

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 73-23

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS TALLMAN ENCLAVE
ANNEXATION 241 27 ½ RD, 239 27 ¼ RD, 237 27 ¼ RD, 235 27 ¼ RD, 232 27
¼ RD, 240 27 ¼ RD, 2735 HWY 50, 2736 ½ B ¼ RD, 2736 B ¼ RD AND 2739
HWY 50 CONSISTING OF APPROXIMATELY 23.25 ACRES WILL BE
CONSIDERED FOR ANNEXATION TO THE CITY OF GRAND JUNCTION,
COLORADO, AND EXERCISING LAND USE CONTROL**

WHEREAS, on the 16th day of August 2023, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Tallman Enclave Annexation and more particularly described as follows:

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Southwest 1/16 Corner of said Section 25 whence the South 1/16 Corner of said Section 25 bears N89°55'12"E a distance of 1,321.98 feet with all other bearings relative thereto;

Thence N00°04'48"W a distance of 20.00 feet to a point on the northerly Right-of-Way of B 1/4 Road and the southerly line of TALLMAN ANNEXATION, ORDINANCE No. 4797;

Thence N89°55'12"E along the southerly line of said annexation, a distance of 569.58 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Thence along the easterly line of the aforementioned TALLMAN ANNEXATION, the following seven (7) courses: N00°12'47"W a distance of 245.65 feet;

S89°59'29"W a distance of 435.00 feet; N00°00'31"W a distance of 338.05 feet;

N01°05'56"E a distance of 374.68 feet; N59°05'50"W a distance of 31.60 feet;

N59°28'33"W a distance of 57.47 feet;

N45°07'33"W a distance of 91.00 feet to a point on the easterly line of WESTERN HILLS ANNEXATION No.2, ORDINANCE 2628; Thence

N00°01'03"W a distance of 233.00 feet along said easterly line to a point on the southerly line of CENTRAL ORCHARD MESA ANNEXATION, ORDINANCE No.

1481; Thence S89°59'47"E along said southerly line, a distance of 1,306.35 feet to the northwesterly corner of PHIPPS ANNEXATION, ORDINANCE No. 1665;

Thence along the westerly line of said annexation, the following four (4) courses: S00°05'30"W a distance of 30.00 feet;

S80°54'30"W a distance of 116.70 feet; S21°55'00"W a distance of 96.20 feet; S13°45'00"E a distance of 105.48 feet to the northwesterly corner of WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145; Thence along the easterly line of said annexation, the following five (5) courses: S19°52'07"W a distance of 281.16 feet; S73°14'16"W a distance of 9.14 feet; S28°15'35"W a distance of 627.04 feet; N89°50'38"W a distance of 117.77 feet; S00°01'25"E a distance of 241.47 feet to a point on the northerly Right-of-Way of B 1/4 Road; Thence S89°55'12"W a distance of 91.41 feet to the Point of Beginning of the TALLMAN ENCLAVE ANNEXATION;

Said Parcel of land CONTAINING 1,017,303 Square Feet or 23.35 Acres, more or less.

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 3 years, pursuant to 31-12-106(1). C. R. S.

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

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area for introduction and first reading on the 20th day of September 2023 with second reading of the proposed annexation ordinance on October 4, 2023.
3. Pursuant to the Municipal Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 16 day of August 2023.

Attest:



President of the Council



City Clerk



PUBLISHED

August 18, 2023

August 25, 2023

September 1, 2023

September 8, 2023