

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 35-93

A RESOLUTION MAKING CERTAIN FINDINGS  
AND DETERMINING THAT PROPERTY KNOWN AS  
BLUE HERON II  
IS ELIGIBLE FOR ANNEXATION

**WHEREAS**, on the 21st 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**, a hearing on the petition was duly held after proper notice on the 2nd day of June, 1993; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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 single ownership comprising more than twenty acres, which has an assessed value 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:**

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

**ADOPTED** this 16th day of June, 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.