

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 18-95

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

COUNTRY CLUB PARK WEST ANNEXATION

**LOCATED AT 401 THROUGH 408 DRESSEL DRIVE AND
313 THROUGH 413 COUNTRY CLUB PARK ROAD**

WHEREAS, on the 15th day of February, 1995, a petition was referred 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:

A parcel of land situate in the South 1\2 of Section 16 and in the North 1\2 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the south 1\4 corner of Section 16, Township 1 South, Range 1 West, thence along the east line of Lot 10 of Redlands Club Heights Subdivision as recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder N 01°27'00" E, 115.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said Lot 10, crossing Dressell Drive and along the east line of Lots 9,8,7 and 6 of said Redlands Club Heights Subdivision N 01°27'00" E, 505.00 feet to the northeast corner of said Lot 6; thence along the north line of said Lot 6 N 88°33'00" W, 125.00 feet to the northwest corner of said Lot 6; thence along the easterly Right-of-Way line of said Dressell Drive N 01°27'00" E, 45.80 feet; thence continuing along said easterly Right-of-Way line N 24°11'00" E, 244.40 feet to the northwest corner of Lot 4 of said Redlands Club Heights Subdivision; thence crossing said Dressell Drive and along the northerly line of Lot 14 of said Redlands Club Heights Subdivision N 65°49'00" W, 53.00 feet to the northeast corner of said Lot 14; thence continuing along the northerly line of said Lot 14 S 87°53'00" W, 45.80 feet to the northwest corner of said Lot 14; thence along the westerly line of said Lot 14 and Lot 13 of said Redlands Club Heights Subdivision S 33°31'00" W, 591.40 feet; thence continuing along the westerly line of said Lot 13 and the westerly line of Lots 12 and 11 of said Redlands Club Heights Subdivision S 16°49'00" W, 432.00 feet to the southwest corner of said Lot 11; thence along the south line of said Lot 11 S 89°31'30" E, 323.90 feet; thence leaving the south line of said Lot 11 and along the westerly line of Lots 3,4,5,6,7,8,9,10,11 and 12, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of the Mesa County Clerk and Recorder and along the westerly line of a parcel of land as described in Book 1829 at Page 812 of the records of the Mesa County Clerk and Recorder S 19°56'37" E, 1592.19 feet to a point on the northeasterly Right-of-Way line of Bella Pago Drive; thence along said northeasterly Right-of-Way line S 67°02'11" E, 68.12 feet; thence along the northerly Right-of-Way line of said Bella Pago Drive and crossing Country Club Park Road N 65°21'43" E,

303.96 feet to the southeast corner of Lot 13, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 13 N 28°52'50" W, 180.00 feet to the northeast corner of said Lot 13; thence along the southerly line of Lot 14, Block 3 of said Country Club Park Subdivision N 76°05'12" E, 150.00 feet to the southeast corner of said Lot 14; thence along the easterly line of Lots 14,15,16,17,18,19 and 20, Block 3 of said Country Club Park Subdivision N 20°43'16" W, 900.00 feet to the northeast corner of said Lot 20; thence along the southerly line of Lot 24, Block 3 of said Country Club Park Subdivision N 70°29'30" E, 50.00 feet to a point; thence along the westerly line of a parcel of land as described in Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder N 19°30'30" W, 179.36 feet to a point; thence along a southerly line of said parcel of land S 70°29'30" W, 50.00 feet to a point on the easterly line of Lot 22, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 22 N 19°30'30" W, 115.15 feet to the northeast corner of said Lot 22; thence crossing said Country Club Park Road and along the easterly line of Lot 2, Block 4 of said Country Club Park Subdivision N 22°57'26" W, 207.72 feet to the northeast corner of said Lot 2; thence along the north line of said Lot 2 N 88°33'00" W, 210.00 to the Point of Beginning. Said described parcel contains 24.14 acres.

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 April, 1995, 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 without the consent of the landowner; 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 15th day of February, 1995.

Attest:

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

/s/ Stephanie Nye
City Clerk