

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5177

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

**LOCATED IN THE ORCHARD MESA COMMERCIAL PARK SUBDIVISION (BOOK
11, PAGE 319) INCLUDING 2735 THROUGH 2739 HIGHWAY 50 AND
2736 ½ THROUGH 2736 B ¼ ROAD
APPROXIMATELY 23.35 ACRES**

WHEREAS, on the 16th day of August, 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 4th day of October, 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 part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest 1/16 Corner of said Section 25 whence the South 1/16 Corner of said Section 25 bears N89°55'12"E a distance of 1,321.98 feet with all other bearings relative thereto;

Thence N00°04'48"W a distance of 20.00 feet to a point on the northerly Right-of-Way of B 1/4 Road and the southerly line of TALLMAN ANNEXATION, ORDINANCE No. 4797;

Thence N89°55'12"E along the southerly line of said annexation, a distance of 569.58 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Thence along the easterly line of the aforementioned TALLMAN ANNEXATION, the following seven (7) courses: N00°12'47"W a distance of 245.65 feet; S89°59'29"W a distance of 435.00 feet; N00°00'31"W a distance of 338.05 feet; N01°05'56"E a distance

of 374.68 feet; N59°05'50"W a distance of 31.60 feet; N59°28'33"W a distance of 57.47 feet;
N45°07'33"W a distance of 91.00 feet to a point on the easterly line of WESTERN HILLS ANNEXATION No.2, ORDINANCE 2628; Thence N00°01'03"W a distance of 233.00 feet along said easterly line to a point on the southerly line of CENTRAL ORCHARD MESA ANNEXATION, ORDINANCE No. 1481; Thence S89°59'47"E along said southerly line, a distance of 1,306.35 feet to the northwesterly corner of PHIPPS ANNEXATION, ORDINANCE No. 1665; Thence along the westerly line of said annexation, the following four (4) courses: S00°05'30"W a distance of 30.00 feet; S80°54'30"W a distance of 116.70 feet; S21°55'00"W a distance of 96.20 feet; S13°45'00"E a distance of 105.48 feet to the northwesterly corner of WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145; Thence along the easterly line of said annexation, the following five (5) courses: S19°52'07"W a distance of 281.16 feet; S73°14'16"W a distance of 9.14 feet; S28°15'35"W a distance of 627.04 feet; N89°50'38"W a distance of 117.77 feet; S00°01'25"E a distance of 241.47 feet to a point on the northerly Right-of-Way of B 1/4 Road; Thence S89°55'12"W a distance of 91.41 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Said Parcel of land CONTAINING 1,017,303 Square Feet or 23.35 Acres, more or less.

And found on Exhibit A

Shall be annexed to the City limits of Grand Junction.

INTRODUCED on first reading on the 16th day of August 2023 and ordered published in pamphlet form.

ADOPTED on second reading the 4th day of October 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the Council

ATTEST:

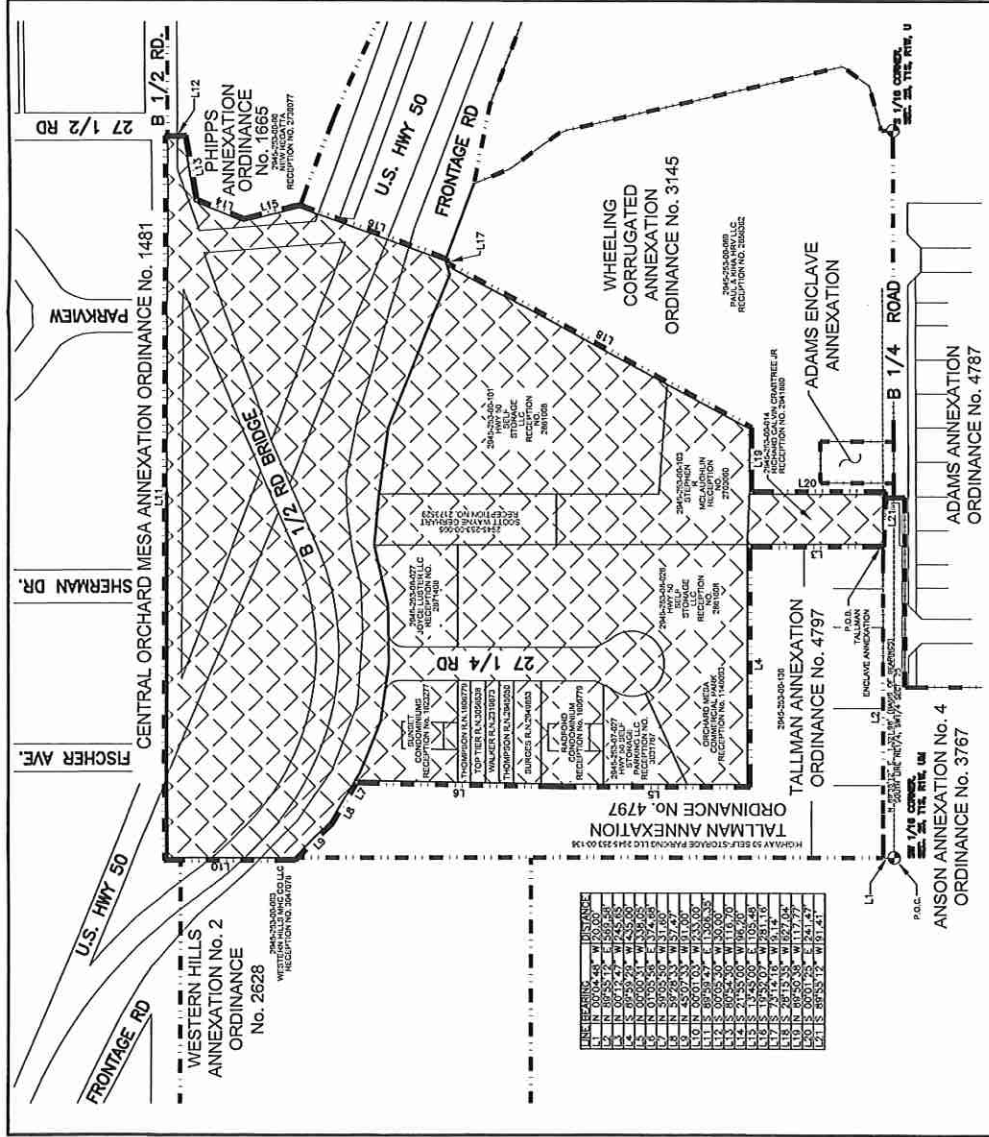


Selestina Sandoval
Deputy City Clerk



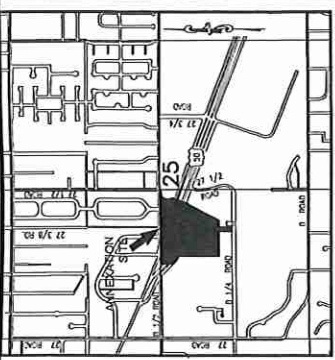
TALLMAN ENCLAVE ANNEXATION

Located in the NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LOT	AREA	RECORDING NO.
L1	0.0004	485
L2	0.0004	485
L3	0.0004	485
L4	0.0004	485
L5	0.0004	485
L6	0.0004	485
L7	0.0004	485
L8	0.0004	485
L9	0.0004	485
L10	0.0004	485
L11	0.0004	485
L12	0.0004	485
L13	0.0004	485
L14	0.0004	485
L15	0.0004	485
L16	0.0004	485
L17	0.0004	485
L18	0.0004	485
L19	0.0004	485
L20	0.0004	485
L21	0.0004	485

THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION: The Tallman Enclave Annexation Ordinance No. 4797 is located in the NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO. The area is bounded by the following: North by Sherman Drive, East by Fischer Avenue, South by B 1/4 Road, and West by B 1/2 Road. The area is bounded by the following: North by Sherman Drive, East by Fischer Avenue, South by B 1/4 Road, and West by B 1/2 Road.

AREAS OF ANNEXATION

ANNEXATION	AREA IN SQUARE FEET	AREA WITHIN 1/2 ACRE	AREA WITHIN 1/4 ACRE
ANNEXATION	4,028 FT ²	1,017.00 FT ²	508.50 FT ²
ANNEXATION	303,348 FT ²	75,837.00 FT ²	37,918.50 FT ²
ANNEXATION	8,775 FT ²	2,193.75 FT ²	1,096.87 FT ²

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	ANNEXATION
[Symbol]	EXISTING
[Symbol]	CITY LIMITS

ORDINANCE NO. 5177
EFFECTIVE DATE
November 5, 2023

NOTICE: THE BOARD HAS REVIEWED THE ANNEXATION APPLICATION AND HAS DETERMINED THAT THE ANNEXATION IS IN THE BEST INTERESTS OF THE CITY OF GRAND JUNCTION. THE BOARD HAS APPROVED THE ANNEXATION AND HAS ISSUED THIS ORDINANCE. THE ANNEXATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION APPLICATION AND THE ANNEXATION ORDINANCE. THE ANNEXATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION APPLICATION AND THE ANNEXATION ORDINANCE.

TALLMAN ENCLAVE ANNEXATION
LOTTED IN THE NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

PUBLIC WORKS
ENGINEERING DIVISION

CITY OF Grand Junction
COLORADO

THIS IS NOT A BOUNDARY SURVEY

ANSON ANNEXATION No. 3767
ORDINANCE No. 4787
ADAMS ANNEXATION No. 4797
ADAMS ANNEXATION No. 4787
ADAMS ANNEXATION No. 4787

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5177 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of August 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 4th day of October 2023, at which Ordinance No. 5177 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 6th day of October 2023.


Deputy City Clerk

Published: August 18, 2023
Published: October 6, 2023
Effective: November 5, 2023

