

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4580

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

ROCK SHOP ENCLAVE ANNEXATION

**LOCATED SOUTH OF D ROAD, EAST OF S. 15TH STREET,
AND SOUTH OF THE RIVERSIDE PARKWAY, ON BOTH SIDES OF 27 1/2 ROAD,
NORTH OF LAS COLONIAS PARK**

CONSISTING OF APPROXIMATELY 53.66 ACRES

WHEREAS, on the 16th day of January, 2013, 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 Hernandez Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 3rd day of April, 2013; 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:

ROCK SHOP ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the West One-half (W 1/2) of the Northeast Quarter (NE 1/4) and the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL the lands contiguous with and bounded on all sides by the following City of Grand Junction Annexations recorded in the Public Records of Mesa County, Colorado:

1. Riverside Parkway Annexation No. 1, City of Grand Junction Ordinance No. 4319, as same is recorded in Book 4782, Page 921
2. Reimer Annexation, City of Grand Junction Ordinance No. 4341, as same is recorded in Book 4831, Page 495
3. D Road Annexation, City of Grand Junction Ordinance No. 3683, as same is recorded in Book 3766, Page 536
4. Indian Road Industrial Subdivision Annexation No. 2, City of Grand Junction Ordinance No. 3677, as same is recorded in Book 3763, Page 740
5. Foster Industrial Annexation, City of Grand Junction Ordinance No. 4175, as same is recorded in Book 4598, Page 556
6. Indian Wash Rentals Annexation, City of Grand Junction Ordinance No. 4147, as same is recorded in Book 4562, Page 641
7. South Fifteenth Street Annexation, City of Grand Junction Ordinance No. 2312, as same is recorded in Book 1615, Page 949
8. Brady Trucking Annexation, City of Grand Junction Ordinance No. 4067, as same is recorded in Book 4407, Page 413

CONTAINING 2,337,457 Square Feet or 53.66 Acres, more or less, as described.

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

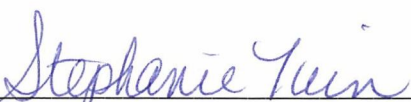
INTRODUCED on first reading the 16th day of January, 2013 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 3rd day of April, 2013 and ordered published in pamphlet form.

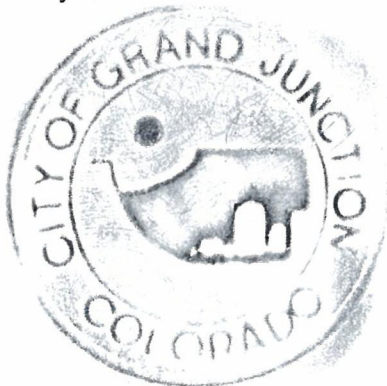
Attest:



President of the Council



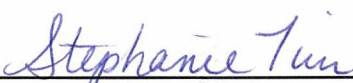
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4580 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of January, 2013 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 3rd day of April, 2013, at which Ordinance No. 4580 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 10th day of April 2013.

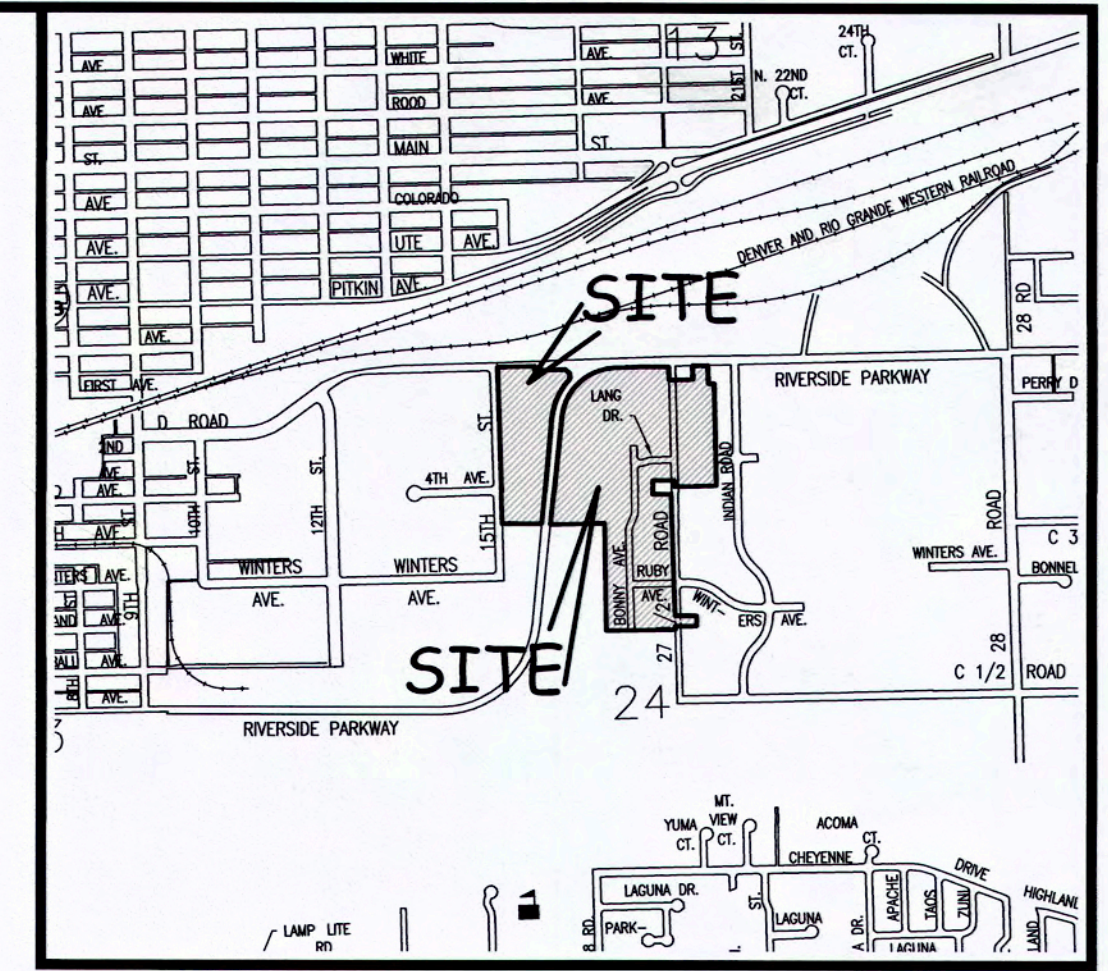

Stephanie Tuin, MMC
City Clerk

Published: January 18, 2013
Published: April 5, 2013
Effective: May 5, 2013

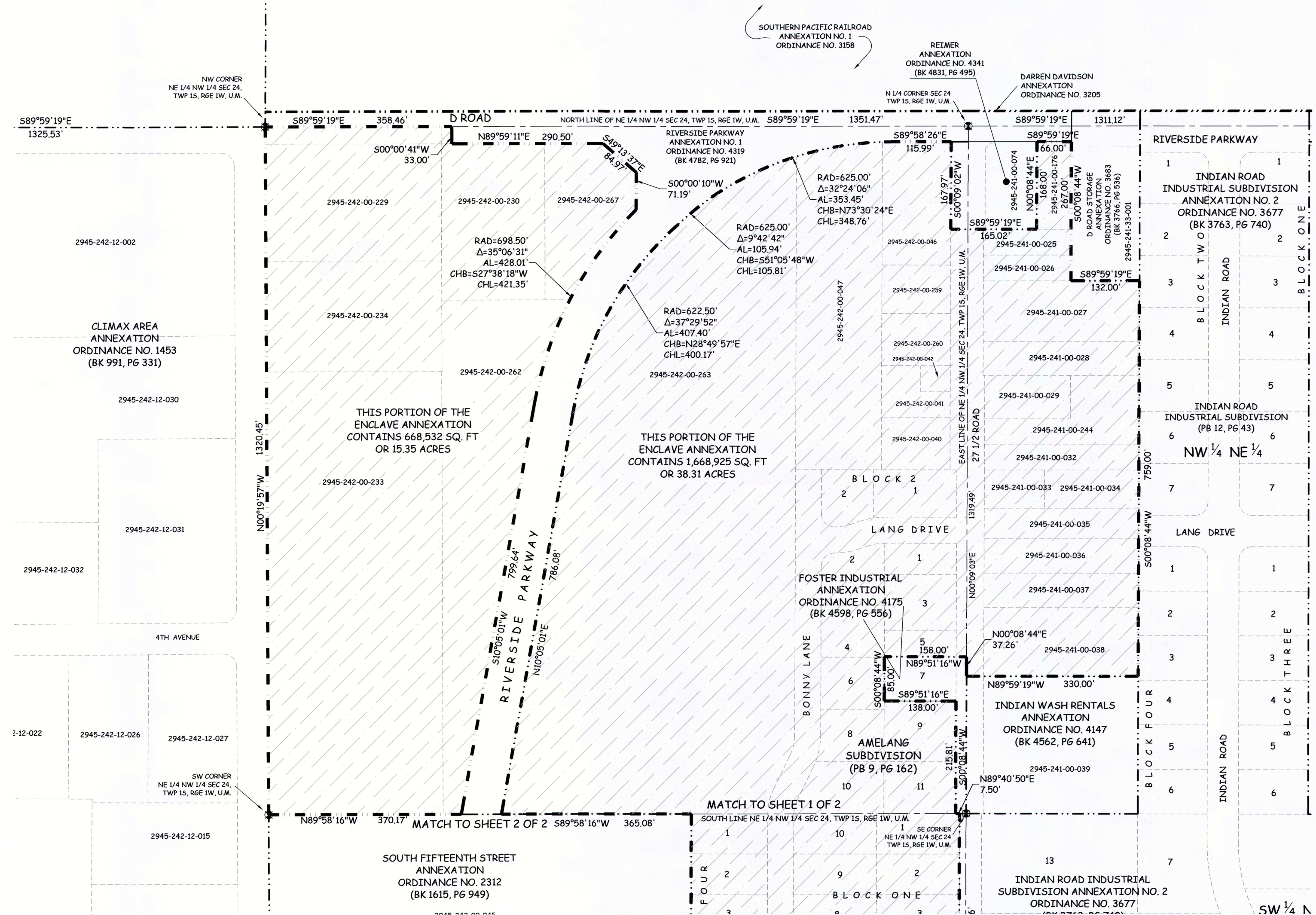


ROCK SHOP ENCLAVE ANNEXATION

SITUATE IN THE WEST 1/2 OF THE NE 1/4 AND THE EAST 1/2 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 1S, RANGE 1W, U.P.M., COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 2



LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

A certain enclaved parcel of land lying in the West One-half (W 1/2) of the Northeast Quarter (NE 1/4) and the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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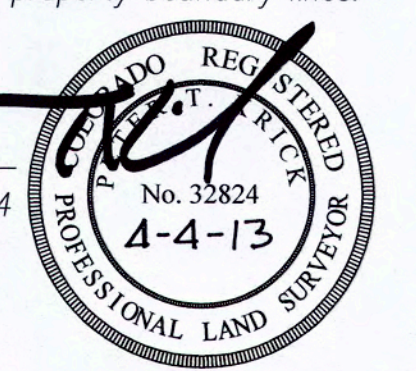
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ABBREVIATIONS

| | |
|---------|------------------------|
| 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 |
| Δ | CENTRAL ANGLE |
| RAD | RADIUS |
| AL | ARC LENGTH |
| CHL | CHORD LENGTH |
| CHB | CHORD BEARING |
| BLK | BLOCK |
| PB | PLAT BOOK |
| BK | BOOK |
| PG | PAGE |

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 boundaries.

Peter T. Krick
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: April 4th, 2013



AREA OF ANNEXATION

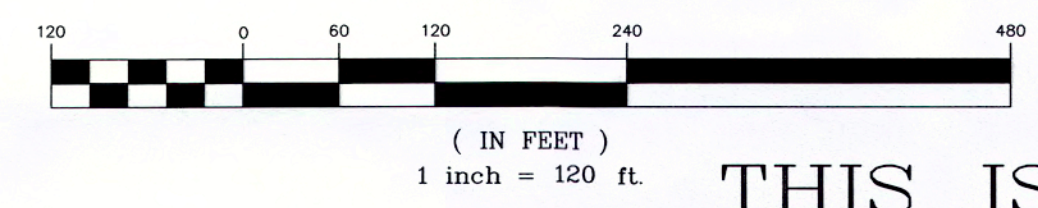
| | |
|----------------------|---------------|
| ANNEXATION PERIMETER | 11,271.41 FT. |
| CONTIGUOUS PERIMETER | 11,271.41 FT. |
| AREA IN SQUARE FEET | 2,337,457.77 |
| AREA IN ACRES | 53.66 |

***CONTAINS 167,402 SQUARE FEET (3.84 ACRES) WITHIN THE PUBLIC RIGHTS OF WAY FOR 27-1/2 RD, LANG DR, BONNY LN & RUBY AVE

LEGEND



GRAPHIC SCALE



ORDINANCE NO.
4580

EFFECTIVE DATE
May 5th, 2013

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 | 01-10-12 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 120'



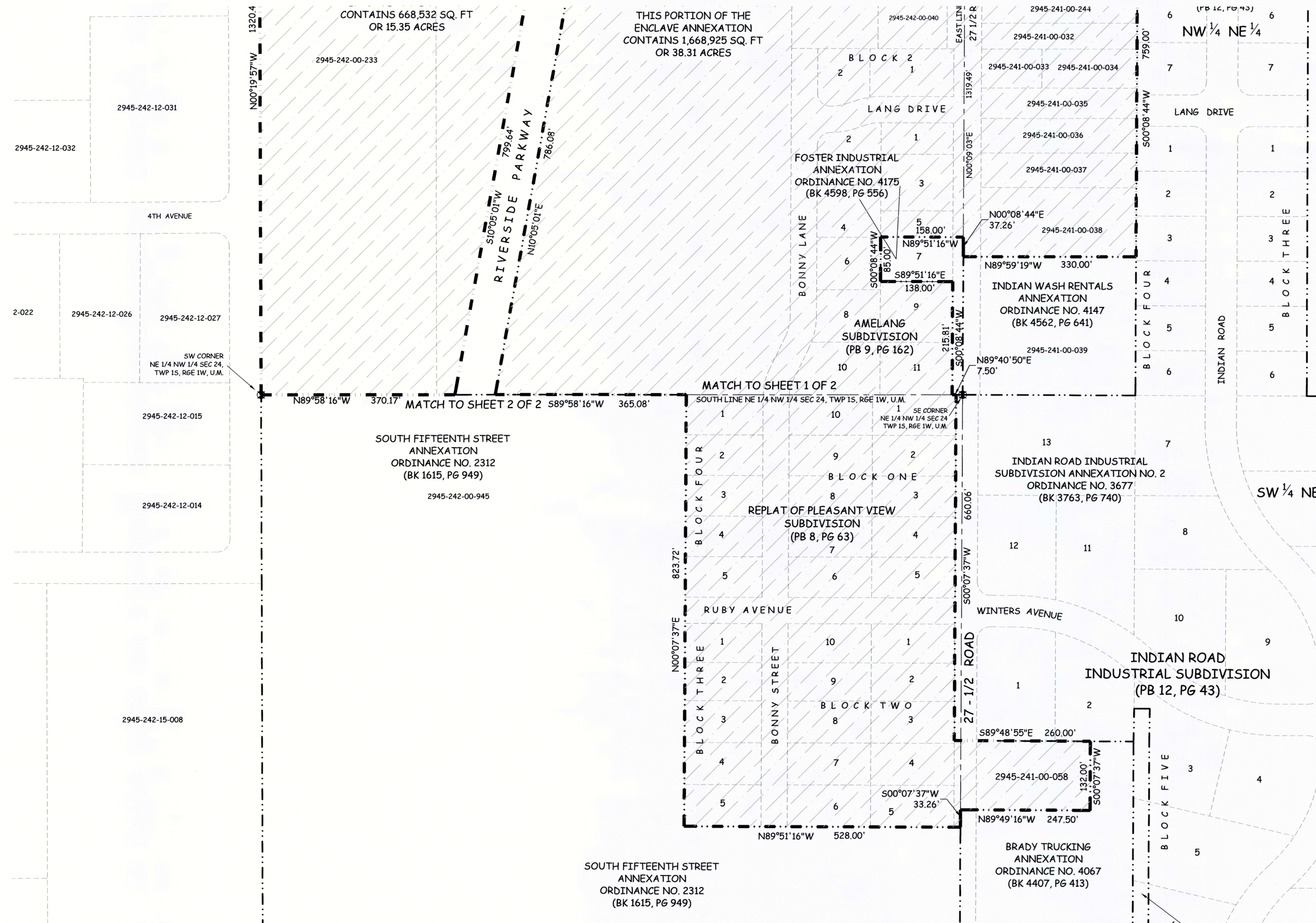
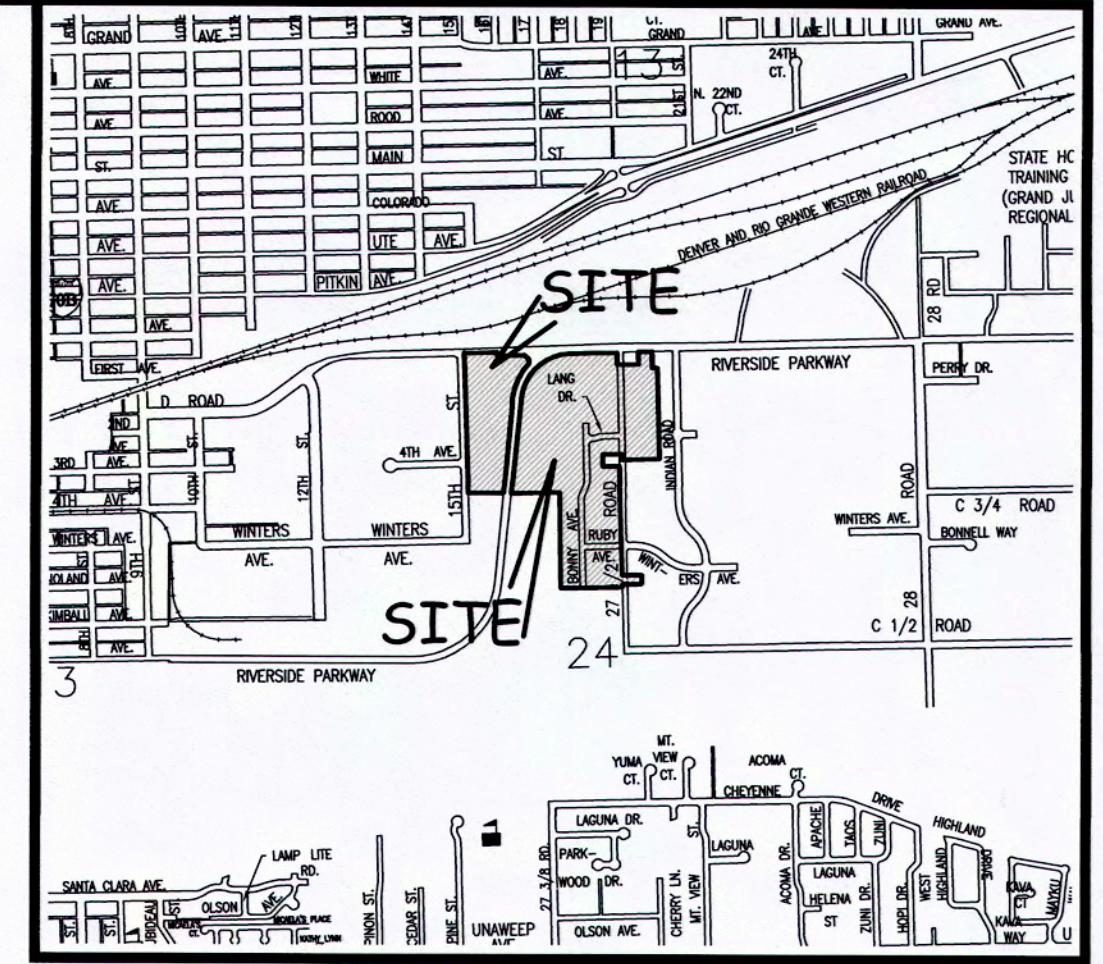
PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION

ROCK SHOP ENCLAVE ANNEXATION

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SHEET 2 OF 2



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| BK | BOOK |
| PG | PAGE |

SEE SHEET 1 OF 2 FOR SURVEYOR'S CERTIFICATION

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: April 4th, 2013

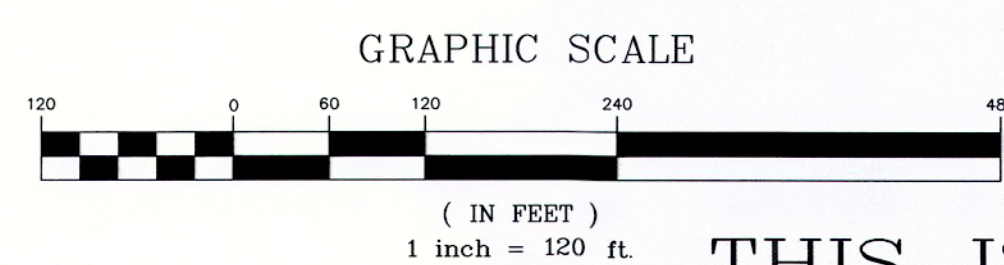


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LEGEND

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|----------------------|-----------|
| ANNEXATION BOUNDARY | --- |
| EXISTING CITY LIMITS | - - - - - |



ORDINANCE NO.
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