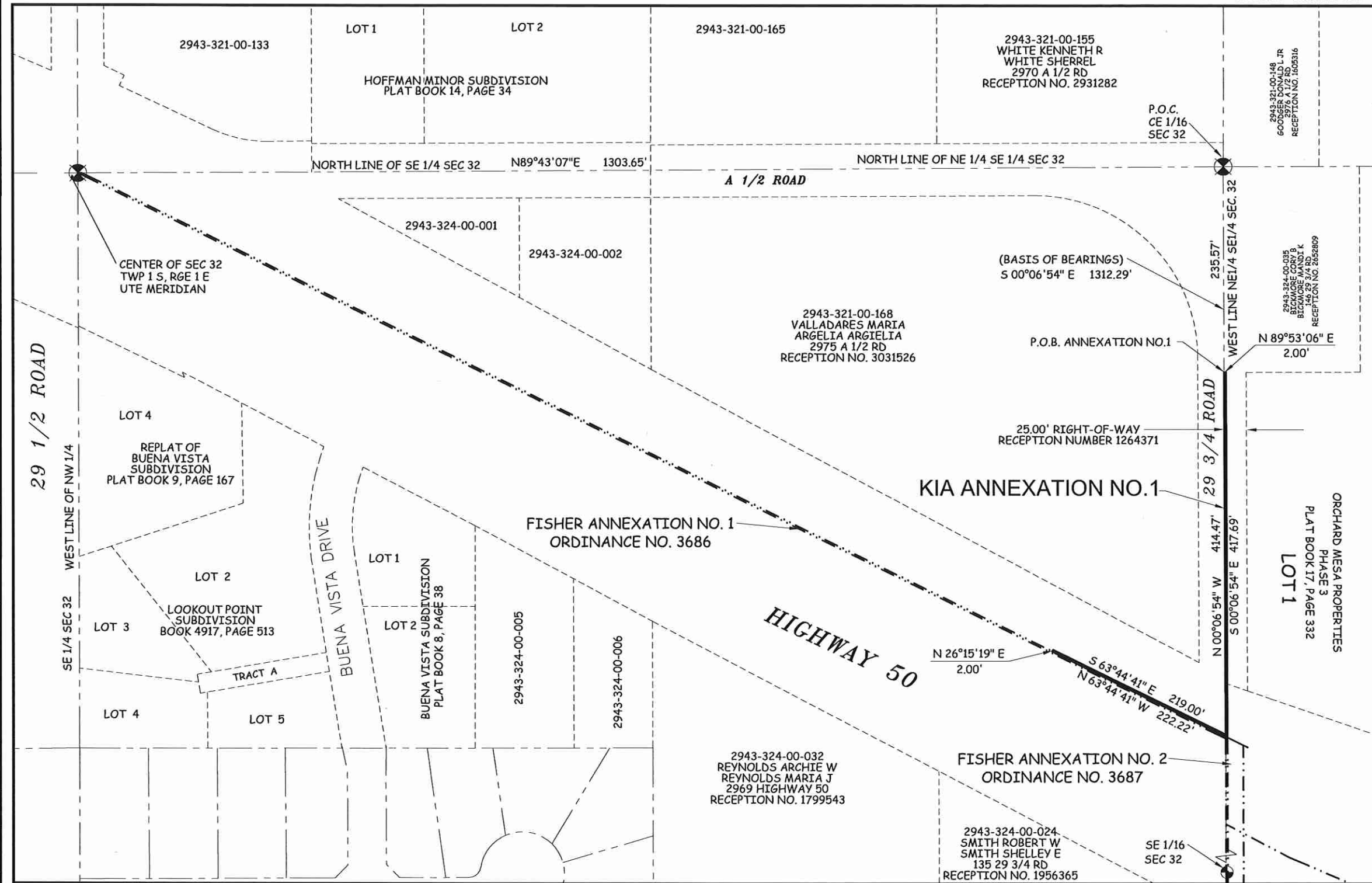
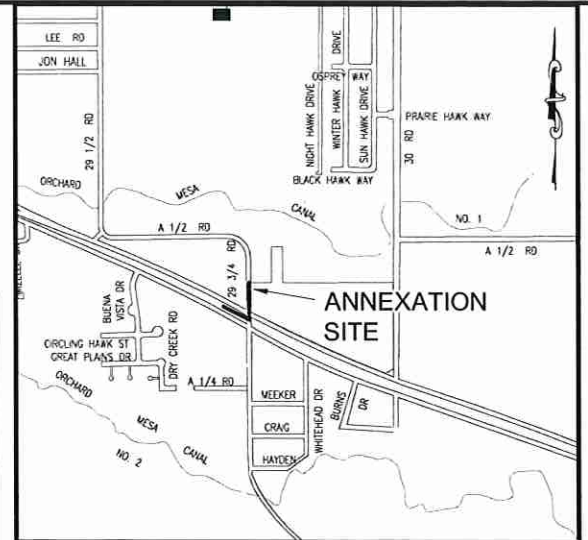
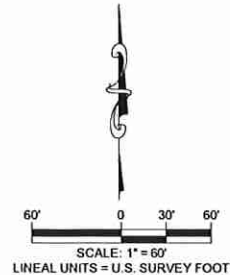


Amy Phillips
City Clerk



KIA ANNEXATION NO. 1

Located in the N1/2 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686; thence along the north line of said annexation N63°44'41"W a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'41"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1273 Square Feet or 0.029 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1277.38 FT.
CONTIGUOUS PERIMETER	222.22 FT.
AREA IN SQUARE FEET	1273.39 FT ²
AREA IN ACRES	0.029
AREA WITHIN R.O.W.	1273.39 FT ²
AREA WITHIN DEEDED R.O.W.	1273.39 FT ²
	0.029 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT. CENTRAL ANGLE

Δ	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
5156

EFFECTIVE DATE
July 9, 2023

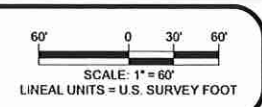
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

JOC
STAT. ENGINEER NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507

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: JLG DATE: 2/28/2023
DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023



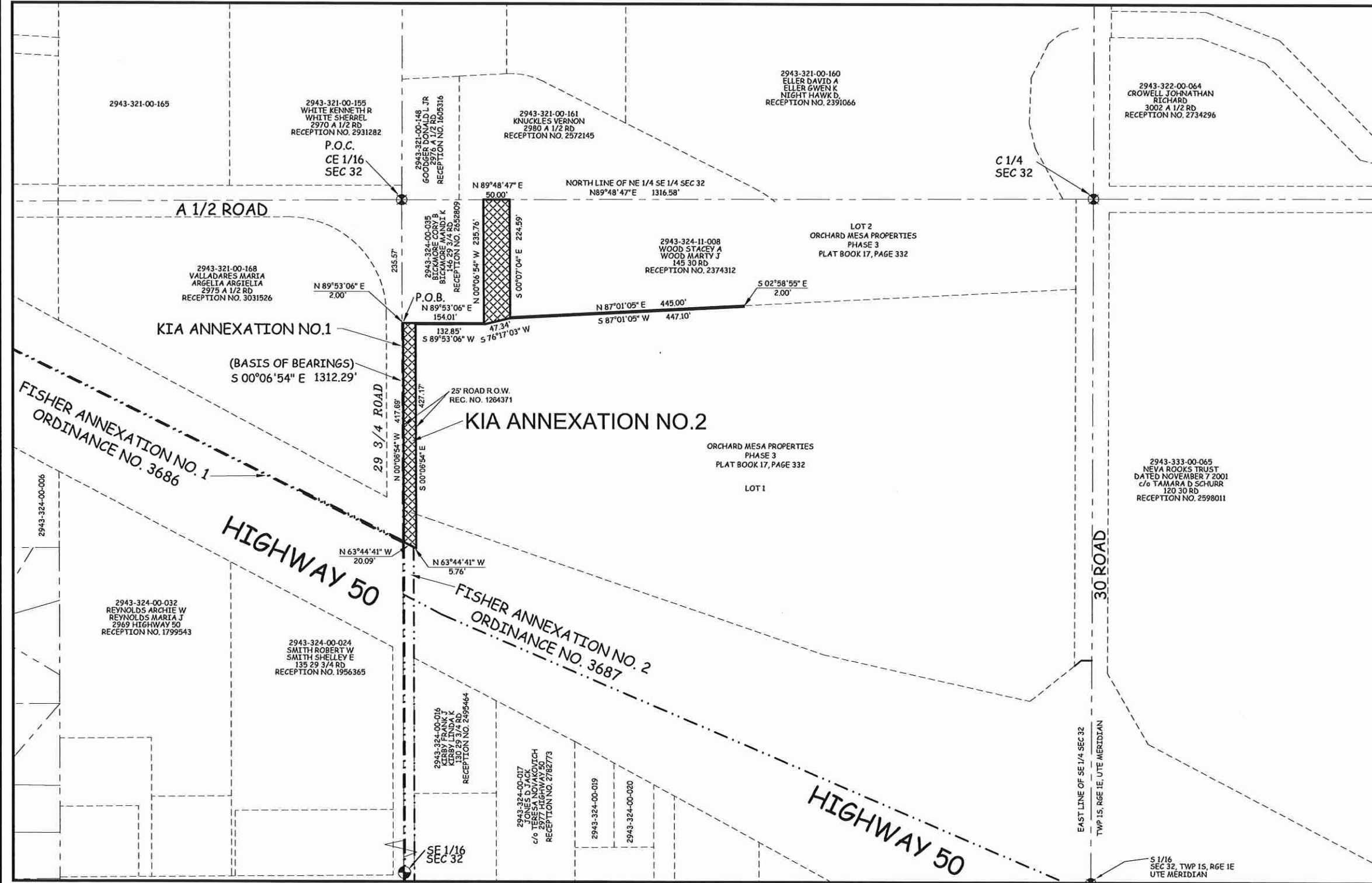
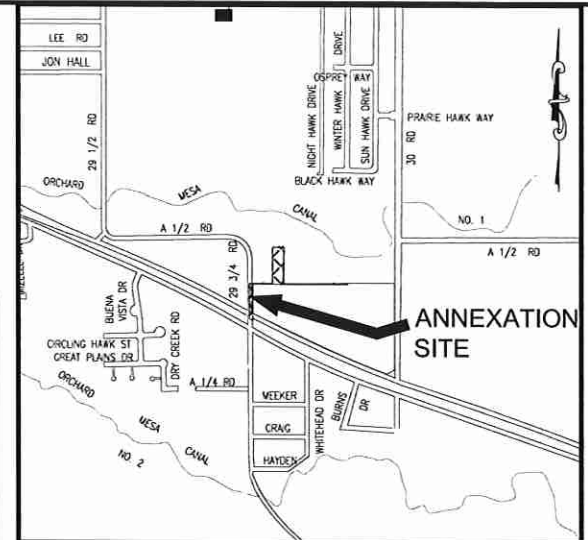
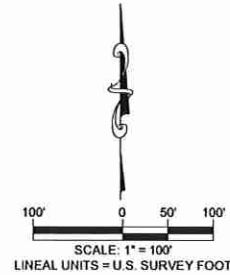
PUBLIC WORKS ENGINEERING DIVISION

KIA ANNEXATION NO. 1
Located in the N1/2 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

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KIA ANNEXATION NO. 2

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'41"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687; thence along the north line of said annexation N63°44'41"W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,570 Square Feet or 0.518 Acres, more or less.

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	2,609.37 FT.
CONTIGUOUS PERIMETER	437.78 FT.
AREA IN SQUARE FEET	22,570 FT ²
AREA IN ACRES	0.518
AREA WITHIN R.O.W.	9,806.35 FT ² 0.225 ACRES
AREA WITHIN DEEDED R.O.W.	9,806.35 FT ² 0.225 ACRES

LEGEND	
ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
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. 5156	EFFECTIVE DATE July 9, 2023
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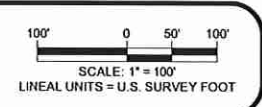
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JODIE L. GREIN, DATE 8/12/23
 STATE OF COLORADO - P.L.S. NO. 38075
 FOR ROLLAND CONSULTING ENGINEERS
 405 RIDGES BLVD, SUITE A
 GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

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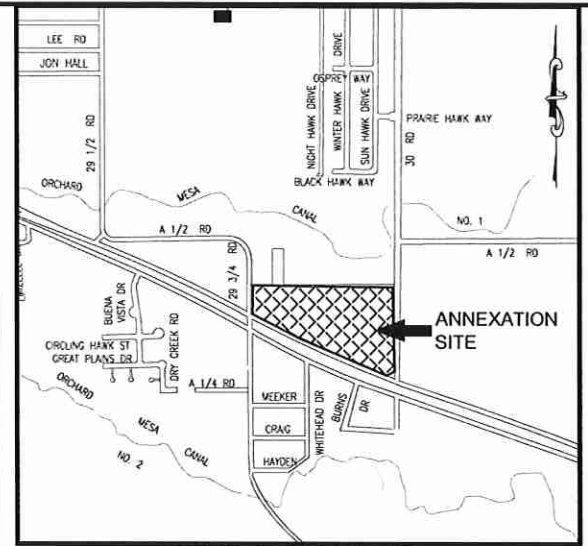
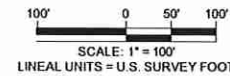
PUBLIC WORKS ENGINEERING DIVISION

KIA ANNEXATION NO. 2
 Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

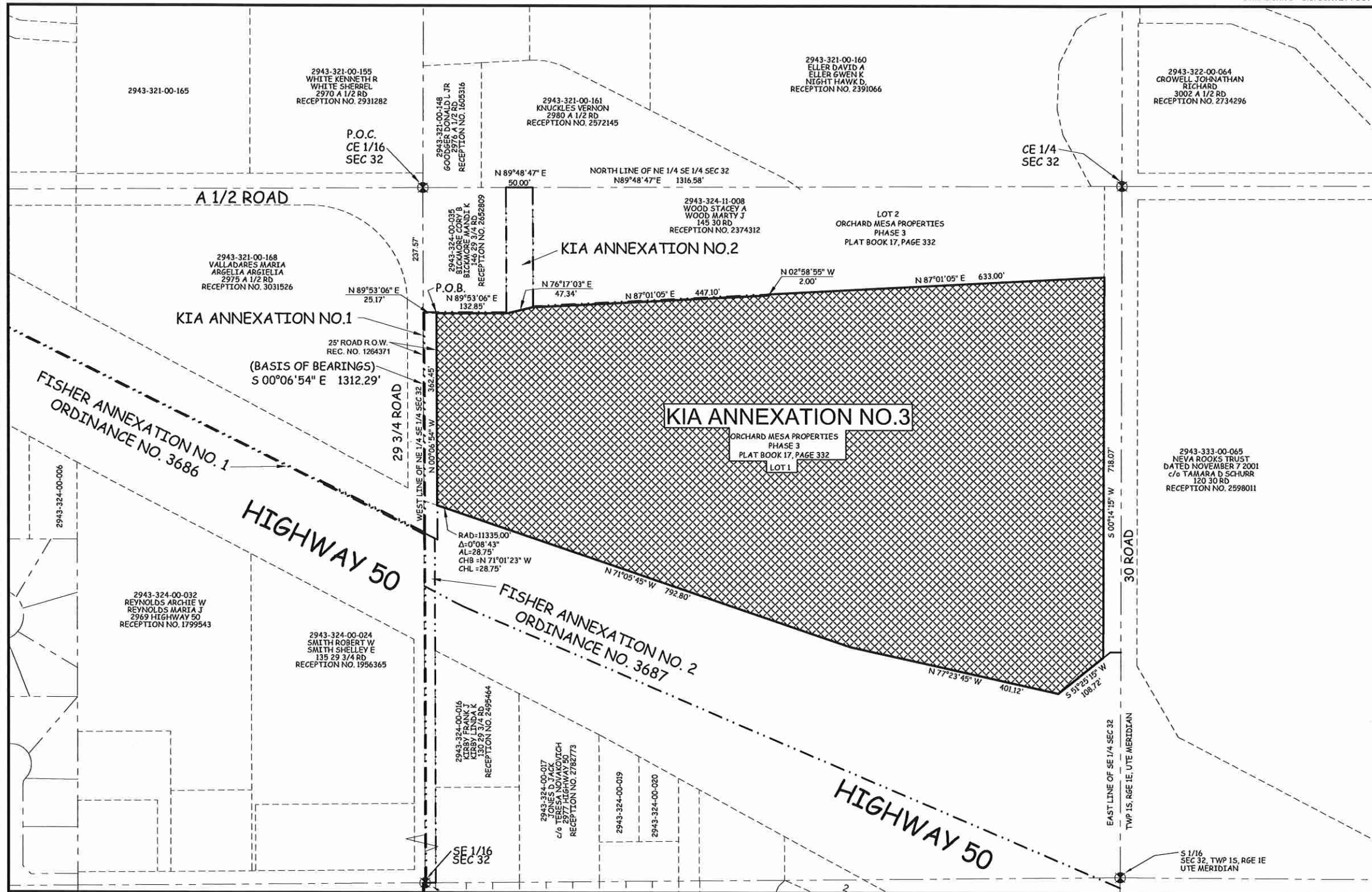
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KIA ANNEXATION NO. 3

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'



LEGAL DESCRIPTION
A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 when the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet; thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 28.75 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 751,618 Square Feet or 17.255 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERMETER	3674.20 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERMETER	991.74 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	751,618 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	17.255		
AREA WITHIN R.O.W.	0.00 ACRES		
AREA WITHIN DEEDED R.O.W.	0.00 ACRES		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
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. 5156	EFFECTIVE DATE July 9, 2023
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NOTE:
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JODIE L. GREIN, DATE 6/12/23
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD, SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

C:\Projects\C3407 City GJ Project Review\KIA Annexation - ANX-2023-15\Kia Annexation Plats.dwg - PLOTTED: 2023-06-12

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DRAWN BY: JLG DATE: 2/28/2023
DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023



PUBLIC WORKS ENGINEERING DIVISION

KIA ANNEXATION NO. 3
Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5156 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of May 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 7th day of June 2023, at which Ordinance No. 5156 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 9th day of June 2023.



Deputy City Clerk

Published: May 05, 2023
Published: June 09, 2023
Effective: July 09, 2023

