

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4797

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

TALLMAN ANNEXATION

APPROXIMATELY 5.197 ACRES LOCATED AT 2734 B ¼ ROAD and 2723 US Hwy 50

WHEREAS, on the 4th day of April 2018, 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 16st day of May 2018; 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:

TALLMAN ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded

with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet; thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

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

INTRODUCED on first reading on the 4th day of April 2018 and ordered published in pamphlet form.

ADOPTED on second reading the 16th day of May 2018 and ordered published in pamphlet form.



President of the Council

Attest:




City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4797 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 April 2018 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 16th day of May 2018, at which Ordinance No. 4797 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 16th day of May 2018.



City Clerk

Published: April 6, 2018
Published: May 18, 2018
Effective: June 17, 2018

