

RESOLUTION NO. 28-93

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

COUNTRY CLUB HEIGHTS ANNEXATION  
APPROXIMATELY 46.41 ACRES  
LOCATED SOUTH OF I-70, WEST OF 12TH STREET

**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:  
—

/s/ \_\_\_\_\_ Reford \_\_\_\_\_ C. \_\_\_\_\_ Theobold  
President of the Council

/s/ Stephanie Nye  
City Clerk

COUNTRY CLUB HEIGHTS ANNEXATION:

A tract of land situated in the E1/2 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the E1/4 Corner of said Section 35; thence S00°11'10"W along the East line of said Section 35 a distance of 1319.17 feet to the Southeast corner of the NE1/4 SE1/4 of said Section 35; thence N89°54'07"W a distance of 1315.11 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 35; thence N00°00'44"W along the West line of the NE1/4 SE1/4 of said Section 35 a distance of 884.82 to the Northwest corner of Peach Hill Subdivision as recorded in Plat Book 12 at Page 137 in the office of the Mesa County Clerk and Recorder; thence S89°40'06"E along the North boundary of Peach Hill Subdivision a distance of 542.80 feet to the Southwest corner of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder; thence N00°11'10"E along the West boundary of Country Club Heights a distance of 1134.64 feet to a point on the South Right-of-Way of Interstate Highway 70; thence along the South Right-of-Way of Interstate Highway 70 by the following three (3) courses and distances: (1) S88°20'35"E a distance of 257.41 feet; (2) S79°48'35"E a distance of 202.20 feet; (3) S88°20'35"E a distance of 319.01 feet to the East line of said Section 35; thence S00°11'05"W along said East line a distance of 646.97 feet to the Point of Beginning.

m:cchights.doc