

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 53-95**

**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**

**MONUMENT VALLEY ANNEXATION**

**MONUMENT VALLEY FILINGS 4 & 5,  
AND PROPERTIES BETWEEN 385 AND 448 ALONG S. CAMP ROAD**

**WHEREAS**, on the 3rd day of May, 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 Sections 26 and 35, Township 11 South, Range 101 West of the 6th Principal Meridian, and in Sections 18, 19 and 30, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian, thence along the section line common with said Section 19 and Section 18, Township 1 South, Range 1 West N 89°32'54" E a distance of 30.00 to the True Point of Beginning of the parcel of land described herein; thence along the East Right-of-Way line of South Camp Road as described in Book 676 at Page 485 of the records of the Mesa County Clerk and Recorder S 00°02'22" E a distance of 2574.05 feet to a point on the East-West centerline of said Section 19; thence along said East-West centerline S 89°47'22" W a distance of 14.79 feet to a point on the centerline of South Camp Road; thence along the centerline of said South Camp Road the following 9 courses:

- 1) Thence 528.07 feet along the arc of a curve concave to the Northeast having a radius of 716.20 feet, the chord of which bears S 32°35'14" E a distance of 516.19 feet;
- 2) Thence S 53°42'36" E a distance of 573.66 feet;
- 3) Thence 239.36 feet along the arc of a curve concave to the Northeast having a radius of 954.93 feet, the chord of which bears S 60°53'27" E a distance of 238.73 feet;
- 4) Thence S 68°04'16" E a distance of 1200.25 feet;
- 5) Thence 584.73 feet along the arc of a curve concave to the Southwest having a radius of 954.93 feet, the chord of which bears S 50°31'46" E a distance of 575.63 feet;
- 6) Thence S 32°59'16" E a distance of 45.59 feet;
- 7) Thence 602.09 feet along the arc of a curve concave to the Southwest having a radius of 954.93 feet, the chord of which bears S 14°55'30" E a

distance of 592.17 feet;

8) Thence S 03°08'04" W a distance of 429.94 feet;

9) Thence 353.11 feet along the arc of a curve concave to the East having a radius of 954.93 feet, the chord of which bears S 07°27'31" E a distance of 351.10 feet; thence leaving the centerline of said South Camp Road and along the centerline of Rimrock Drive the following 2 courses:

1) Thence S 71°52'44" W a distance of 176.25 feet;

2) Thence 322.19 feet along the arc of a curve concave to the South having a radius of 946.88 feet, the chord of which bears S 62°07'51" W a distance of 320.64 feet; thence along the Southerly boundary line of Monument Valley Subdivision Filing No.5 as recorded in Plat Book 14 at Page 212 of the records of the Mesa County Clerk and Recorder the following 4 courses:

1) Thence N 37°47'16" W a distance of 457.50 feet;

2) Thence S 53°35'44" W a distance of 1305.91 feet;

3) Thence N 66°56'59" W a distance of 97.50 feet;

4) Thence S 76°14'20" W a distance of 285.60 feet; thence along the Westerly boundary line of said Monument Valley Subdivision Filing No.5 the following 3 courses:

1) Thence N 03°04'00" E a distance of 271.33 feet;

2) Thence N 00°00'00" W a distance of 460.00 feet;

3) Thence N 14°12'42" W a distance of 394.84 feet; thence along the Southwesterly boundary line of Monument Valley Subdivision Filing No. 4 as recorded in Plat Book 14 at Page 76 of the records of the Mesa County Clerk and Recorder N 56°32'26" W a distance of 589.89 feet; thence along the West boundary line of said Monument Valley Subdivision Filing No.4 (said West boundary line also being the section line common with said Sections 19 and Section 35, Township 11 South, Range 101 West) N 00°05'00" E a distance of 2139.18 feet to the East 1/4 corner of said Section 35; thence continuing along said West boundary line and section line common with said Sections 35 and 19 N 00°02'22" W a distance of 162.41 feet to the West 1/4 corner of said Section 19; thence continuing along the section line common with said sections 35 and 19 N 00°02'22" W a distance of 54.76 feet to Corner No.6, Tract 37 in said Section 35; thence along the South line of said Tract 37 S 89°35'29" W a distance of 30.00 feet to a point on the West Right-of-Way line of South Camp Road; thence along said West Right-of-Way line, which is 30.00 feet West of and parallel with the section line common with said Sections 35 and 19 N 00°02'22" W a distance of 811.16 feet to a point; thence S 87°11'34" E a distance of 30.04 feet to a point on the section line common with said Sections 35 and 19; thence along said section line N 00°02'22" W a distance of 1147.59 feet to a point; thence crossing the West 1/2 of said South Camp Road and along the North line of Canyon View Subdivision as recorded in Plat Book 14 at Page 223 and 224 of the records of the Mesa County Clerk and Recorder S 89°18'00" W a distance of 1419.28 feet to a point; thence N 00°46'00" W a distance of 691.60 feet to the South

1/4 corner of Section 26, Township 11 South, Range 101 West; thence along the section line common with said Sections 26 and 35 N 90°00'00" W a distance of 665.60 feet to a point; thence N 00°27'00" W a distance of 125.00 feet to a point on the South line of the Redlands Irrigation Company Second Lift Canal; thence along the south line of said Redlands Irrigation Company Second Lift Canal the following 10 courses:

- 1) Thence N 36°14'00" E a distance of 192.00 feet;
- 2) Thence N 30°11'00" E a distance of 34.57 feet;
- 3) Thence S 36°59'58" E a distance of 20.00 feet;
- 4) Thence 276.63 feet along the arc of a curve concave to the South having a radius of 365.55 feet, the chord of which bears N 81°45'02" E a distance of 270.08 feet.
- 5) Thence S 69°30'00" E a distance of 679.56 feet;
- 6) Thence 321.33 feet along the arc of a curve concave to the North having a radius of 495.17 feet, the chord of which bears S 88°05'23" E a distance of 315.72 feet;
- 7) Thence 88.96 feet along the arc of a curve concave to the South having a radius of 365.55 feet, the chord of which bears N 84°31'21" E a distance of 88.74 feet;
- 8) Thence S 85°29'50" E a distance of 37.81 feet;
- 9) Thence 221.84 feet along the arc of a curve concave to the North having a radius of 420.06 feet, the chord of which bears N 79°31'15" E a distance of 219.27 feet;
- 10) Thence N 60°26'55" E a distance of 80.02 feet to the Northwest corner of a parcel of land as described in Book 1984 at Page 814 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land S 00°00'00" W a distance of 225.99 feet to the Southwest corner of said parcel of land; thence along the South line of said parcel of land S 90°00'00" E a distance of 289.08 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line which is 32.00 feet West of and parallel with the section line common with Section 35, Township 11 South, Range 101 West and Section 18, Township 1 South, Range 1 West N 00°02'22" W a distance of 57.80 feet to a point on the North line of said Section 35; thence continuing along said line which is 32.00 feet West of and parallel with the section line common with said Section 18 and Section 26, Township 11 South, Range 101 West N 00°22'30" W a distance of 203.93 feet to a point; thence S 88°24'41" E a distance of 3.00 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line which is 29.00 feet West of and parallel with the section line common with said Section 18 and said Section 26 N 00°22'30" W a distance of 1116.28 feet to a point on the North line of Lot 4 of said Section 26; thence along the North line of said Lot 4 N 89°49'00" E a distance of 29.00 feet to the Northeast corner of said Lot 4; thence along the section line common with said Sections 18 and 26 N 00°22'00" W a distance of 1216.21 feet to the West 1/4 corner of said Section 18; thence continuing along said section line N 00°22'00" W a distance of 106.04 feet

to the East 1/4 corner of said Section 26; thence continuing along said section line N 00°22'00" W a distance of 102.98 feet to the Northwest corner of a parcel of land as described in Book 1531 at Page 369 of the records of the Mesa County Clerk and Recorder; thence along the North line of said parcel of land N 90°00'00" E a distance of 1393.33 feet to a point of the Westerly line of the Redlands Irrigation Company Second Lift Canal; thence along the West line of said Canal S 08°42'00" E a distance of 97.54 feet to a point; thence continuing along the West line of said Canal S 39°03'00" E a distance of 138.89 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 18; thence along the North line of said NE 1/4 SW 1/4 S 89°49'06" W a distance of 194.62 feet to the CW 1/16 corner of said Section 18; thence along the West line of said NE 1/4 SW 1/4 S 00°08'51" E a distance of 1321.81 feet to the SW 1/16 corner of said Section 18; thence along the West line of the SE 1/4 SW 1/4 of said Section 18 S 00°01'29" E a distance of 1321.29 feet to the W 1/16 corner of said Section 18 and Section 19, Township 1 South, Range 1 West; thence along the section line common with said Sections 18 and 19 S 89°32'54" W a distance of 837.51 feet to a point; thence continuing along said section line S 89°32'54" W a distance of 420.00 to the point of beginning. Said parcel contains 249.81 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the South Camp Annexation Parcel No.3 pursuant to City Ordinance No.2759.

A parcel of land situated in the Northeast 1/4 of Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Section 35, Township 11 South, Range 101 West, thence along the North line of said Section 35 N 90°00'00" W a distance of 32.00 feet to a point on a line 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along said line which is also 32.00 feet West of and parallel with the East line of said Section 35 S 00°02'22" E a distance of 57.80 feet to the True Point of Beginning of the parcel of land described herein; thence continuing along said line S 00°02'22" E a distance of 620 feet more or less to a point on the North line of Canyon View Subdivision as recorded in Plat Book 14 at Pages 223 and 224 of the records of the Mesa County Clerk and Recorder; thence along the North line of said Canyon View Subdivision S 89°18'00" W a distance of 1.00 feet to a point; thence along a line which is 33.00 feet West of and parallel with the East line of said Section 35 N 00°02'22" W a distance of 620 feet more or less to a point on the South line of a parcel of land as described in Book 1984 at Page 814 of the records of the Mesa County Clerk and Recorder; thence along the South line of said parcel of land S 90°00'00" E a distance of 1.00 feet to the point of beginning. Said parcel of land contains 0.014 acres more or less.

**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 7th day of June, 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 3rd day of May, 1995.

Attest:

/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
City Clerk