

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5164

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
APPLE GLEN WEST ANNEXATION**

**APPROXIMATELY 8.33 ACRES
LOCATED NORTH OF APPLETON ELEMENTARY, WEST OF
GREEN APPLE DRIVE, AND EAST OF 23 1/2 RD**

WHEREAS, on the 17th day of May 2023, the City Council of the City of Grand Junction considered a petition for the annexation of the following described land ("Property") to the City of Grand Junction ("City"); and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of July, 2023; and

WHEREAS, the City Council determined that the Property was eligible for annexation and that no election was necessary to determine whether such land 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 as follows is duly and lawfully annexed to the City:

**APPLE GLEN WEST ANNEXATION
EXHIBITS A & B**

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the Apple Glen West Annexation No. 1 and Apple Glen West Annexation No. 2

Apple Glen West Annexation No. 1

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning:
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;
Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.
Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;
Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;
Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;
Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;
Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said parcel of land comprised of 191,496 Square Feet or 4.40 Acres, more or less.

Apple Glen West Annexation No. 2

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;
Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;
Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;
Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;
Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;
Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;
Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said parcel of land comprised of 171,449 Square Feet or 3.94 Acres, more or less.

INTRODUCED on first reading on the 17th day of May 2023 and ordered published in pamphlet form.

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



Anna M. Stout
President of the City Council

Attest:

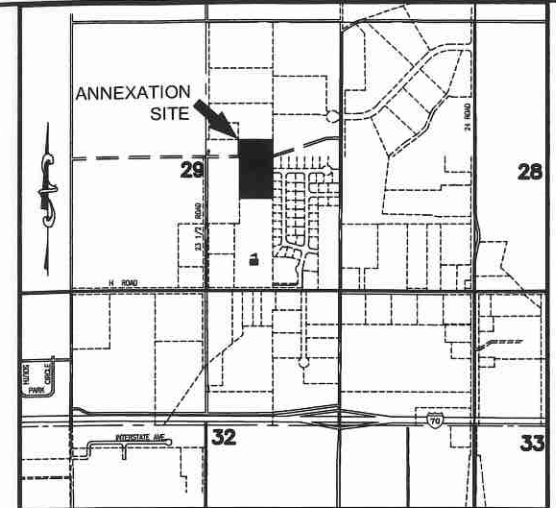
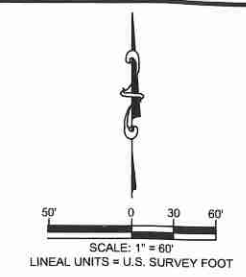
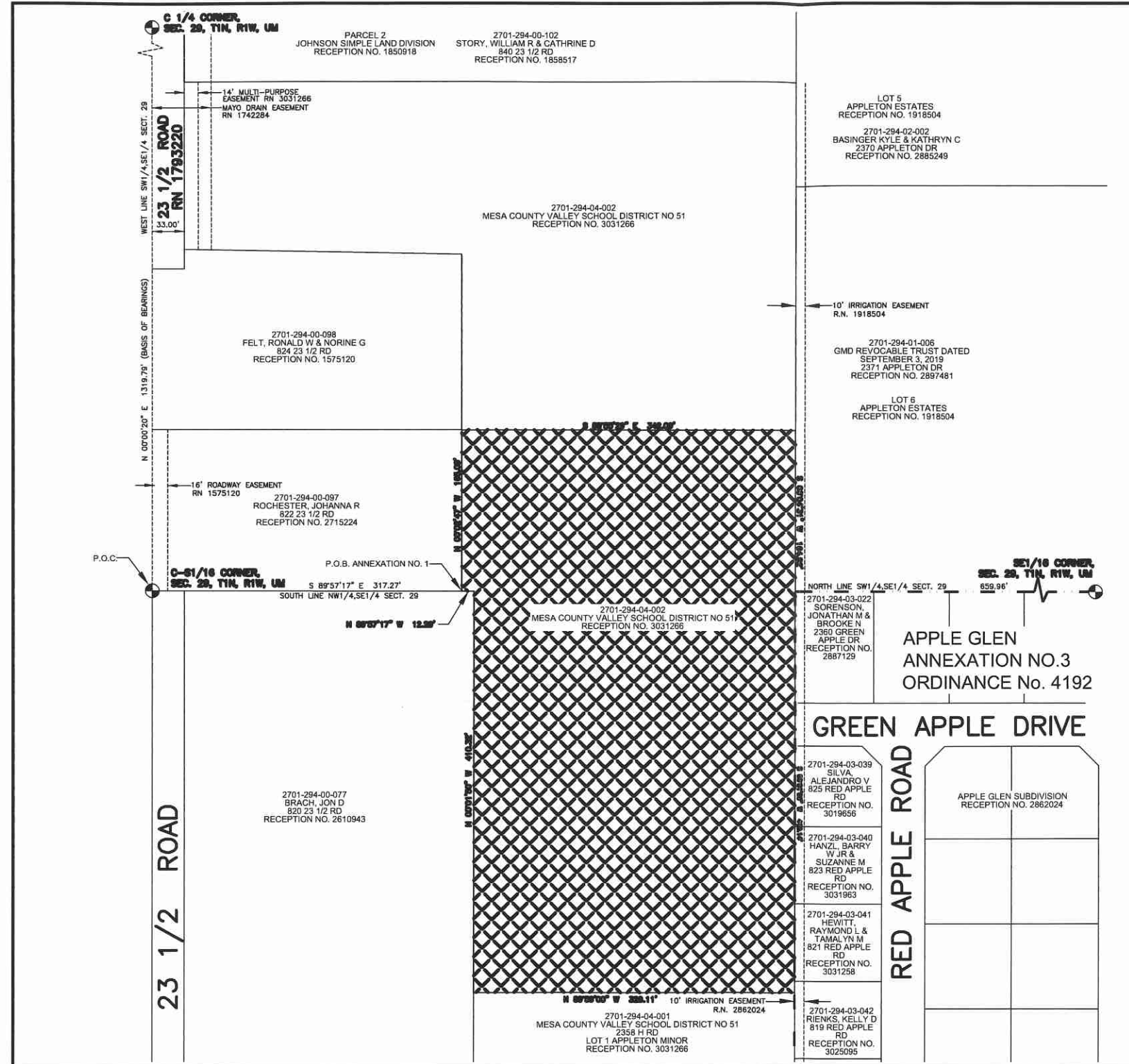


Amy Phillips
City Clerk



APPLE GLEN WEST ANNEXATION NO.1

Located in the W1/2, NW1/4, SE1/4 and the W1/2, SW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20\"/>

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	1,834 FT.
CONTIGUOUS PERIMETER	410 FT.
AREA IN SQUARE FEET	191,496 FT ²
AREA IN ACRES	4.40
AREA WITHIN R.O.W.	0 FT ²
AREA WITHIN DEEDED R.O.W.	0 FT ²
	0.00 ACRES

LEGEND	
ANNEXATION PERIMETER	
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	PL.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
5164

EFFECTIVE DATE
08-06-2023

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 BOUNDARY LINES.

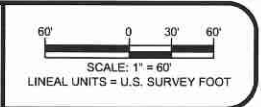
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

C:\Projects\C3407 APPLE GLEN WEST ANNEX-C3407-APPLE-GLEN-WEST-ANNEX-1.dwg - PLOTTED 2023-07-10

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: JAM DATE: 3/7/2023
DESIGNED BY: JLG DATE: 3/7/2023
CHECKED BY: JLG DATE: 3/7/2023

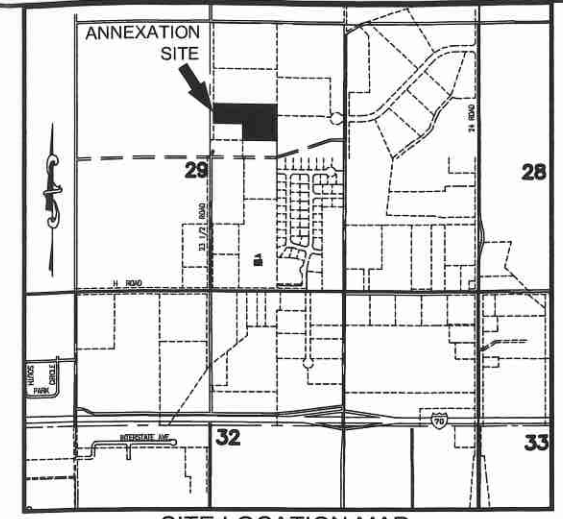
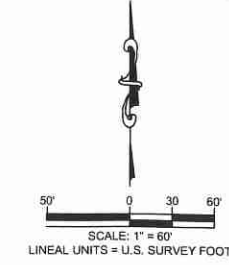
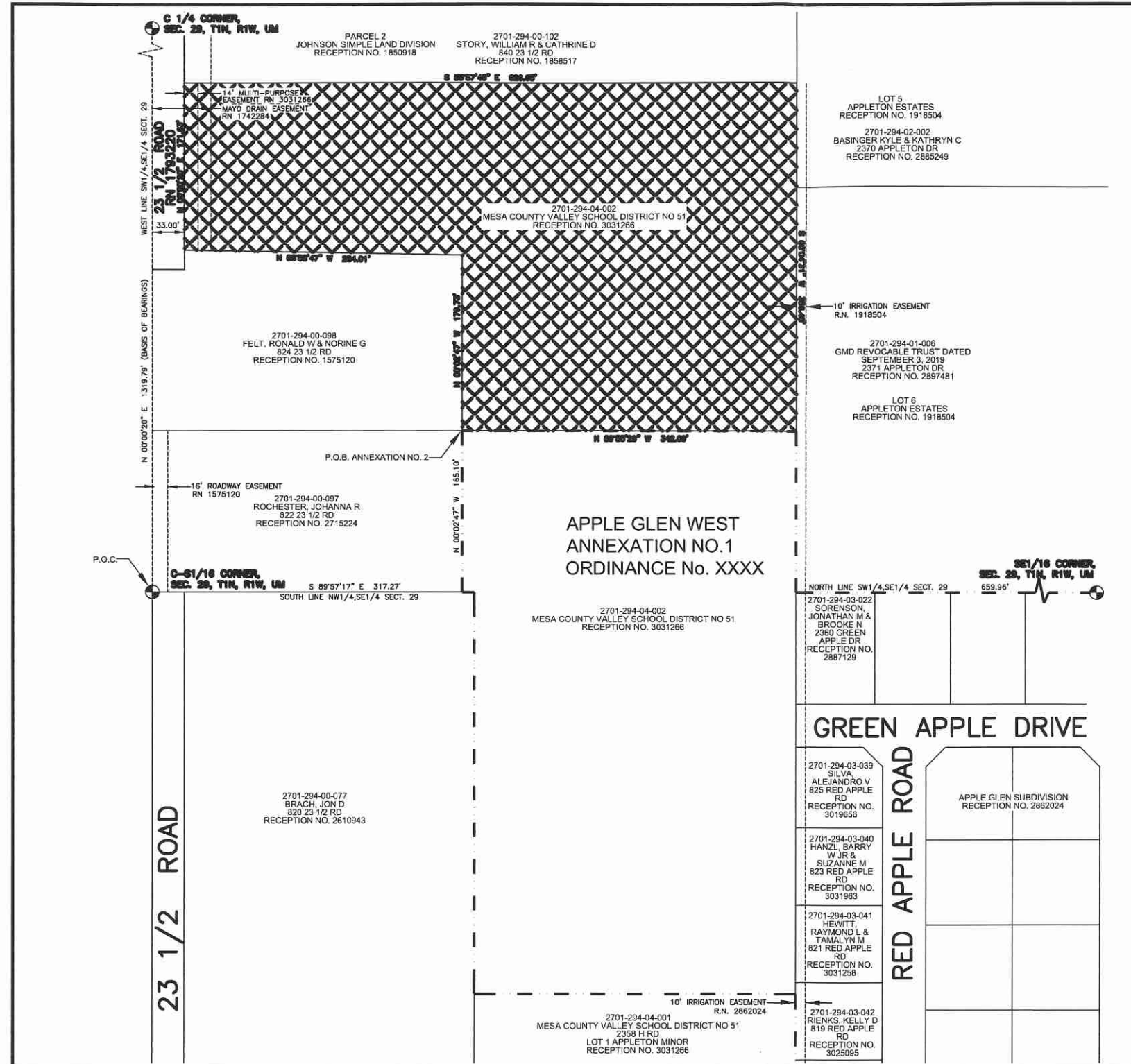


**PUBLIC WORKS
ENGINEERING DIVISION**

APPLE GLEN WEST ANNEXATION NO.1
Located in the W1/2,NW1/4, SE1/4 and the W1/2,SW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

APPLE GLEN WEST ANNEXATION NO.2

Located in the W1/2, NW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

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AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,961 FT.
CONTIGUOUS PERIMETER	342 FT.
AREA IN SQUARE FEET	171,449 FT ²
AREA IN ACRES	3.94
AREA WITHIN R.O.W.	0 FT ²
AREA WITHIN DEEDED R.O.W.	0 FT ²
	0.00 ACRES

LEGEND

ANNEXATION PERIMETER	—
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. SQUARE FEET

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

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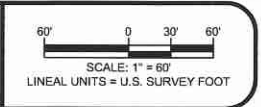
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C:\Projects\C3407-APPLE GLEN WEST ANNEX-C3407-APPLE-GLEN-WEST-ANNEX-2.dwg - PLOTTED 2023-07-10

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DRAWN BY: JAM DATE: 3/7/2023
DESIGNED BY: JLG DATE: 3/7/2023
CHECKED BY: JLG DATE: 3/7/2023



**PUBLIC WORKS
ENGINEERING DIVISION**

APPLE GLEN WEST ANNEXATION NO.2
Located in the W1/2,NW1/4, SE1/4 SECTION 29, TOWNSHIP 1
NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5164 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th 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 5th day of July 2023, at which Ordinance No. 5164 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 July 2023.


Deputy City Clerk

Published: May 19, 2023
Published: July 7, 2023
Effective: August 6, 2023

