

RESOLUTION NO. 27-93

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION

BLUE HERON II ANNEXATION
APPROXIMATELY 25.0 ACRES
LOCATED SOUTH OF RIVER ROAD, AT 25 ROAD

WHEREAS, on the twenty-first day of April, 1993, a petition was submitted 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:

(legal description)

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:

That a hearing will be held on the 2nd day of June, 1993, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

PASSED and ADOPTED this 21st day of April, 1993.

Attest:

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/s/ _____ Reford _____ C. _____ Theobold
President of the Council

/s/ Stephanie Nye
City Clerk

Blue Heron II Annexation:

A tract of land situated in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion of Riverside Subdivision as recorded in Plat Book 1 at Page 28 in the office of the Mesa County Clerk and Recorder, said tract being more particularly described as follows:

Beginning at the Southeast Corner of Lot 11 of Riverside Subdivision; thence N 74°48' W along the Southerly line of said Lot 11 a distance of 523.29 feet to the Southeast Corner of Lot 12 of Riverside Subdivision; thence N 87°51'09" W along the Southerly line of said Lot 12 a distance of 400.28 feet to the Southwest Corner of said Lot 12; thence North a distance of 525.0 feet to the Northwest Corner of said Lot 12; thence North a distance of 50.0 feet to a point on the South line of Lot 10 of Riverside Subdivision; thence West a distance of 10.0 feet; thence North a distance of 512.52 feet to a point on the North line of said Lot 10, said line being common with the Southerly Right-of-Way for River Road; thence along the Southerly Right-of-Way for River Road the following three (3) courses and distances:

- 1) S 56°34' E a distance of 323.80 feet;
- 2) 671.52 feet along the arc of a curve to the right having a radius of 2437.70 feet and a long chord which bears S 48°40'30" E a distance of 669.39 feet;
- 3) S 40°47' E a distance of 223.53 feet to the Northeast Corner of Lot 11 of Riverside Subdivision;

thence S 00°30' W along the East line of said Lot 11 a distance of 450.0 feet to the Point of Beginning.