

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

STINKER C-STORE ANNEXATION

**APPROXIMATELY 1.67 ACRES LOCATED AT
2905 / 2907 NORTH AVENUE & 494 29 ROAD
PARCEL #'s 2943-172-00-002, 2943-172-00-003 and 2943-172-00-008**

WHEREAS, on the 7th day of July, 2021, 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 18th day of August, 2021; 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:

STINKER C-STORE ANNEXATION
Exhibit A

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along

the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

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

INTRODUCED on first reading on the 7th day of July 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of August 2021 and ordered published in pamphlet form.

President of the Council

Attest:

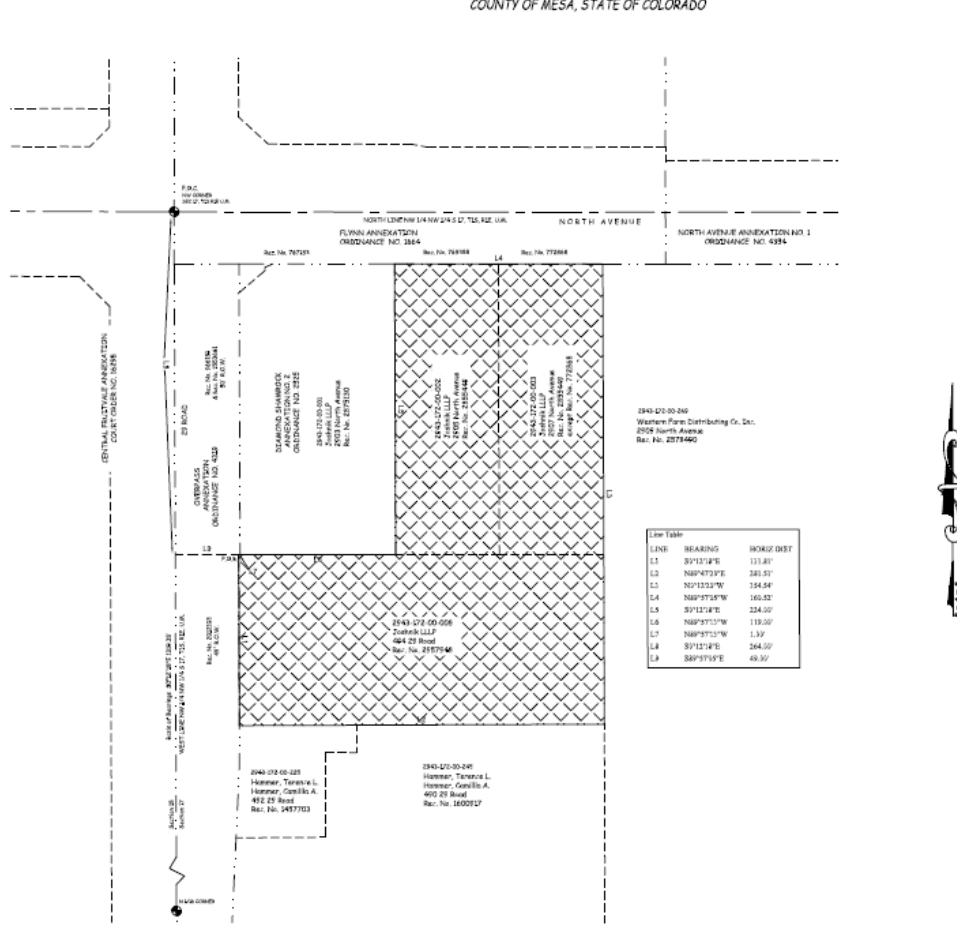
City Clerk

Public Hearing August 18, 2021

Exhibit A

STINKER C-STORE ANNEXATION

Located within the NW 1/4 NW 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'03"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2822203 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of 1318W ANNEXATION, ORDINANCE NO. 1864; thence N89°57'03"W along the south line said North Avenue Right-of-Way a distance of 380.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 3525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 1333661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

LINE	BEARING	HORIZ DIST
L.1	S0°12'18"E	131.81
L.2	N89°47'20"E	281.51
L.3	N0°12'20"W	354.54
L.4	N89°57'13"W	165.82
L.5	S0°12'18"E	284.00
L.6	N89°57'13"W	119.00
L.7	N89°57'13"W	1.97
L.8	S0°12'18"E	264.00
L.9	S89°57'03"E	49.00

- ABBREVIATIONS**
- P.O.B. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RANGE RANGE
 - UTM UTE MERIDIAN
 - NO. NUMBER
 - REC. RECEPTION
 - SQ. FT. SQUARE FEET
 - ∠ CENTRAL ANGLE
 - RAD. RADIUS
 - AL ARC LENGTH
 - CL CHORD LENGTH
 - CHD CHORD BEARING
 - BLK. BLOCK
 - PL. PLAT BOOK
 - BOOK BOOK
 - PG. PAGE
 - HORIZ. DIST. HORIZONTAL DISTANCE

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 plot does not constitute a legal survey and is not intended to be used as a means for establishing or verifying property boundary lines.

Mesa B. Parent, PLS No. 36286
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

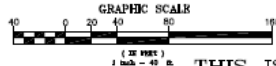
FOR REVIEW

AREA OF ANNEXATION

ANNEXATION PERIMETER 122.26 FT
ANNEXATION PERIMETER 638.33 FT
AREA IN SQUARE FEET 7584
AREA IN ACRES 1.67

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS



ORDINANCE NO. _____ EFFECTIVE DATE _____

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. It is our usual and our clients usual and our intent in all surveys to be commenced more than ten years from the date of the completion of such survey.

DRAWN BY: B.B.P. DATE: 07-01-2021
DESIGNED BY: DATE: _____
CHECKED BY: B.B.P. DATE: 06-29-2021
APPROVED BY: DATE: _____

SCALE: 1" = 40'



PUBLIC WORKS

STINKER C-STORE ANNEXATION