

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4660**

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

**GRAND AVENUE ENCLAVE ANNEXATION**

**APPROXIMATELY 0.984 ACRES OF PUBLIC RIGHT-OF-WAY FOR GRAND AVENUE**

**LOCATED BETWEEN NORTH 23<sup>RD</sup> STREET AND 28 ROAD**

**WHEREAS**, on the 1<sup>st</sup> day of April, 2015, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Grand Avenue Enclave; and

**WHEREAS**, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 6<sup>th</sup> day of May, 2015; and

**WHEREAS**, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

**WHEREAS**, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

**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:

**GRAND AVENUE ENCLAVE ANNEXATION**

A certain enclaved parcel of land lying in the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that portion of Grand Avenue right of way bounded as follows: Bounded on the North by the South line of the Mesa Gardens Annexation, City of Grand Junction Ordinance No. 924, Reception No. 737698, Public Records of Mesa County, Colorado; bounded on the West by the East line of the District 51 Annexation, City of Grand Junction Ordinance No. 1040, Reception No. 716119, Public Records of Mesa County, Colorado; bounded on the South by the North line of the East Grand Avenue Annexation, City of Grand Junction Ordinance No. 1326, Book 937, Page 606, Public

Records of Mesa County, Colorado and bounded on the East by the West line of the R.E.A. Annexation, City of Grand Junction Ordinance No. 1857, Reception No. 1212989, Public Records of Mesa County, Colorado.

CONTAINING 42,884 Square Feet or 0.984 Acres, more or less, as described hereon.

be and is hereby annexed to the City of Grand Junction, Colorado.

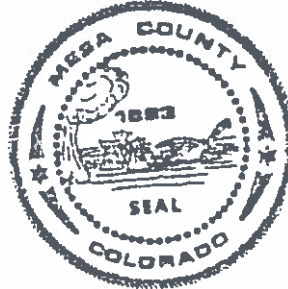
**INTRODUCED** on first reading on the 1<sup>st</sup> day of April, 2015 and ordered published in pamphlet form.

**ADOPTED** on second reading the 6<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.



Stephanie Yun  
City Clerk

Barbara Forrie  
President of the Council



STATE OF COLORADO  
County of MESA  
I hereby certify that this  
instrument was filed for record

MAY 13 2015

at 12:48 P M and recorded  
in Books 5723 Page 653  
Mesa County Clerk & Recorder  
By Rose Tofoya Deputy

STATE OF COLORADO, COUNTY OF MESA  
RECORDED AT 12:48 O'CLOCK P M  
RECEPTION NO. 2723776 COUNTY RECORDER

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4660 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1<sup>st</sup> day of April, 2015 and that 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 6<sup>th</sup> day of May, 2015, at which Ordinance No. 4660 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 12<sup>th</sup> day of May, 2015.

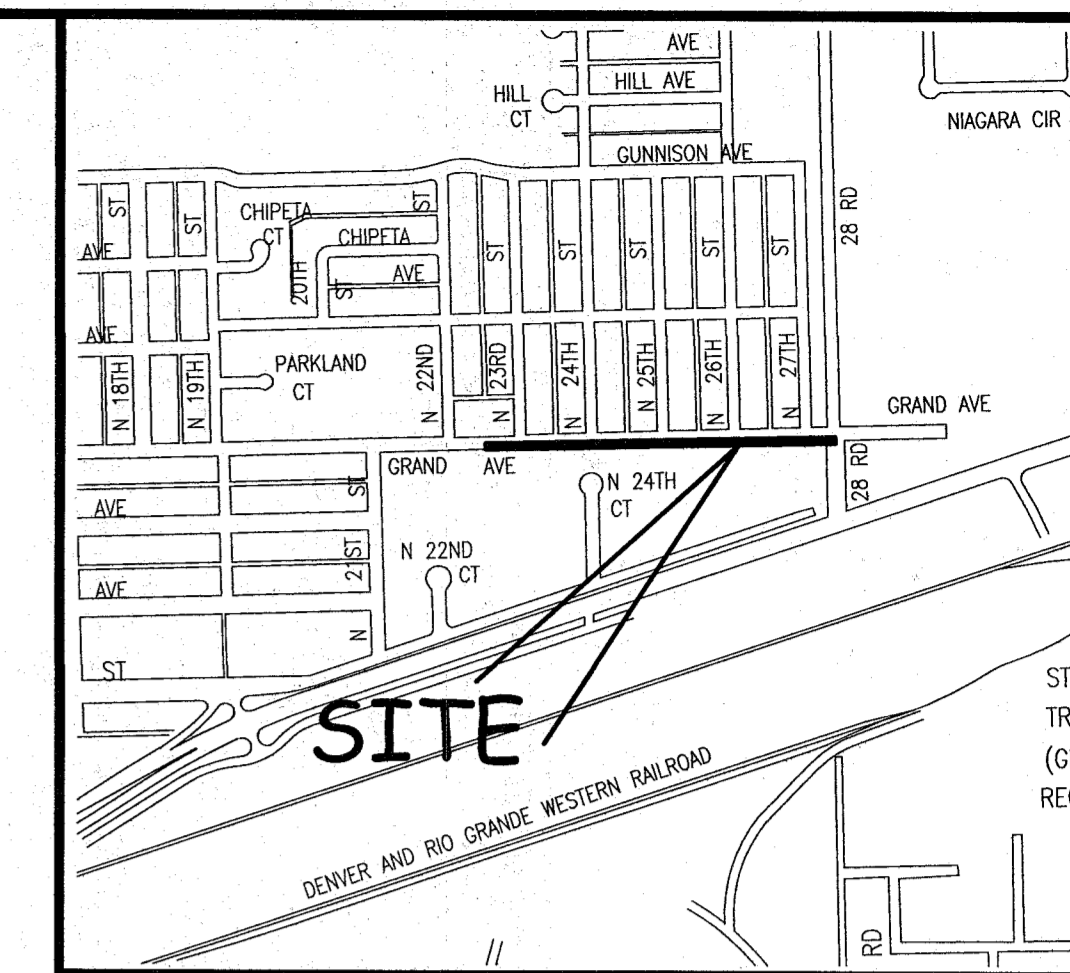
  
Stephanie Tuin, MMC  
City Clerk

Published: April 3, 2015  
Published: May 8, 2015  
Effective: June 7, 2015



# GRAND AVENUE ENCLAVE ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 EAST  
UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO  
SHEET 1 OF 1

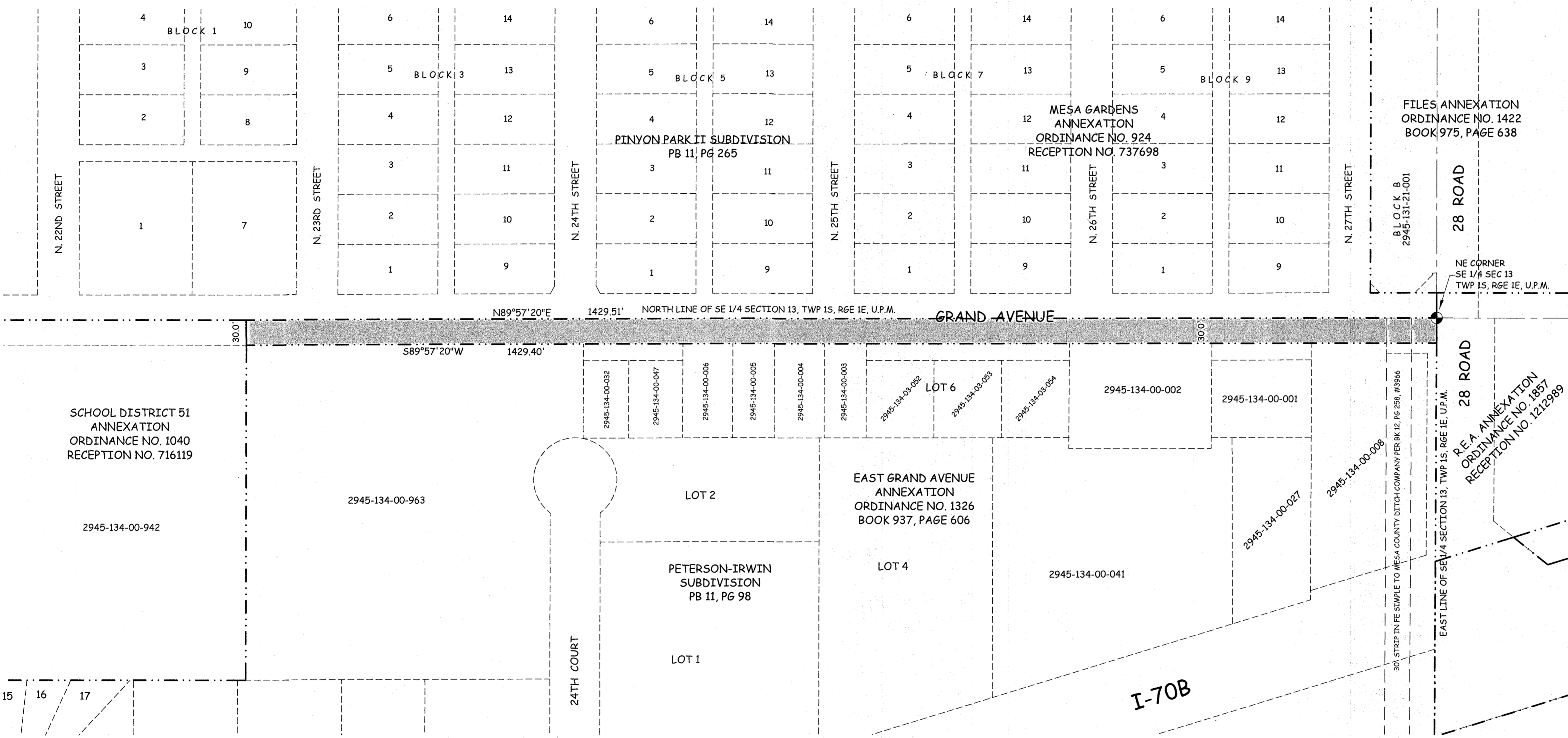


LOCATION MAP: NOT-TO-SCALE

## DESCRIPTION

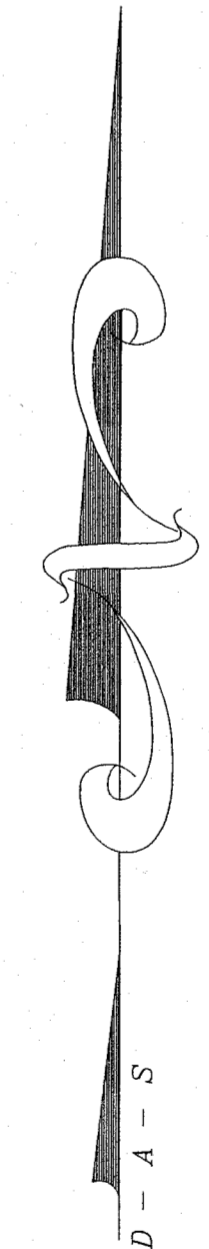
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ABBREVIATIONS

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.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠=	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE



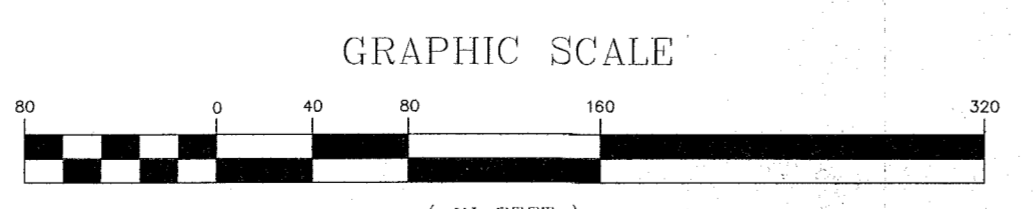
### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,918.91 FT.
CONTIGUOUS PERIMETER	2,918.91 FT.
AREA IN SQUARE FEET	42,884***
AREA IN ACRES	0.984

\*\*\*(ENTIRE AREA LIES WITHIN GRAND AVENUE RIGHT OF WAY)

### LEGEND

ANNEXATION BOUNDARY	———
EXISTING CITY LIMITS	- - - - -



LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.  
4660

EFFECTIVE DATE  
June 7th, 2015

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	P.T.K.	DATE	11-25-2014
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

GRAND AVENUE  
ENCLAVE ANNEXATION

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

*Peter T. Krick*  
PETER T. KRICK  
No. 32824  
5-7-15  
PROFESSIONAL LAND SURVEYOR

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: May 7th, 2015