

ORDINANCE NO. 2552

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO DRYCHESTER RETAIL II, INC. ANNEXATIONS NO. 1 THROUGH NO. 5 CONTAINING APPROXIMATELY 32.30 ACRES LOCATED AT THE NORTHWEST CORNER OF 29-1/2 ROAD AND NORTH AVENUE WHICH SHALL BE ACCOMPLISHED IN A SERIES

WHEREAS, on the 28th day of October, 1991, 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 4th day of December, 1991; 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 annexation of the subject property shall become effective only upon the transfer of the subject property to Drychester Retail II, Inc., a Colorado corporation, or its assigns (hereinafter called "Transferee"), which transfer shall be evidenced by delivery to the City Clerk of copies of signed deeds conveying the subject property to Transferee and recordation of the original deeds in the office of the Clerk and Recorder of Mesa County, Colorado.

Further, such annexation shall be effective if and only if, prior to or concurrently with approval of this Ordinance, the City Council also finally approves Ordinance No. 2546 providing for rezoning to Planned Commercial that portion of the subject property described on the proposed plat as Lots 1 and 2, Block 1, North Avenue Marketplace Subdivision.

That the property situate in Mesa County, Colorado, and described to wit:

Drychester Retail II Annex # 1

Beginning 40 ft. south and 379 ft. east of the NW Corner Section 17 T1S R1E, thence north 80 ft. thence east 155 ft. thence south 1 ft. thence west 154 ft. thence south 79 ft. thence west 1 ft. to the point of beginning.

Drychester Retail II Annex # 2

Beginning 39 ft. north and 380 ft. east of the NW Corner section 17 T1S R1E thence east 154 ft. thence north 1 ft. thence east 306 ft. thence south 2 ft. thence west 460 ft. thence north to the

point of beginning.

Drychester Retail II Annex # 3

Beginning 38 ft. north and 380 ft. east of the NW Corner Section 17 T1S R1E thence east 460 ft. thence north 2 ft. thence east 915 ft. thence south 3 ft. thence west 1,375 ft. thence north to the point of beginning.

Drychester Retail II Annex # 4

Beginning 37 ft. north and 380 ft. east of the NW Corner Section 17 T1S R1E thence east 4,120 ft. thence south 1 ft. thence west 4,120 ft. thence north to the point of beginning.

Drychester Retail II Annex # 5

Beginning at the SE Corner SW 1/4 section 8 T1S R1E, thence north 40 ft. thence N 89 deg. 52 min. 51 sec. W 30 ft. to the true point of beginning thence N 00 deg. 00 min. 00 sec. E 359.99 ft. to the SE Corner of Lot 7 Block 4 Palace Estates Subdivision thence N 89 deg. 53 min. 14 sec. W 631.06 ft. thence N 00 deg. 00 min. 21 sec. E 921.11 ft. thence N 89 deg. 56 min. 46 sec. W 636.04 ft. thence S 00 deg. 00 min. 20 sec. W 660.15 ft. thence S 89 deg. 54 min. 48 sec. E 305.52 ft. thence S 00 deg. 00 min. 15 sec. W 620.32 ft. thence S 89 deg. 52 min. 51 sec. E 961.60 ft. to the point of beginning and all of Palace Estates Subdivision lying West of 29 1/2 road except Palace Estates Condominium of Lots 8, 9, & 10 Amended, and all adjacent R.O.W. for North ave. not previously described in Drychester Retail II Annexations 1 thru 4.

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

PASSED and ADOPTED this 18th day of December, 1991.

Conner W. Shepherd

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2552, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 4th day of December, 1991, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of December, 1991.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

Published: December 8, 1991

Final Publication: December 22, 1991

Effective: January 21, 1992
(or upon transfer of subject property to Drychester II, Inc.,
evidenced by copies of signed deeds showing conveyance)