

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5236

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

**LOCATED ON AN UNADDRESSED PROPERTY THAT LIES BETWEEN AND ABUTS
3070 I-70 BUSINESS LOOP ON THE EAST AND 3064 FRONTAGE ROAD ON THE
WEST AND LIES SOUTH OF E ¼ ROAD AND NORTH OF I-70 BUSINESS FRONTAGE
ROAD
APPROXIMATELY 6.43 ACRES**

WHEREAS, on the 4th day of September, 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 16th day of October 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 situate in Mesa County, Colorado, and described to wit:

**GUTIERREZ ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Gutierrez Annexation Legal Description

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

Commencing at the Center East Sixteenth Corner (CE 1/16) of said Section 9, whence the Center 1/4 Corner of said Section 9 bears N89°57'12"W, a distance of 1,321.19 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement S14°00'13"W, a distance of 926.39 feet to the Southwest Corner of Lot 1, Solar Horizons Village as recorded at Reception Number 1342791 being the Point of Beginning;

thence S00°09'37"E, a distance of 745.61 feet along the West line of the Gamble-Sage Annexation (Ordinance No. 3347) to a point on the Northerly line of the Wells Annexation (Ordinance 3092), said line being 1 foot northerly and parallel to the Southerly Right-of-Way line of I-70 Business Loop as recorded at Reception Numbers 654059 & 655910; thence S72°50'50"W, a distance of 392.63 feet along said Northerly line to a point on the extended East line of Parcel 2 as recorded at Reception Number 2291624; thence N00°08'31"W, a distance of 747.94 feet along said extended East line and the East line of said Parcel 2 to the Southeast Corner of Lot 6, Block 3, Claussen Subdivision 1st Addition as recorded at Reception Number 957080 being a point on the Northerly Right-of-Way of E1/4 Road as recorded at Reception Number 719537; thence N73°08'54"E, a distance of 391.72 feet along said Northerly Right-of-Way line to the Point of Beginning.

Said Parcel of land CONTAINING 280,279 Square Feet or 6.43 Acres, more or less.

INTRODUCED on first reading this 4th day of September, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of October 2024 and ordered published in pamphlet form.



Abram Herman
President of the Council

ATTEST:

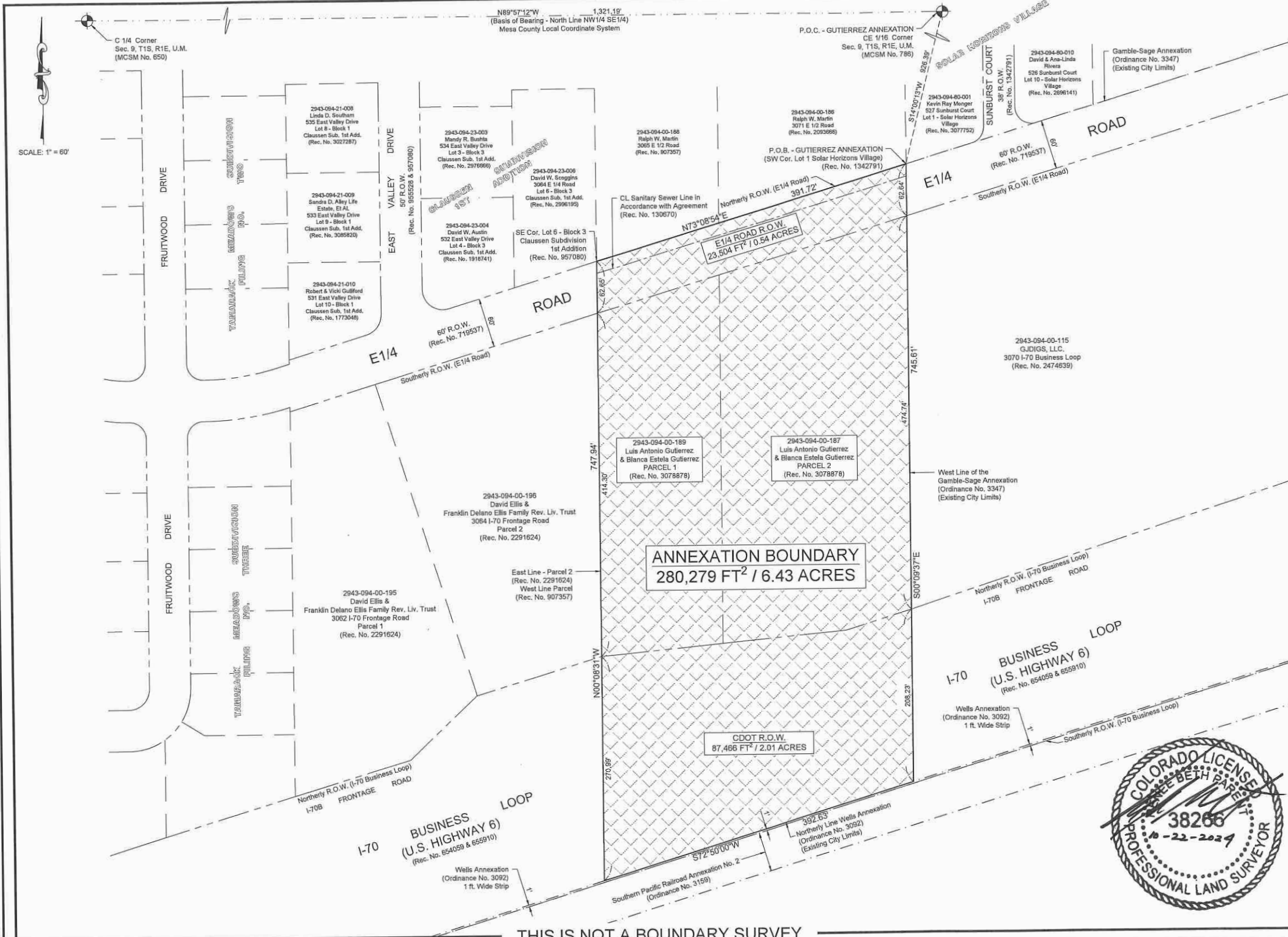


Selestina Sandoval
City Clerk



GUTIERREZ ANNEXATION

Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



LEGAL DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado being the parcel of land described in Reception Number 3078878 and portions of Right-of-Way parcels described in Reception Numbers 719537, 654059 and 655910 and being more particularly described as follows:

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AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,277.90 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	1,138.24 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	280,279 FT²	EXISTING CITY LIMITS	
AREA IN ACRES	6.43 AC.		
AREA WITHIN R.O.W.	110,970 FT²		
AREA WITHIN DEEDED R.O.W.	2.55 AC.		
	110,970 FT²		
	2.55 AC.		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	A=	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
T.	TOWNSHIP	CHB.	CHORD BEARING
R.	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	PG.	PAGE
		MCSM	MESA CO. SURVEY MONUMENT

ORDINANCE NO.	EFFECTIVE DATE
5236	11/18/2024

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, 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.

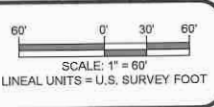
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501



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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: NCW DATE: 07/03/2024
REVIEWED BY: RBP DATE: 07/03/2024
CHECKED BY: ABL DATE: 07/03/2024
APPROVED BY: RBP DATE: 07/03/2024




Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501
(970) 256-4003

GUTIERREZ ANNEXATION
Located in the West Half of the Southeast Quarter (W1/2 SE1/4) Section 9,
Township 1 South, Range 1 East, Ute Meridian,
County of Mesa, State of Colorado

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5236 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of September 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 16th day of October 2024, at which Ordinance No. 5236 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 17th day of October 2024.


Deputy City Clerk

Published: September 6, 2024
Published: October 19, 2024
Effective: November 18, 2024

