

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 82-93

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

**BLUFFS WEST ANNEXATION
APPROXIMATELY 120 ACRES
LOCATED EAST OF 23 ROAD AND NORTH OF E ROAD**

WHEREAS, on the 1st day of December, 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:

(insert 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 5th day of January, 1994, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 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.

ADOPTED this 1st day of December, 1993.

Attest:

/s/ R. T. Mantlo
President of the Council Pro Tem

/s/ Stephanie Nye
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.

—
/s/ Stephanie Nye
City Clerk

Published: December 5, 1993
December 12, 1993
December 19, 1993
December 26, 1993

BLUFFS WEST ANNEXATION:

A tract of land situated in the NW¹/₄, the SW¹/₄, and the SE¹/₄ of Section 8, and in the NE¹/₄ of the NW¹/₄ of Section 17, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of the NW¹/₄ SW¹/₄ of said Section 8, and considering the West line of said Section 8 to bear due North with all bearings contained herein being relative thereto;

thence North along the West line of said Section 8 a distance of 1319.75 feet to the West ¹/₄ Corner of Section 8;

thence continuing North along the West line of Section 8 a distance of 641.63 feet to a point on the Easterly Right-of-Way for the Redlands Parkway;

thence along the Easterly Right-of-Way for the Redlands Parkway, as described in Book 1371 at Page 271 in the office of the Mesa County Clerk and Recorder, the following ten (10) courses and distances:

- 1) N 33°29'16" E a distance of 96.33 feet;
- 2) N 73°13'39" E a distance of 36.83 feet;
- 3) N 42°59'31" E a distance of 52.07 feet;
- 4) N 51°21'45" E a distance of 54.73 feet;
- 5) N 38°51'19" E a distance of 85.14 feet;
- 6) N 40°08'25" E a distance of 92.46 feet;
- 7) N 12°11'02" E a distance of 38.50 feet;
- 8) N 10°19'42" W a distance of 47.96 feet;
- 9) N 15°11'49" W a distance of 39.18 feet;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the South Bank of the Colorado River;

thence along the South Bank of the Colorado River the following two (2) courses and distances:

- 1) S 53°45'00" E a distance of 730.22 feet;
 - 2) S 46°15'00" E a distance of 660.0 feet to the East line of the SW¹/₄ NW¹/₄ of Section 8;
- thence South along the East line of said SW¹/₄ NW¹/₄ a distance of 71.32 feet;
- thence S 86°12'30" E a distance of 241.57 feet;
- thence S 58°31'25" E a distance of 358.88 feet;
- thence S 74°23'30" E a distance of 296.50 feet;
- thence S 53°11'00" E a distance of 301.75 feet to a point on the North Right-of-Way for Greenbelt Drive;
- thence 247.95 feet along the arc of a curve to the right having a radius of 1185.92 feet, a central angle of 11°58'46", and a long chord which bears S 80°22'51" E a distance of 247.50 feet to a point which is the intersection of the North Right-of-Way for Greenbelt Drive and the East line of the NE¹/₄ SW¹/₄ of said Section 8;
- thence South along the East line of said NE¹/₄ SW¹/₄ a distance of 287.88 feet;
- thence S 65°31'28" E a distance of 571.87 feet;
- thence S 29°37'40" E a distance of 501.16 feet to a point on the North line of the SW¹/₄ SE¹/₄ of said Section 8;
- thence N 89°32'52" W along the North line of said SW¹/₄ SE¹/₄ a distance of 81.23 feet;
- thence S 49°56'55" W a distance of 353.40 feet;

thence N 40°03'05" W a distance of 150.00 feet;
thence S 49°56'55" W a distance of 200.00 feet;
thence S 40°03'05" E a distance of 150.00 feet;
thence S 49°56'55" W a distance of 256.20 feet;
thence S 45°55'55" W a distance of 167.18 feet;
thence S 30°45'55" W a distance of 165.00 feet;
thence S 14°55'55" W a distance of 100.00 feet;
thence S 03°55'55" W a distance of 427.18 feet;
thence S 00°08'05" W a distance of 98.20 feet;
thence N 87°15'25" W a distance of 265.25 feet;
thence N 08°46'10" E a distance of 560.17 feet;
thence N 23°53'10" E a distance of 818.28 feet;
thence S 89°46'07" W a distance of 297.09 feet;
thence S 36°53'11" W a distance of 443.44 feet;
thence S 00°59'00" W a distance of 276.58 feet;
thence S 89°40'53" W a distance of 316.98 feet;
thence S 03°05'00" W a distance of 318.37 feet;
thence S 86°14'00" W a distance of 712.85 feet;
thence N 00°07'00" W a distance of 280.00 feet;
thence N 00°11'55" E a distance of 313.94 feet;
thence N 42°56'00" E a distance of 491.53 feet;
thence N 00°14'46" W a distance of 130.59 feet to the Northeast Corner of
the SW¹/₄ SW¹/₄ of said Section 8;
thence N 89°58'04" W along the North line of the SW¹/₄ SW¹/₄ of said Section 8 a
distance of 1318.87 feet to the Point of Beginning.

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Dec. 1, 1993 - 10:25am