

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 40-95

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

WHEREAS, on the 15th day of February, 1995, 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:

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, a hearing on the petition was duly held after proper notice on the 5th day of April, 1995; 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 identical ownership has been divided without the consent of the landowner; that no 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; 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 April, 1995.

Attest:

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

/s/ Stephanie Nye
City Clerk