

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2956

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

HIGH COUNTRY BUSINESS PARK ANNEXATION

APPROXIMATELY 9.9 ACRES  
LOCATED ON RIVER ROAD WEST OF HIGHWAY 340

WHEREAS, on the 4th day of September, 1996 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 16th day of October, 1996; 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:

A parcel of land situate in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River; thence along the northeasterly bank of said Colorado River the following 4 courses:

1) N 80°55'52" W a distance of 76.01 feet;

2) N 53°30'26" W a distance of 229.15 feet;

3) N 51°11'13" W a distance of 303.64 feet;

4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road; thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE ¼ NW ¼ ; thence S 89°56'10" W along the south line of said NE ¼ NW ¼ a distance of 692.03 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 16th day of October, 1996.

**ADOPTED** and ordered published this 6th day of November, 1996.

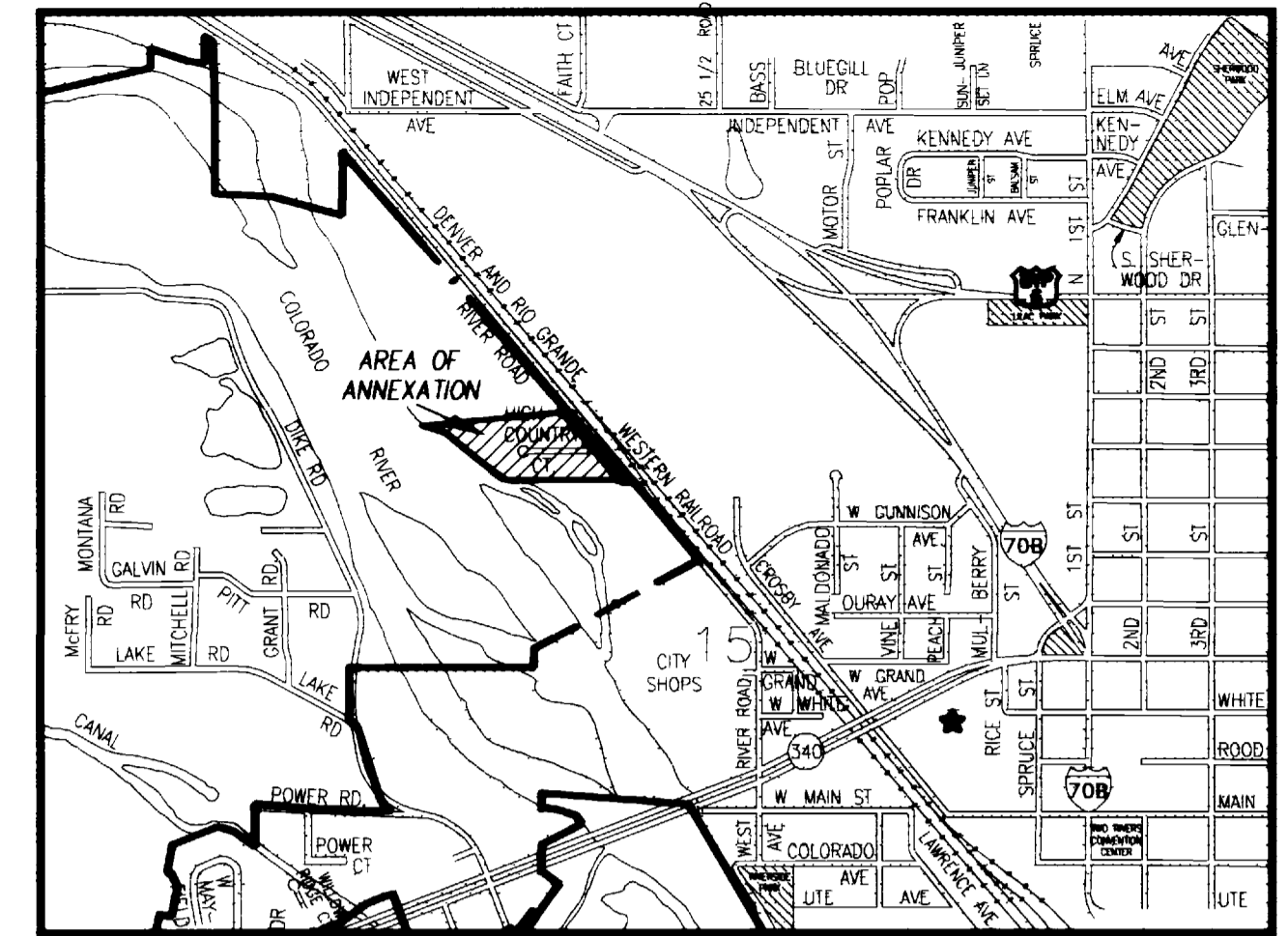
Attest:

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk

# HIGH COUNTRY BUSINESS PARK ANNEXATION

NORTHWEST 1/4 OF SECTION 15, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP  
N.T.S.

**LEGEND**

---	CONTIGUOUS BOUNDARY ( EXISTING CITY LIMITS )
---	ANNEXATION BOUNDARY

**AREA OF ANNEXATION**

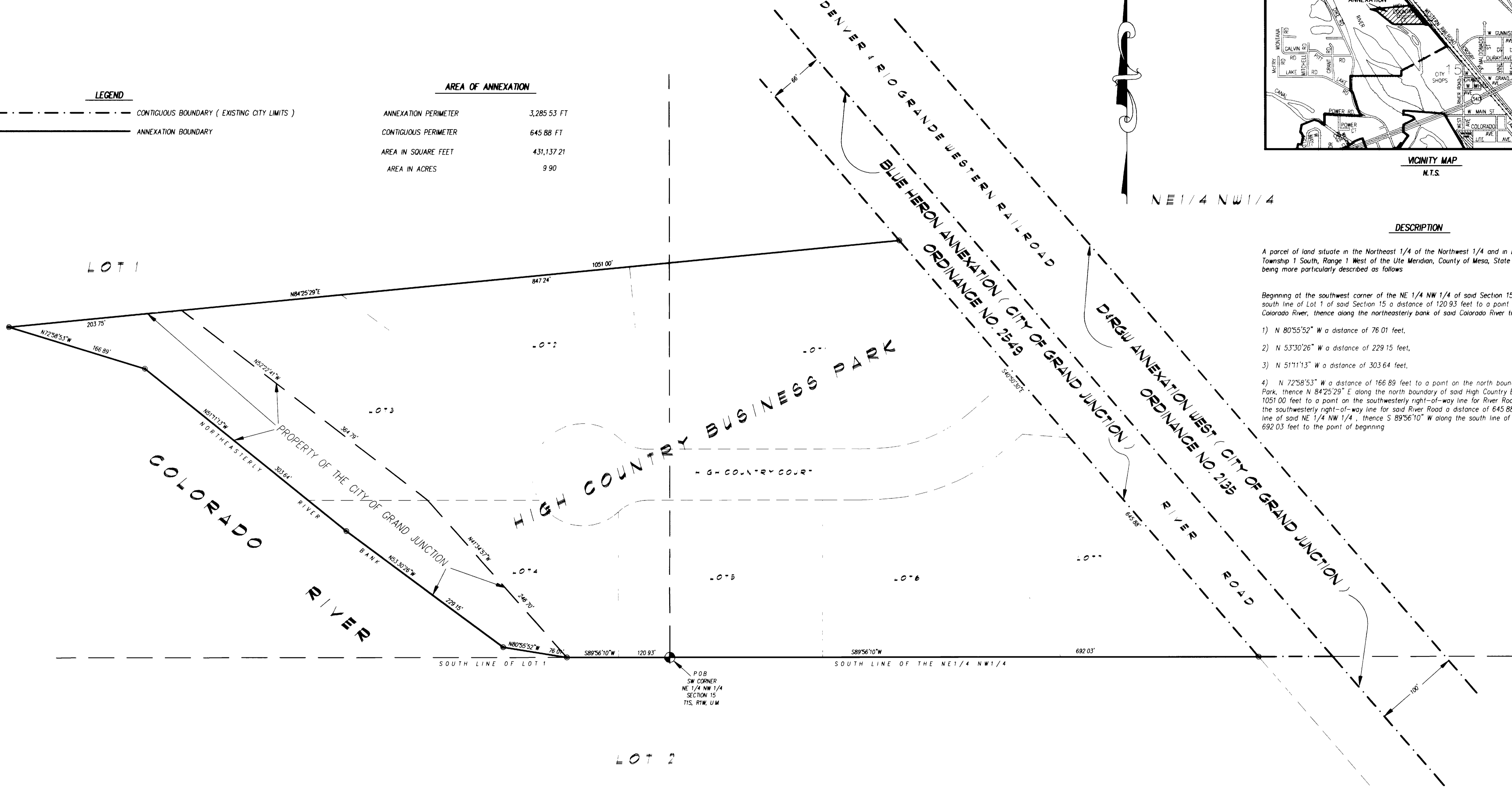
ANNEXATION PERIMETER	3,285.53 FT
CONTIGUOUS PERIMETER	645.88 FT
AREA IN SQUARE FEET	431,137.21
AREA IN ACRES	9.90

NE 1/4 NW 1/4

**DESCRIPTION**

A parcel of land situate in the Northeast 1/4 of the Northwest 1/4 and in Lot 1 of Section 15 Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

- Beginning at the southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River, thence along the northeasterly bank of said Colorado River the following 4 courses:
- 1) N 80°55'52" W a distance of 76.01 feet.
  - 2) N 53°30'26" W a distance of 229.15 feet.
  - 3) N 51°11'13" W a distance of 303.64 feet.
  - 4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park, thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road, thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE 1/4 NW 1/4, thence S 89°56'10" W along the south line of said NE 1/4 NW 1/4 a distance of 692.03 feet to the point of beginning.



ORDINANCE NO.  
2956

EFFECTIVE DATE  
12-08-96

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.

*James L. Shanks*  
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY SRP	DATE 8-8-96	SCALE 1" = 60'
REVISION			CHECKED BY IW	DATE 8-14-96	
REVISION			APPROVED BY JS	DATE 8-14-96	
REVISION			FIELD BOOK NO	PAGE	

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

HIGH COUNTRY BUSINESS PARK ANNEXATION	
SHEET NO. 1	OF 1
FILE NO. HCBPANN DWG	