

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5220**

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

**LOCATED EAST OF THE NORTHERLY END OF ALLYCE  
AVENUE  
APPROXIMATELY 0.11 ACRES**

**WHEREAS**, on the 20<sup>th</sup> day of March 2024, 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 1<sup>st</sup> day of May 2024; 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 situated in Mesa County, Colorado, and described to wit:

**FIVE STAR ANNEXATION**


40' Drainage Right of Way, Birks Blue Estates, County of Mesa, State of Colorado, recorded at Reception No. 1263633.

Said Parcel contains 0.11 Acres

With the foregoing being incorporated herein and said Parcel as depicted in Exhibit A being hereby duly and lawfully annexed to the City limits of the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 20<sup>th</sup> day of March 2024 and ordered published in pamphlet form.

**ADOPTED** on second reading the 1<sup>st</sup> day of May 2024 and ordered published in pamphlet form.

  
\_\_\_\_\_  
Abram Herman  
President of the City Council

Attest:



Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5220 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of March 2024 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 1<sup>st</sup> day of May 2024, at which Ordinance No. 5220 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 3<sup>rd</sup> day of May 2024.

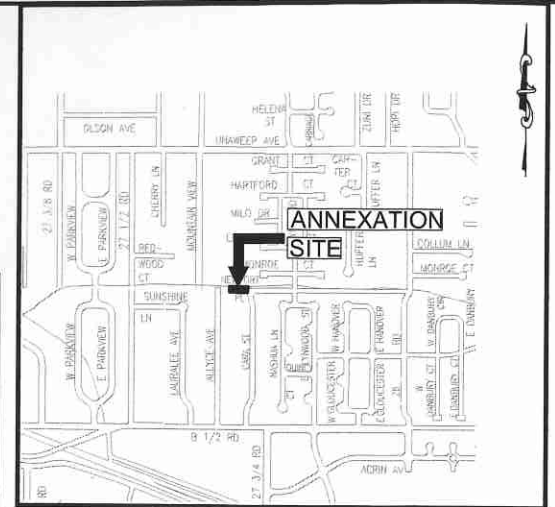
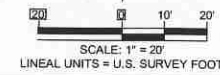
  
Deputy City Clerk

Published: March 22, 2024  
Published: May 03, 2024  
Effective: June 02, 2024

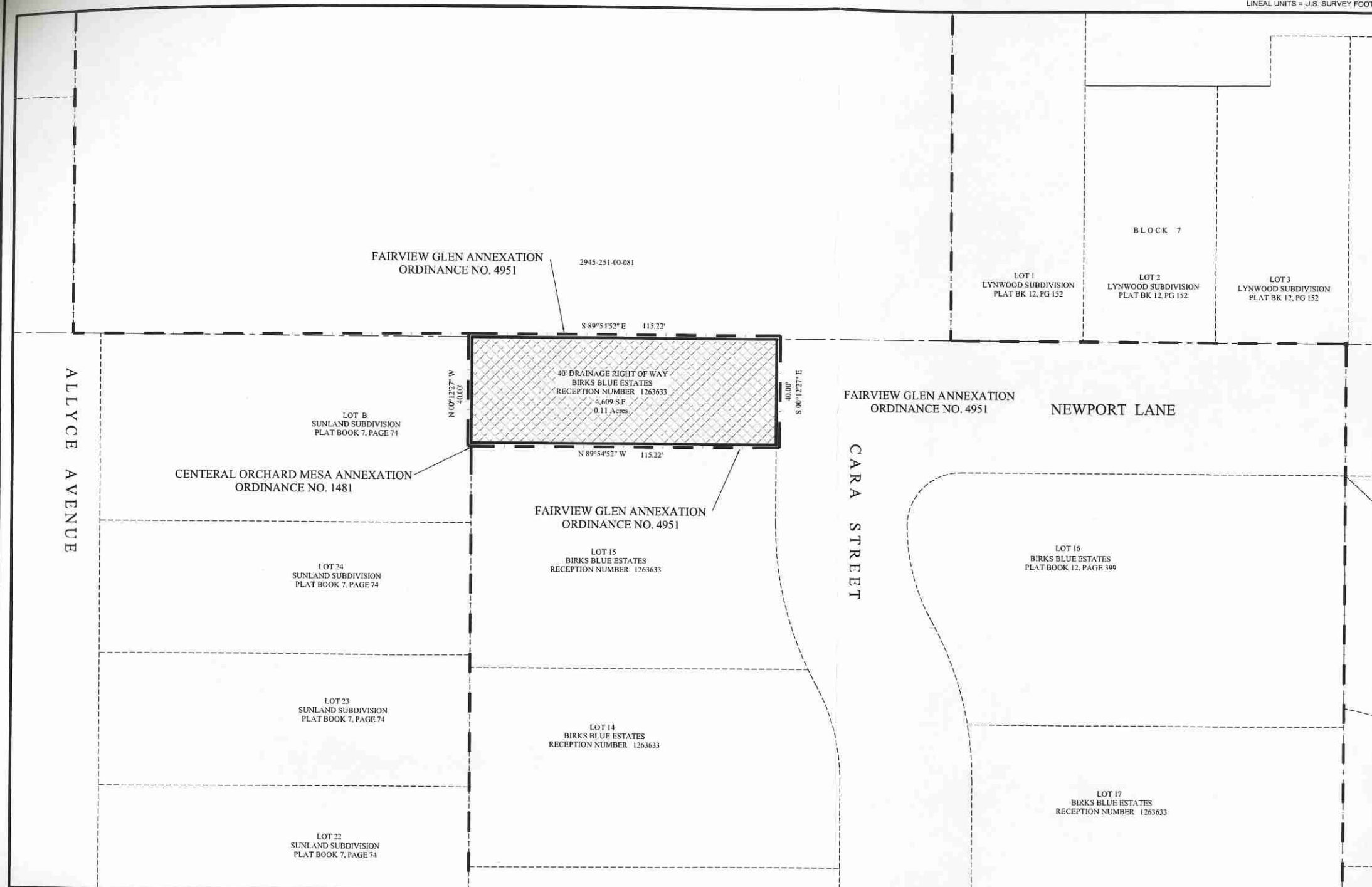


# FIVE STAR ANNEXATION

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



SITE LOCATION MAP SCALE: 1" = 800'



**LEGAL DESCRIPTION**

Annexation area description:  
A parcel of land being the 40 foot drainage right-of-way within Birks Blue Estates subdivision (Reception Number 1263633), being more particularly described as follows:  
BEGINNING at the Northwest corner of Birks Blue Estates, whence the Northeast corner of said subdivision bears North 89°54'52" East, with all bearings being relative thereto; thence along said northerly boundary, South 89°54'52" East, a distance of 115.22 feet, to the westerly right-of-way of Cara Street, thence along said right-of-way South 00°12'27" East, a distance of 40.00 feet; thence leaving said right-of-way South 89°54'52" West, a distance of 115.22 feet, to the westerly line of said subdivision; thence along the westerly line of said subdivision North 00°12'27" West, a distance of 40.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING **4,609** Square Feet or **0.11** Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	310.45 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	310.45 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	4,609 FT <sup>2</sup>	EXISTING CITY LIMITS	
AREA IN ACRES	0.11		
AREA WITHIN R.O.W.	00.00 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	0.00 FT <sup>2</sup>		
	0.00 ACRES		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	AD.	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	ARC	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.**  
5220

**EFFECTIVE DATE**  
June 02, 2024

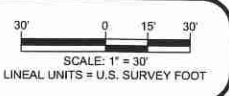
**NOTE:**  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS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

Jodie L. Grein, DATE 5/3/2024  
STATE OF COLORADO - P.L.S. NO. 38075  
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: 04/11/2023  
DESIGNED BY: JLG DATE: 04/11/2023  
CHECKED BY: JAM DATE: 04/11/2023



**PUBLIC WORKS  
ENGINEERING DIVISION**

**FIVE STAR ANNEXATION**  
Located in the NE 1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

C:\Projects\13407\_City\_GJ\_Project\_Review\Five Star Annexation\Five Star Annexation Map.dwg - PLOTTED 2024-05-03