

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5159

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
MUSTANG RIDGE 1, 2 and 3 ANNEXATION**

**LOCATED ON PROPERTY AT 880 26 ½ ROAD
APPROXIMATELY 2.714 ACRES**

WHEREAS, on the 19th day of April, 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 21st 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 property situate in Mesa County, Colorado, and described to wit:

MUSTANG RIDGE ANNEXATION 1

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows and depicted on Exhibit A:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE ANNEXATION, ORDINANCE No. 3235, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION No. 1;*

Thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet;

Thence S00°02'25"W a distance of 119.00 feet;

Thence N89°57'35"W a distance of 1.00 foot;

Thence N00°02'25"E a distance of 119.00 feet;
Thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road;
Thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE No. 3235*;
Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land being comprised of 179 Square Feet or 0.004 Acres, more or less.

MUSTANG RIDGE ANNEXATION 2

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows and depicted on Exhibit B:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 2*; Thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No. 1* S89°57'35"E a distance of 0.50 feet; t

Thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet;

Thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet; Thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet; Thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land being comprised of 29,788 Square Feet or 0.684 Acres, more or less.

MUSTANG RIDGE ANNEXATION 3

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows and depicted on Exhibit C:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2*; thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 3*;

Thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No.2* N00°02'25"E a distance of 349.45 feet;

Thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet;

Thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:

S42°52'35"W a distance of 55.14 feet;

S56°39'06"W a distance of 33.91 feet;

S67°39'15"W a distance of 100.65 feet;

S57°26'34"W a distance of 130.60 feet;

S53°40'43"W a distance of 161.65 feet;

S48°25'13"W a distance of 127.34 feet;

S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land being comprised of 88,267 Square Feet or 2.026 Acres, more or less is duly and lawfully annexed to the City.

INTRODUCED on first reading this 19th day of April 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of June, 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5159 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of April 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 21st day of June 2023, at which Ordinance No. 5159 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 23rd day of June 2023.


Deputy City Clerk

Published: April 21, 2023
Published: June 23, 2023
Effective: July 23, 2023

