

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2813

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

NORTHWEST ENCLAVE ANNEXATION

APPROXIMATELY 1016 ACRES

LOCATED BETWEEN 22 3/4 ROAD, 25 ROAD, G 1/2 ROAD AND PATTERSON ROAD

Recitals.

On the 21st day of December, 1994 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Northwest Enclave, and more particularly described as follows:

A parcel of land situate in Sections 3,4,5,6,8 and 9, Township 1 South, Range 1 West of the Ute Meridian and in Sections 32 and 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, the perimeter of which is more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 32, Township 1 North, Range 1 West, thence along the north-south centerline of said Section 32 S 00°01'27" W, 858.20 feet to the northwest corner of the SW 1/4 SE 1/4 of said Section 32, the Point of Beginning of the parcel described herein; thence along the north line of said SW 1/4 SE 1/4 EAST, 1354.89 feet to the northeast corner of said SW 1/4 SE 1/4; thence along the east line of said SW 1/4 SE 1/4 SOUTH, 1321.59 feet to a point on the south line of said Section 32 ( said south line also being the centerline of G Road ); thence along said south line S 89°56'35" E, 1259.29 feet; thence leaving said south line and along the west Right-of-Way line of 24 Road S 00°06'21"W, 30.00 feet to a point on the south Right-of-Way line of G Road; thence along the south Right-of-Way line of said G Road which is 30.00 feet south of and parallel with the north line of said Sections 5,4 and 3 S 89°54'00" E, 5530.80 feet to a point on the east line of a parcel of land as described in Book 918 at Page 371 of the records of the Mesa County Clerk and Recorder; thence along said east line S 00°10'27" W, 150.00 feet to the southeast corner of said parcel; thence along the south line of said parcel and crossing 25 Road N 89°54'00" W, 250.00 feet to a point on the west Right-of-Way line of said 25 Road; thence along the west Right-of-Way line of said 25 Road which is 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 898.02 feet to a point on the north line of a parcel of land as described in Book 1051 at Page 860 of the records of the Mesa County Clerk and Recorder; thence along the Right-of-Way line of said 25 Road and the north line of said parcel N 89°56'00" W, 20.00 feet; thence along the west Right-of-Way line of said 25 Road and west line of said parcel which is 50.00 ft west of and parallel with the east line of said Section 4 S 00°10'27" W, 50.00 feet to a point on the south line of said parcel; thence along the Right-of-Way line of said 25 Road and the south line of said parcel S 89°56'00" E, 20.00 feet; thence along the west Right-of-Way line of said 25 Road which 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27' W, 182.90 feet to a point on the north line of a parcel of land as described in Book

1015 at Page 839 of the records of the Mesa County Clerk and Recorder; thence along the Right-of-Way line of said 25 Road and the north line of said parcel N 89°56'00" W, 20.00 feet; thence along the west Right-of-Way of said 25 Road and west line of said parcel which is 50.00 west of and parallel with the east line of said Section 4 S 00°10'27" W, 660.30 feet; thence along the Right-of-Way of said 25 Road and the south line of said parcel S 89°56'00" E, 20.00 feet; thence along the west Right-of-Way line of said 25 Road which is 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 2985.19 feet to a point on the north line of Patterson Parkwest Subdivision; thence along the north line of said Patterson Parkwest Subdivision S 89°48'02" W, 696.77 feet to a point on the east line of the West 4 acres of the E 3/4 S 1/2 SE 1/4 SE 1/4 of said Section 4; thence along said east line N 00°10'27" E, 350.46 feet to a point on the south line of the NW 1/4 SE 1/4 SE 1/4 of said Section 4; thence along said south line N 89°58'51" E, 69.00 feet to the south east corner of said NW 1/4 SE 1/4 SE 1/4; thence along the east line of said NW 1/4 SE 1/4 SE 1/4 N 00°01'06" W, 666.92 feet to a point on the centerline of F 1/4 Road ( said centerline also being the north line of the S 1/2 SE 1/4 of said Section 4); thence along said centerline S 89°58'54" W, 1649.42 feet; thence leaving the centerline of said F 1/4 Road and along the west line of the E 1/2 NW 1/4 SW 1/4 SE 1/4 of said Section 4 S 00°09'27" W, 666.95 feet to the southwest corner of said E 1/2 NW 1/4 SW 1/4 SE 1/4; thence along the south line of said E 1/2 NW 1/4 SW 1/4 SE 1/4 N 89°58'51" E, 329.85 feet to the northwest corner of the SW 1/4 SW 1/4 SE 1/4 of said Section 4; thence along the west line of said SW 1/4 SW 1/4 SE 1/4 S 00°09'55" W, 610.14 feet to a point on the north Right-of-Way line of Patterson Road; thence along the north Right-of-Way line of said Patterson Road S 89°48'02" W, 235.50 feet; thence continuing along said north Right-of-Way N 63°26'06" W, 7.83 feet to a point on the east line of Western Federal Savings Subdivision; thence along said east line N 00°03'05" E, 194.88 feet to the northeast corner of said Western Federal Savings Subdivision; thence along the north line of said Western Federal Savings Subdivision S 89°49'50" W, 386.84 feet to a point on the east Right-of-Way line of 24 1/2 Road; thence along the east Right-of-Way line of said 24 1/2 Road N 00°09'17" E, 1072.50 feet; thence crossing said 24 1/2 Road and along the north line of Fisher Subdivision S 89°59'40" W, 1616.73 feet; thence along the west line of said Fisher Subdivision ( said west line of Fisher Subdivision also being the east line of Mesa Village Subdivision ) S 00°06'21" W, 240.00 feet; thence along the south line of said Mesa Village Subdivision S 89°59'40" W, 1000.00 feet to a point on the east Right-of-Way line of 24 Road; thence along the east Right-of-Way line of said 24 Road which is 50.00 feet east of and parallel with the west line of said Section 4 S 00°06'21" W, 100.00 feet; thence crossing said 24 Road S 89°59'40" W, 80.00 feet to a point on the west Right-of-Way line of said 24 Road; thence along the west Right-of-Way line of said 24 Road which is 30.00 feet west of and parallel with the west line of said Section 4 S 00°06'21" W, 979.99 feet to a point on the south line of said Section 5; thence crossing said 24 Road and along the south lines of said Sections 5 and 4 and the south line of Lot 1 of the Mesa Mall Subdivision N 89°56'13" E, 263.50 feet; thence along the west line of Lot 2 of said Mesa Mall Subdivision S 05°24'43" W, 249.64 feet to a point on the northeasterly Right-of-Way line of Colorado State Highway 6 and 50; thence along said northeasterly Right-of-Way line N 56°21'00" W, 252.46 feet to a point on the west line of said Section 9; thence along the west line of said Section 9 S 00°06'21" W, 143.98 feet to a point on the southwesterly Right-of-Way line of said Colorado State Highway 6 and 50;

thence along said southwesterly Right-of-Way line N 56°29'53" W, 6341.54 feet to a point on the west line of said Section 5; thence along the west line of said Section 5 N 00°25'00" E, 142.64 feet to a point on the northeasterly Right-of-Way line of said Colorado State Highway 6 and 50; thence along said northeasterly Right-of-Way line N 56°51'23" W, 1031.54 feet to a point on the south boundary of the Midwest Commercial Subdivision; thence along the south boundary said Midwest Commercial Subdivision the following 4 courses;

- 1) N 89°29'16" E, 569.52 feet;
- 2) N 00°00'00" E, 160.00 feet;
- 3) N 89°29'16" E, 272.25 feet;
- 4) S 00°00'00" W, 160.00 feet; thence crossing the west half of 23 Road N 89°29'16" E, 30.00 feet to a point on the centerline of said 23 Road ( said centerline of 23 Road also being the west line of said Section 5 ); thence crossing the east half of said 23 Road and along the south line of Monument View Commercial Park Subdivision N 89°59'16" E, 1320.98 feet to the southeast corner of said Monument View Commercial Park Subdivision; thence along the east line of said Monument View Commercial Park Subdivision N 00°10'41" E, 1319.27 feet to the southeast corner of Grand Park Plaza Subdivision; thence along the east line of said Grand Park Plaza Subdivision N 00°01'19" E, 1319.31 feet to the northwest corner of the SE 1/4 SW 1/4 of said Section 32; thence along the north line of the SE 1/4 SW 1/4 of said Section 32 N 89°55'32" E, 659.67 feet to the southwest corner of a parcel of land as described in Book 1725 at Page 133 of the records of the Mesa County Clerk and Recorder; thence along the west line of said parcel N 00°00'31" E, 198.09 feet to the northwest corner of said parcel; thence along the north line of said parcel N 89°55'32" E, 659.72 feet to a point on the north-south centerline of said Section 32; thence along said north-south centerline S 00°01'27" W, 198.09 feet to the point of beginning. Said above described parcel contains 1016.3 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the Neighbors annexation pursuant to City Ordinance No.2239.

A parcel of land situate in the Northeast 1/4 of Section 4 and in the Northwest 1/4 of section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 4, thence along the north line of said Section 4 and centerline of G Road S 89°54'00"W, 30.00 feet; thence leaving said north line of Section 4 S 00°10'27" W, 30.00 feet to the True Point of Beginning of the parcel described herein; thence along the west Right-of-Way line of 25 Road which is 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 150.00 feet; thence crossing the Right-of-Way of said 25 Road S 89°54'00" E, 60.00 feet to a point on the east Right-of-Way line of said 25 Road; thence along the east Right-of-Way line of said 25 Road which is 30.00 feet east of and parallel with the west line of said Section 3 N 00°10'27" E, 150.00 feet to a point on the south Right-of-Way line of said G Road; thence along the south Right-of-Way line of said G Road N 89°54'00" W, 60.00 feet to the Point of Beginning. Said parcel contains 0.21 acres more or less.

The area being considered for annexation is entirely contained within

the boundaries of the City of Grand Junction, said area has been so surrounded for a period of not less than three years and is therefore eligible for annexation pursuant to 31-12-106(1), C.R.S.

**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 commonly known as the Northwest Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No. 2810.

**INTRODUCED** on first reading on the 1st day of February, 1995.

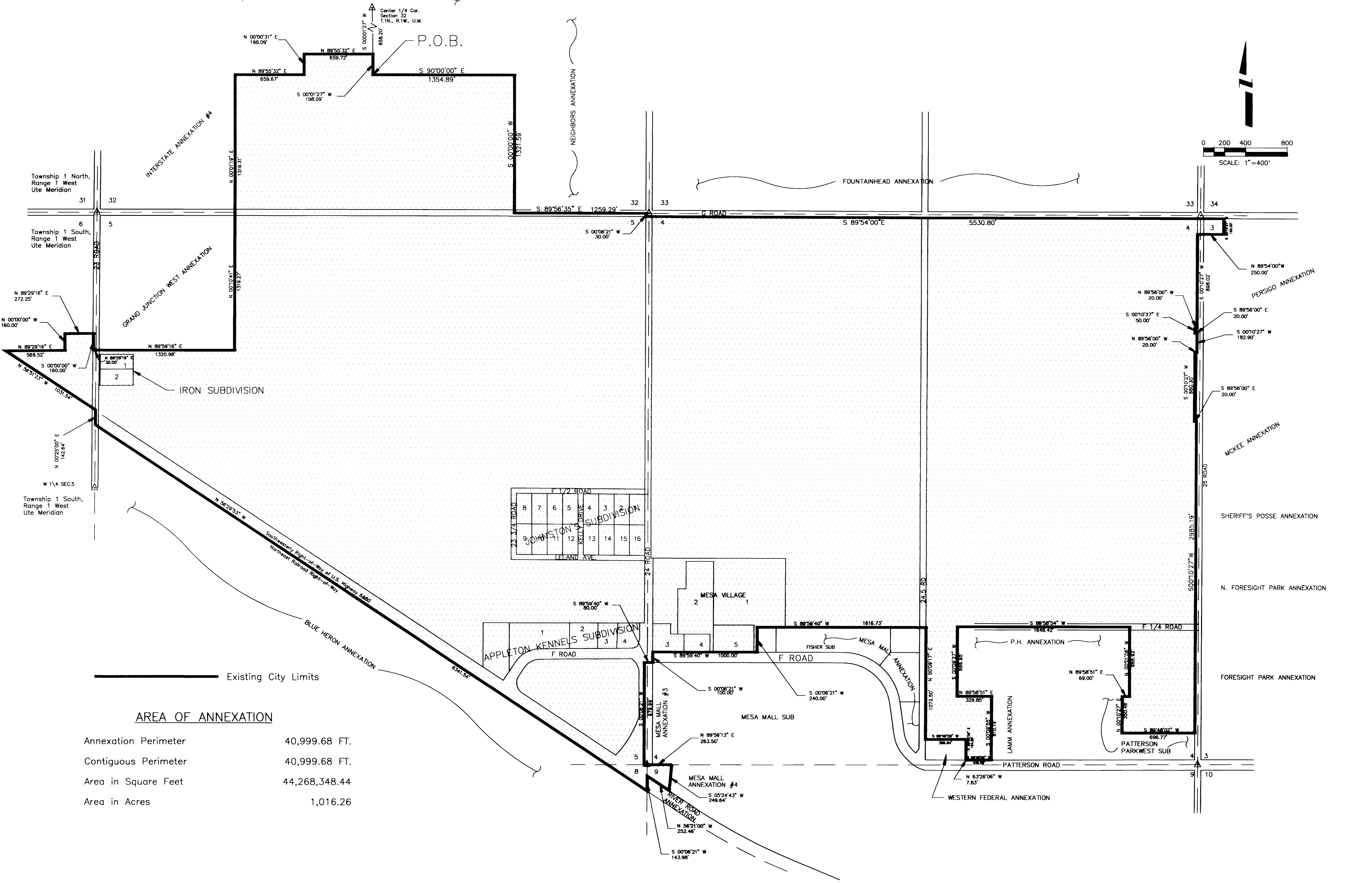
**ADOPTED** and ordered published this 15th day of February, 1995.

Attest:

/s/ R.T. Mantlo  
President of the Council

/s/ Stephanie Nye  
City Clerk

effective: March 19, 1995



**AREA OF ANNEXATION**

Annexation Perimeter	40,999.68 FT.
Contiguous Perimeter	40,999.68 FT.
Area in Square Feet	44,268,348.44
Area in Acres	1,016.26

REVISION	DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	12/20/94	CHECKED BY	T.W.	DATE	01/24/95	SCALE	PLAN	PROFILE
REVISION							APPROVED BY	J.L.S.	DATE	02/23/95	HORIZ.	1"=400'	HORIZ.
REVISION							FIELD BOOK NO.		PAGE		VERT.		

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO**

**NW ENCLAVE**

SHEET NO. 2  
OF 2  
FILE NO. NWCLAVE.DWG

# NORTHWEST ENCLAVE

## DESCRIPTION

A parcel of land situate in Sections 3,4,5,6,8 and 9, Township 1 South, Range 1 West of the Ute Meridian and in Sections 32 and 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, the perimeter of which is more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 32, Township 1 North, Range 1 West, thence along the north-south centerline of said Section 32 S 00°01'27" W, 858.20 feet to the northwest corner of the SW 1/4 SE 1/4 of said Section 32, the Point of Beginning of the parcel described herein; thence along the north line of said SW 1/4 SE 1/4 EAST, 1354.89 feet to the northeast corner of said SW 1/4 SE 1/4; thence along the east line of said SW 1/4 SE 1/4 SOUTH, 1321.59 feet to a point on the south line of said Section 32 ( said south line also being the centerline of G Road ); thence along said south line S 89°56'35" E, 1259.29 feet; thence leaving said south line and along the west Right-of-Way line of 24 Road S 00°06'21"W, 30.00 feet to a point on the south Right-of-Way line of G Road; thence along the south Right-of-Way line of said G Road which is 30.00 feet south of and parallel with the north line of said Sections 5,4 and 3 S 89°54'00" E, 5530.80 feet to a point on the east line of a parcel of land as described in Book 918 at Page 371 of the records of the Mesa County Clerk and Recorder; thence along said east line S 00°10'27" W, 150.00 feet to the southeast corner of said parcel; thence along the south line of said parcel and crossing 25 Road N 89°54'00" W, 250.00 feet to a point on the west Right-of-Way line of said 25 Road; thence along the west Right-of-Way line of said 25 Road which is 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 898.02 feet to a point on the north line of a parcel of land as described in Book 1051 at Page 860 of the records of the Mesa County Clerk and Recorder; thence along the Right-of-Way line of said 25 Road and the north line of said parcel N 89°56'00" W, 20.00 feet; thence along the west Right-of-Way line of said 25 Road and west line of said parcel which is 50.00 ft west of and parallel with the east line of said Section 4 S 00°10'27" W, 50.00 feet to a point on the south line of said parcel; thence along the Right-of-Way line of said 25 Road and the south line of said parcel S 89°56'00" E, 20.00 feet; thence along the west Right-of-Way line of said 25 Road which 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 182.90 feet to a point on the north line of a parcel of land as described in Book 1015 at Page 839 of the records of the Mesa County Clerk and Recorder; thence along the Right-of-Way line of said 25 Road and the north line of said parcel N 89°56'00" W, 20.00 feet; thence along the west Right-of-Way of said 25 Road and west line of said parcel which is 50.00 west of and parallel with the east line of said Section 4 S 00°10'27" W, 660.30 feet; thence along the Right-of-Way of said 25 Road and the south line of said parcel S 89°56'00" E, 20.00 feet; thence along the west Right-of-Way line of said 25 Road which is 30.00 feet west of and parallel with the east line of said Section 4 S 00°10'27" W, 2985.19 feet to a point on the north line of Patterson Parkwest Subdivision; thence along the north line of said Patterson Parkwest Subdivision S 89°48'02" W, 696.77 feet to a point on the east

line of the West 4 acres of the E 3/4 S 1/2 SE 1/4 SE 1/4 of said Section 4; thence along said east line N 00°10'27" E, 350.46 feet to a point on the south line of the NW 1/4 SE 1/4 SE 1/4 of said Section 4; thence along said south line N 89°58'51" E, 69.00 feet to the south east corner of said NW 1/4 SE 1/4 SE 1/4; thence along the east line of said NW 1/4 SE 1/4 SE 1/4 N 00°01'06" W, 666.92 feet to a point on the centerline of F 1/4 Road ( said centerline also being the north line of the S 1/2 SE 1/4 of said Section 4); thence along said centerline S 89°58'54" W, 1649.42 feet; thence leaving the centerline of said F 1/4 Road and along the west line of the E 1/2 NW 1/4 SW 1/4 SE 1/4 of said Section 4 S 00°09'27" W, 666.95 feet to the southwest corner of said E 1/2 NW 1/4 SW 1/4 SE 1/4; thence along the south line of said E 1/2 NW 1/4 SW 1/4 SE 1/4 N 89°58'51" E, 329.85 feet to the northwest corner of the SW 1/4 SW 1/4 SE 1/4 of said Section 4; thence along the west line of said SW 1/4 SW 1/4 SE 1/4 S 00°09'55" W, 610.14 feet to a point on the north Right-of-Way line of said Patterson Road; thence along the north Right-of-Way line of said Patterson Road S 89°48'02" W, 235.50 feet; thence continuing along said north Right-of-Way N 63°26'06" W, 7.83 feet to a point on the east line of Western Federal Savings Subdivision; thence along said east line N 00°03'05" E, 194.88 feet to the northeast corner of said Western Federal Savings Subdivision; thence along the north line of said Western Federal Savings Subdivision S 89°49'50" W, 386.84 feet to a point on the east Right-of-Way line of 24 1/2 Road; thence along the east Right-of-Way line of said 24 1/2 Road N 00°09'17" E, 1072.50 feet; thence crossing said 24 1/2 Road and along the north line of Fisher Subdivision S 89°59'40" W, 1616.73 feet; thence along the west line of said Fisher Subdivision ( said west line of Fisher Subdivision also being the east line of Mesa Village Subdivision ) S 00°06'21" W, 240.00 feet; thence along the south line of said Mesa Village Subdivision S 89°59'40" W, 1000.00 feet to a point on the east Right-of-Way line of 24 Road; thence along the east Right-of-Way line of said 24 Road which is 50.00 feet east of and parallel with the west line of said Section 4 S 00°06'21" W, 100.00 feet; thence crossing said 24 Road S 89°59'40" W, 80.00 feet to a point on the west Right-of-Way line of said 24 Road; thence along the west Right-of-Way line of said 24 Road which is 30.00 feet west of and parallel with the west line of said Section 4 S 00°06'21" W, 979.99 feet to a point on the south line of said Section 5; thence crossing said 24 Road and along the south lines of said Sections 5 and 4 and the south line of Lot 1 of the Mesa Mall Subdivision N 89°56'13" E, 263.50 feet; thence along the west line of Lot 2 of said Mesa Mall Subdivision S 05°24'43" W, 249.64 feet to a point on the northeasterly Right-of-Way line of Colorado State Highway 6 and 50; thence along said northeasterly Right-of-Way line N 56°21'00" W, 252.46 feet to a point on the west line of said Section 9; thence along the west line of said Section 9 S 00°06'21" W, 143.98 feet to a point on the southwesterly Right-of-Way line of said Colorado State Highway 6 and 50; thence along said southwesterly Right-of-Way line N 56°29'53" W, 6341.54 feet to a point on the west line of said Section 5; thence along the west line of said Section 5 N 00°25'00" E, 142.64 feet to a point on the northeasterly Right-of-Way line of said Colorado State Highway 6 and 50; thence along said northeasterly Right-of-Way line N 56°51'23" W, 1031.54 feet

to a point on the south boundary of the Midwest Commercial Subdivision; thence along the south boundary said Midwest Commercial Subdivision the following 4 courses;  
 1) N 89°29'16" E, 569.52 feet;  
 2) N 00°00'00" E, 160.00 feet;  
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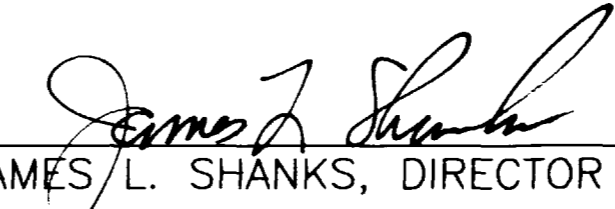
ORDINANCE NUMBER

2813

EFFECTIVE DATE

03/19/95

The Description(s) contained herein have been derived from subdivision plats and deed description 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.

  
 JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION $\Delta$	DESCRIPTION	DATE	DRAWN BY	N.O.P.	DATE	12/20/94	SCALE
REVISION $\Delta$			CHECKED BY	T.W.	DATE	01/24/95	PLAN
REVISION $\Delta$			APPROVED BY	J.L.S.	DATE	02/23/95	HORIZ. 1"=400'
REVISION $\Delta$			FIELD BOOK NO.		PAGE		VERT.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLORADO

NW ENCLAVE

SHEET NO. 1  
 OF 2  
 FILE NO.  
 NWLEGAL.DWG