

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 51-23

A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT PROPERTY KNOWN AS THE MUSTANG RIDGE 1, 2 and 3 ANNEXATIONS LOCATED ON PROPERTY AT 880 26 1/2 ROAD, APPROXIMATELY 2.714 ACRES IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the April 19, 2023, a petition ("Petition") was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

MUSTANG RIDGE 1, 2 and 3 ANNEXATION

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the Mustang Ridge Annexation 1, Annexation 2 and Annexation 3

MUSTANG RIDGE ANNEXATION 1

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE ANNEXATION, ORDINANCE No. 3235, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION No. 1;*

Thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet;

Thence S00°02'25"W a distance of 119.00 feet;

Thence N89°57'35"W a distance of 1.00 foot;

Thence N00°02'25"E a distance of 119.00 feet;

Thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE No. 3235;*

Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land being comprised of 179 Square Feet or 0.004 Acres, more or less.

MUSTANG RIDGE ANNEXATION 2

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 2*; Thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No. 1* S89°57'35"E a distance of 0.50 feet; t

Thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet;

Thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet; Thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet; Thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land being comprised of 29,788 Square Feet or 0.684 Acres, more or less.

MUSTANG RIDGE ANNEXATION 3

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2*; thence S89°57'35"E along said south line of the annexation a

distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 3*;
Thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No.2*
N00°02'25"E a distance of 349.45 feet;
Thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet;
Thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet;
S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet;
S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet;
S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land being comprised of 88,267 Square Feet or 2.026 Acres, more or less.

WHEREAS, a hearing on the Petition was duly held after proper notice on the 21st day of June, 2023; and

WHEREAS, the Council has found and determined and does hereby find and determine that the Petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 21st day of June 2023.



Anna M. Stout
President of the City Council

ATTEST:

Amy Phillips

Amy Phillips
City Clerk

