

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 36-93

A RESOLUTION MAKING CERTAIN FINDINGS  
AND DETERMINING THAT PROPERTY KNOWN AS  
COUNTRY CLUB HEIGHTS  
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

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.

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