

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5264**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
WENDI GECHTER IRA ANNEXATION**

**LOCATED 377 28 ROAD  
APPROXIMATELY 5.58 ACRES**

**WHEREAS**, on the 7<sup>th</sup> day of May 2025, 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 18<sup>th</sup> day of June, 2025; 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 is by and with this ordinance duly and lawfully annexed to the City:

**WENDI GECHTER IRA ANNEXATION  
Perimeter Boundary Legal Description  
EXHIBIT A**

**Wendi Gechter IRA Annexation Legal Description**


A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, all in the Ute Meridian, Mesa County, Colorado, more particularly described as follows: Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0

feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.

**INTRODUCED** on first reading this 7<sup>th</sup> day of May 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading this 18<sup>th</sup> day of June, 2025 and ordered published in pamphlet form.

  
Cody Kennedy  
President of the City Council

ATTEST:


  
Selestina Sandoval  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5264 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of May, 2025, 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 day of the 18<sup>th</sup> of June 2025, at which Ordinance No. 5264 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 25<sup>th</sup> day of June 2025.

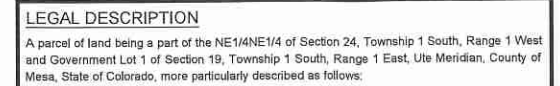
  
Deputy City Clerk

Published: May 10, 2025  
Published: June 21, 2025  
Effective: July 21, 2025






Located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) Section 24,  
Township 1 South, Range 1 West, and Lot 1, Section 19, Township 1 South, Range 1 East,  
Ute Meridian, County of Mesa, State of Colorado



Beginning at the N1/16 corner between said Sections 19 and 24, and whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°13'38"W 652.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and said south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.00 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19, thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.

<u>AREAS OF ANNEXATION</u>		<u>LEGEND</u>
ANNEXATION PERIMETER	2,100 FT.	ANNEXATION BOUNDARY
CONTIGUOUS PERIMETER	1,483 FT.	
AREA IN SQUARE FEET	242,861 FT <sup>2</sup>	ANNEXATION AREA
AREA IN ACRES	5.58 AC.	
AREA WITHIN R.O.W.	45,119 FT <sup>2</sup>	
	1.04 AC.	EXISTING ANNEXATION LIMITS
AREA WITHIN DEEDED R.O.W.		
	25,247 FT <sup>2</sup>	SECTION LINE
	0.58 AC.	RIGHT-OF-WAY
		ADJOINER

<u>SURVEY ABBREVIATIONS</u>		SQ. FT.	SQUARE FEET
POC	POINT OF COMMENCEMENT	∠	CENTRAL ANGLE
POB	POINT OF BEGINNING	RAD.	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

<u>ORDINANCE NO.</u> 5264	<u>EFFECTIVE DATE</u> 06/18/2025
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NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS, FIELD SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK. THIS RECORD OF 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.

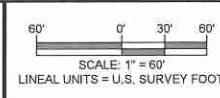
ALEXANDRE B. LHERITIER  
STATE OF COLORADO - P.L.S. NO. 3846  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 7TH STREET  
GRAND JUNCTION, CO 81501

A circular professional seal for a land surveyor in the State of Colorado. The outer ring contains the text "STATE OF COLORADO" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by small dots. Inside the ring, the words "EXPANDING HORIZONS" are written in a circular path. In the center, the number "38464" is printed. Above the number, the date "6/27/25" is handwritten in blue ink. Below the number, there is a handwritten signature in blue ink. The seal is stamped over a document with visible text from another page, including "TAINED HEREIN HAVE BEEN DERIVED FROM", "SCRIPTIONS OF THE", "A COUNTY OF", "INSTITUTIONS OF", and "MEANS OF OBTAINING OR VERIFYING PROPERTY".

# THIS IS NOT A BOUNDARY SURVEY

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	<u>ABL</u>	DATE:	<u>04/2025</u>
REVIEWED BY:	<u>NCW</u>	DATE:	<u>04/2025</u>
CHECKED BY:	<u>RBP</u>	DATE:	<u>05/2025</u>
APPROVED BY:	<u>ABL</u>	DATE:	<u>05/2025</u>



**CITY OF**  
**Grand Junction**  
COLORADO

Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, CO. 81501  
(970) 266-0982

**WENDI GECHTER IRA ANNEXATION**  
 Located in the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West,  
 and Lot 1 of Section 19, Township 1 South, Range 1 East,  
 Ute Meridian, County of Mesa, State of Colorado

State of Colorado     )  
                                  )§  
County of Mesa        )

**Surveyor's  
Affidavit of Correction**

On this 22<sup>nd</sup> day of July, 2025, I, Alexandre B. Lheritier, having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say, as provided in CRS 38-51-111 as follows:

That I am a Licensed Professional Land Surveyor of the State of Colorado and prepared the annexation map and description for the Wendi Gechter IRA Annexation, an annexation to the City of Grand Junction of a tract of land situated in Section 24, Township 1 South, Range 1 West, and Section 19, Township 1 South, Range 1 East, of the Ute Meridian. The said Wendi Gechter IRA Annexation having been recorded at Reception Number 3130275 of the Mesa County Records.

Affiant further states: One course is incorrectly shown in the legal description (in two places) and on the face of said exhibit map (in one place). The incorrect bearing of S89°46'28"W is in the legal description on the last line of Page 1, in the 8<sup>th</sup> line of the second paragraph of the legal description on Page 3, and on the exhibit plat near the northeast corner of the annexed land on Page 3.

Said incorrect bearing is hereby corrected to read N89°46'28"E in both places in the legal descriptions and on the face of the exhibit map. This correction meets the requirements of CRS 38-51-111(2)(a).

Affiant further states that the aforementioned Wendi Gechter IRA Annexation is hereby corrected to conform to the above described descriptions in the same manner as if said descriptions had been re-recorded with the proper notations contained hereon.



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Licensed Professional Land Surveyor  
Colorado Registration Number 38464