

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 9-94

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS BLUFFS WEST
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

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, a hearing on the petition was duly held after proper notice on the 5th day of January, 1994; 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:

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 5th day of January, 1994.

Attest:
—

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

Stephanie Nye
City Clerk

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