

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 59-94

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTIES KNOWN AS SOUTH CAMP #1, #2 and #3 ARE ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

**WHEREAS**, on the 1st day of June, 1994, petitions were referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following properties situate in Mesa County, Colorado, and described as follows:

(insert legal description, Exhibit "A")  
and  
(insert legal description, Exhibit "B")  
and  
(insert legal description, Exhibit "C")

**WHEREAS**, a hearing on the petitions was duly held after proper notice on the 6th day of July, 1994; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petitions are in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the areas proposed to be annexed are contiguous with the City; that a community of interest exists between the territories and the City; that the territories proposed to be annexed are urban or will be urbanized in the near future; that the said territories are integrated or are 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 territories. 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 territories are eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

**ADOPTED** this 6th day of July, 1994.

Attest:

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

/s/ Stephanie Nye  
City Clerk

## SOUTH CAMP #1

A tract of land in Section 35 Township 11S, Range 101 W of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of Government Lot 2 of said Section 35; thence S00° 10'07" E along the west line of said Lot 2 a distance of 1318.14 ft. to the southwest corner of said Lot 2; thence N89° 35'29" E along the south line of said Lot 2 a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 658.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 657.0 ft. to a point; thence N00° 10'07"W a distance of 1310.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 659.13 ft. to the point of beginning.

**SOUTH CAMP #2**

A tract of land in Section 35, Township 11 S, Range 101 W of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Government Lot 2 of said Section 35; thence N89° 35'29"E along the south line of said Lot 2 a distance of 1.0 ft. to the TRUE POINT OF BEGINNING; thence N00° 10'07"W a distance of 658.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 657.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 1310.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 657.13 ft. to a point; thence East 3.0 ft. to a point; thence S00° 10'07"E a distance of 657.13 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 1301.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 659.98 ft. to a point; thence West 3.0 ft. to the TRUE POINT OF BEGINNING.

### SOUTH CAMP #3

A tract of land situated in Sections 22, 26, 27 and 35, all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Government Lot 2 in Tract 37 of said Section 35; thence N89°35'29"E along the South line of said Lot 2 a distance of 4.0 feet to the True Point of Beginning; thence N00°10'07"W a distance of 658.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 1301.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 657.13 feet to a point; thence West a distance of 4.0 feet to the Northwest corner of said Lot 2; thence N00°04'05"E along the West line of Government Lot 1 of Tract 37 of said Section 35 a distance of 638.45 feet to the Northwest corner of the South 1/2 of said Lot 1; thence N89°42'13"E along the North line of the South 1/2 of said Lot 1 a distance of 1390.88 feet to a point on the West right-of-way line of South Camp Road as described in Book 1778 at Page 749 in the office of the Mesa County Clerk and Recorder; thence N00°02'22"W

along the West right-of-way line of South Camp Road a distance of 674.20 feet to a point on the North line of said Section 35; thence N 00°22'30" W along the West right-of-way line of South Camp Road a distance of 203.72 feet to the South line of the Redlands Irrigation Company Second Lift Canal; thence S 88°22'41" E a distance of 3.0 feet to the West right-of-way line of South Camp Road as described in Book 978 at Page 221 in the office of the Mesa County Clerk and Recorder; thence N 00°22'30" W along the West right-of-way of South Camp Road a distance of 1117.18 feet to the Southeast corner of Lot 1, Block 1, Monument Meadows Subdivision; thence N00°24'W along the East lines of Lot 1, Block 1, Lots 1 and 2 Block 2, and Lot 7 and Lots 6 through 2, Block 3 of Monument Meadows Subdivision a distance of 1322.25 feet to a point on the west right-of-way line of South Camp Road from whence the East  $\frac{1}{4}$  corner of said Section 26 bears East a distance of 30.0 feet; thence N00°26'W along the East line of Lots 2 and 1, Block 3 of Monument Meadows Subdivision a distance of 296.34 feet to the Northeast corner of Lot 1, Block 3 of Monument Meadows Subdivision; thence N00°26'W along the East line of Lot 1 of Monument Meadows Subdivision 1st Addition a distance of 266.03 feet to the northeast corner of said Lot 1; thence N00°24'W along the West right-of-way line of South Camp Road a distance of 254.3 feet to a point on the South right-of-way line of South Broadway as described in Book 975 at Page 341 in the office of the Mesa county Clerk and Recorder; thence N89°51'W along the South right-of-way line of South Broadway a distance of 653.48 feet to a point; thence S77°14'W along the South right-of-way line of South Broadway a distance of 75.84 feet to a point on the East line of Lot 4, Block 8 of the Replat of Lots 2, 3, 4, 5, 6 & 6 of Block 4, 1st Addition to Monument Meadows Subdivision; thence N00°24'W along the East line of said Lot 4 a distance of 6.95 feet to the Northeast corner of said Lot 4; thence N 89°51' W along the South right-of-way line of South Broadway a distance of 471.48 feet to the Northwest corner of Lot 1, Block 8 of the Replat of Lots 2, 3, 4, 5 & 6 of Block 4 of the 1st Addition to Monument Meadows Subdivision; thence N00°09'E a distance of 10.0 feet to the intersection of the East right-of-way line of Meadows Way and the

South right-of-way line of South Broadway; thence N89°51'W a distance of 50.0 feet to the intersection of the West right-of-way line of Meadows Way with the South right-of-way line of South Broadway; thence along the South right-of-way line of South Broadway the following three (3) courses and distances:

- (1) N89°51'W a distance of 864.94 feet to a point of curvature;
- (2) 204.12 feet along the arc of a curve to the right having a radius of 848.51 feet, a central angle of 13°47'00", and a long chord which bears N 82°57'30" W a distance of 203.63 feet;
- (3) N76°04'W a distance of 446.04 feet to the East line of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said Section 26;

thence N00°42'E along the East line of the W $\frac{1}{2}$  NW $\frac{1}{4}$  of said Section 26 a distance of 29.89 feet to a point which is 1.0 feet southerly of the centerline of South Broadway; thence along a line which is parallel with and 1.0 feet South of the centerline of South Broadway the following three (3) courses and distances:

- (1) N71°26'W a distance of 90.0 feet;
- (2) 435.99 feet along the arc of a curve to the right with a long chord bearing N56°16'W a distance of 432.05 feet;
- (3) 315.85 feet along the arc of a curve to the left with a long chord which bearing N59°51'W a distance of 315.48 feet;

thence S05°11'E a distance of 20.46 feet to a point on the South right-of-way line of South Broadway; thence N88°45'57"W along the South right-of-way line of South Broadway a distance of 524.35 feet to a point; thence S23°50'39"W a distance of 43.33 feet to the Northeast corner of Lot 4 of Hacienda Acres Subdivision; thence N88°45'57"W along the north line of Hacienda Acres Subdivision a distance of 941.38 feet to the Northwest corner of Lot 1 of Hacienda Acres Subdivision; thence N01°21'33"E a distance of 40.0 feet to a point on the centerline of South Broadway; thence N88°52'W along the centerline of South Broadway a distance of 393.0 feet to a point; thence West along the centerline of South Broadway a distance of 75.0 feet to a point on the East line of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 27, said line also being the East line of The Seasons at Tiara Rado Filing No. 3; thence S00°58'50"E along the East line of said subdivision a distance of

541.89 feet to a point on the East line of said subdivision from whence the Southeast Corner of the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 27 bears  $S00^{\circ}58'50''E$  a distance of 863.31 feet; thence  $N89^{\circ}53'22''E$  a distance of 272.86 feet to a point; thence  $S43^{\circ}21'45''E$  a distance of 120.13 feet to a point; thence  $S20^{\circ}18'34''E$  a distance of 90.47 feet to a point; thence  $S06^{\circ}15'26''W$  a distance of 360.75 feet to a point; thence  $S12^{\circ}30'26''W$  a distance of 329.70 feet to a point; thence  $S35^{\circ}56'26''W$  a distance of 18.55 feet to the South Line of the  $NE\frac{1}{4}$  of said Section 27; thence  $N89^{\circ}05'34''W$  a distance of 250.4 feet to the Southeast corner of the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 27; thence  $N89^{\circ}05'34''W$  along the south line of the  $W\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 27 a distance of 1355.14 ft. to a point; thence  $N44^{\circ}31'44''W$  a distance of 807.55 feet to the Southernmost Corner of The Seasons at Tiara Rado Filing No. 2; thence along the boundary line of said subdivision the following three (3) courses and distances:

- 1)  $N45^{\circ}28'16''E$  a distance of 123.73 feet;
- 2)  $N22^{\circ}54'22''E$  a distance of 254.52 feet;
- 3)  $N35^{\circ}18'35''W$  a distance of 333.42 feet to the Southernmost Corner of Lot 5 of the Replat of Lots 3, 4, 5 and 14 of The Seasons at Tiara Rado filing No. 2;

thence along the boundary line of said subdivision the following two (2) courses and distances:

- 1)  $N35^{\circ}32'53''E$  a distance of 100.28 feet;
- 2)  $S76^{\circ}49'51''E$  a distance of 222.74 feet to the intersection of the Southeast Corner of Lot 4 of said subdivision with the boundary line of the Tiara Rado Golf Course;

thence along the boundary line of the Tiara Rado Golf Course the following eight (8) courses and distances:

- (1)  $S47^{\circ}34'58''E$  a distance of 177.68 feet;
- (2)  $S81^{\circ}57'13''E$  a distance of 189.14 feet;
- (3)  $S42^{\circ}53'38''E$  a distance of 747.49 feet;
- (4)  $S87^{\circ}42'25''E$  a distance of 433.15 feet;
- (5)  $N78^{\circ}17'21''E$  a distance of 84.19 feet;
- (6)  $N64^{\circ}00'53''E$  a distance of 91.54 feet;

- (7) N03°12'18"E a distance of 95.80 feet;
- (8) N19°58'10"W a distance of 133.92 feet to the intersection of the boundary line of the Tiara Rado Golf Course with the Southwest Corner of The Seasons at Tiara Rado Filing No. 3;

thence along the boundary line of said subdivision the following four (4) courses and distances:

- 1) N19°58'10" W a distance of 68.84 feet;
- 2) N00°57'53"W a distance of 332.67 feet;
- 3) N05°22'31"W a distance of 501.90 feet;
- 4) N06°37'47"E a distance of 42.04 feet to the intersection of the Northwest Corner of said subdivision with the Southwest Corner of The Seasons at Tiara Rado Filing No. 1;

thence along the boundary line of The Seasons at Tiara Rado Filing No. 1 the following two (2) courses and distances:

- 1) N06°37'47"E a distance of 178.91 feet;
- 2) N10°05'30"E a distance of 129.93 feet to the intersection of the Northwest corner of said subdivision with the boundary line of the Tiara Rado Golf Course;

thence along the boundary line of said Golf Course the following five (5) courses and distances:

- (1) N56°07'45"W a distance of 98.70 feet;
- (2) S69°26'19"W a distance of 315.09 feet;
- (3) N49°07'26"W a distance of 301.91 feet;
- (4) N37°46'27"W a distance of 58.90 feet;
- (5) N45°36'26"W a distance of 32.03 feet;

thence leaving said Golf Course boundary line, N00°32'00"E a distance of 30.78 feet to a point; thence N31°29'00"E a distance of 77.90 feet to a point; thence N20°49'00"E a distance of 209.3 feet to a point; thence N40°46'E a distance of 83.7 feet to a point; thence N52°55'00"E a distance of 64.15 feet to a point; thence N32°34'00"E a distance of 62.18 feet to a point on the North line of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of said Section 27; thence S88°33'36"E along said North line a distance of 639.98 feet to the Northeast Corner of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of said Section 27; thence S00°58'50"E along the East line of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of said Section 27 a distance of 1268.92 feet to a point on the Eastern boundary line of The



Seasons at Tiara Rado Filing No. 3 from whence the centerline of South Broadway bears S00°58'58"E a distance of 1.0 feet; thence along a line which is parallel with and 1.0 feet North of the centerline of South Broadway the following three (3) courses and distances:

- 1) East a distance of 75.0 feet;
- 2) S88°52'00"E a distance of 393.0 feet;
- 3) S88°45'57"E a distance of 958.36 feet;

thence S88°45'57"E along a line which is 1.0 feet North of the South right-of-way line of South Broadway a distance of 522.94 feet; thence N05°11'00"W a distance of 20.46 feet to a point on the centerline of South Broadway; thence along the centerline of South Broadway the following four (4) courses and distances:

- 1) 315.98 feet along the arc of a curve to the right with a long chord bearing S59°51'E a distance of 315.61 feet;
- 2) 435.46 feet along the arc of a curve to the left with a long chord which bearing S56°16'E a distance of 431.53 feet;
- 3) S71°26'E a distance of 90.0 feet to a point on the East line of the W½ of the NW¼ of Section 26;
- 4) S76°04'W a distance of 1.05 feet;

thence S00°42'W a distance of 29.89 feet to a point which is 1.0 feet Northerly of the South right-of-way line of South Broadway; thence along a line which is parallel with and 1.0 feet Northerly of the South right-of-way line of South Broadway the following three (3) courses and distances:

- 1) S76°04'E a distance of 445.24 feet;
- 2) 203.88 feet along the arc of a curve to the left having a radius of 847.51 feet, a central angle of 13°47'00", and a long chord which bears S82°57'30"E a distance of 203.39 feet;
- 3) S89°51'E a distance of 864.94 feet;

thence N00°09'E a distance of 29.0 feet to the centerline of South Broadway; thence S89°51'E along the centerline of South Broadway a distance of 531.48 feet to a point; thence S00°24'E a distance of 45.72 feet to a point which is 1.0 feet North of the South right-of-way line of South Broadway; thence along a line which is parallel with and 1.0 feet Northerly of the South right-of-way line of South Broadway the following two (2) courses and

distances:

- 1) N77°14'E a distance of 74.82 feet;
- 2) S89°51'E a distance of 654.48 feet to the intersection of a line which is 1.0 feet North of the South right-of-way line of South Broadway with a line which is 1.0 feet East of the West right-of-way line of South Camp Road;

thence S00°24'00"E along a line which is parallel with and 1.0 feet East of the West right-of-way line of South Camp Road a distance of 255.3 feet to a point; thence S89°36'00"E a distance of 29.9 feet to the East boundary line of Section 26; thence S0026'00"E a distance of 562.36 feet to the East  $\frac{1}{4}$  Corner of Section 26; thence continuing along the East boundary line of Section 26, S00°24'E a distance of 1322.25 feet to the Northeast corner of Lot 4 of Section 26; thence S89°49'W a distance of 29.0 feet to a point which is 1.0 feet East of the West right-of-way line of South Camp Road; thence S00°22'30"E along a line which is parallel with and 1.0 feet East of the West right-of-way line of South Camp Road a distance of 1320.90 feet to a point on the North boundary line of Section 35; thence S00°02'22"W along a line which is parallel with and 1.0 feet East of the west right-of-way line of South Camp Road a distance of 674.20 feet to a point; thence N89°42'13"E a distance of 29.0 feet to a point on the East boundary line of Section 35; thence S00°17'47"E a distance of 1147.59 feet to a point; thence N87°11'34"W a distance of 30.04 feet to a point on the West right-of-way line of South Camp Road; thence S00°17'47"E along the West right-of-way line of South Camp Road a distance of 805.87 feet to a point on the South boundary line of Tract 37 of said Section 35; thence S47°40'W a distance of 198.74 feet to a point; thence S89°52'W a distance of 485.4 feet to a point; thence N00°02'W a distance of 133.5 feet to a point on the South boundary line of said Tract 37; thence S89°35'29"W along the South boundary line of said Tract 37 a distance of 23.68 feet to a point; thence continuing along the South boundary line of said Tract 37, S89°35'29"W a distance of 702.23 feet to the True Point of Beginning.

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