

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 07-25

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

DIXON ANNEXATION

**APPROXIMATELY 2.89 ACRES
LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO**

WHEREAS, on the 19th day of February 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

**DIXON ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on

the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 16th day of April, 2025, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether 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.
2. Pursuant to the State's 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 the 19th day of February 2025.



Abram Herman
President of the Council

ATTEST:


Selestina Sandoval
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.


City Clerk

<i>DATES PUBLISHED</i>
February 22nd, 2025
March 1st, 2025
March 8th, 2025
March 15th, 2025