

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 83-95

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS BLUFFS WEST #2 ANNEXATION  
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

**WHEREAS**, on the 2nd day of August, 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:

A parcel of land situate in the SE 1/4 and SW 1/4 of Section 7, the NE 1/4 and NW 1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian and in the N 1/2 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 7, thence crossing the West 1/2 of 23 Road, along the North line of Tract "A" of The Bluffs West Estates Filing No. Three as recorded in Plat Book 12 at Page 464 of the records of the Mesa County Clerk and Recorder, crossing the Redlands Parkway and along the North line of Tract "D" of said Bluffs West Estates Filing No. Three N 89°57'00" W a distance of 834.69 feet to the Northwest corner of said Tract "D"; thence along the West line of said Tract "D" S 00°03'00" W a distance of 209.31 feet to a point on the Westerly Right-of-Way line of the Redlands Parkway; thence along said Westerly Right-of-Way line the following three courses:

1) 11.40 feet along the arc of a curve concave to the Northwest having a radius of 1860.00 feet, the chord of which bears S 46°35'32" W a distance of 11.40 feet;

2) S 46°16'09" W a distance of 99.99 feet;

3) S 46°46'04" W a distance of 5.86 feet to a point on the North line of Tract "C" of said Bluffs West Estates Filing No. three; thence along the North line of said Tract "C" the following two courses:

1) S 89°23'00" W a distance of 224.74 feet;

2) S 85°13'27" W a distance of 143.44 feet to the Northwest corner of said Tract "C"; thence along the Westerly line of said Tract "C" S 09°14'25" E a distance of 276.10 feet to a point on the Westerly Right-of-Way line of said Redlands Parkway; thence along said Westerly Right-of-Way line the following eight courses:

1) S 30°06'48" W a distance of 63.68 feet;

2) 201.92 feet along the arc of a curve concave to the Southeast having a radius of 1960.00 feet, the chord of which bears S 39°45'15" W a distance of 201.83 feet;

3) S 37°18'05" W a distance of 99.99 feet;

- 4) S 36°48'10" W a distance of 307.86 feet;
- 5) S 35°33'04" W a distance of 124.96 feet;
- 6) 285.02 feet along the arc of a curve concave to the Southeast having a radius of 1004.93 feet, the chord of which bears S 28°40'38" W a distance of 284.07 feet;
- 7) S 21°48'13" W a distance of 124.96 feet;
- 8) S 20°33'06" W a distance of 146.75 feet to a point on the Northerly line of Lot 16 of Redlands Estates Subdivision as recorded in Plat Book 8 at Page 74 of the records of the Mesa County Clerk and Recorder; thence along said Northerly line and crossing said Redlands Parkway S 71°10'00" E a distance of 158.71 feet to the Northeast corner of said Lot 16; thence along the Easterly line of said Lot 16 S 22°16'42" W a distance of 211.47 feet to the Northeast corner of Lot 17 of said Redlands Estates Subdivision; thence along the easterly line of said Lot 17 S 22°20'32" W a distance of 235.59 feet to the Southeast corner of said Lot 17; thence along the Southerly line of said Lot 17 N 45°51'30" W a distance of 199.89 feet to a point on the Westerly Right-of-Way line of said Redlands Parkway; thence along said Westerly Right-of-Way line and extending across Colorado State Highway No.340 S 44°32'05" W a distance of 474.55 feet to a point on the Southerly Right-of-Way line of said Colorado State Highway No.340; thence along said Southerly Right-of-Way line the following four courses:
  - 1) 329.24 feet along the arc of a curve concave to the Northeast having a radius of 1512.50 feet, the chord of which bears N 35°38'27" W a distance of 328.59 feet;
  - 2) North along the North-South centerline of said Section 7 a distance of 78.80 feet;
  - 3) 382.00 feet along the arc of a curve concave to the Southwest having a radius of 778.60 feet, the chord of which bears N 44°07'03" W a distance of 378.18 feet;
  - 4) N 57°13'01" W a distance of 105.25 feet to the Northwest corner of a parcel of land as described in Book 1797 at Page 310 of the records of the Mesa County Clerk and Recorder; thence along the Westerly line of said parcel of land S 27°22'00" W a distance of 196.00 feet to a point on the North line of Lot 3 of Iris Court Subdivision as recorded in Plat Book 9 at Page 77 of the records of the Mesa County Clerk and Recorder; thence along the North line of said Lot 3 N 88°54'00" E a distance of 119.65 feet to the Northeast corner of said Lot 3; thence along the East line of said Lot 3 S 01°47'00" W a distance of 151.97 feet to the Southeast corner of said Lot 3; thence along the Northerly and Northeasterly Right-of-Way line of Iris Court the following 3 courses:
    - 1) S 88°13'00" E a distance of 88.70 feet;
    - 2) 95.59 feet along the arc of a curve concave to the Southwest having a radius of 50.00 feet, the chord of which bears S 33°37'00" E a distance of 81.67 feet;
    - 3) S 57°43'00" E a distance of 127.78 feet to a point on the Westerly Right-

of-Way line of South Broadway; thence along the Westerly Right-of-Way line of said South Broadway the following six courses:

- 1) S 41°12'00" W a distance of 300.63 feet;
- 2) S 41°15'00" W a distance of 314.42 feet;
- 3) S 37°01'00" W a distance of 135.59 feet;
- 4) S 35°38'00" W a distance of 697.32 feet;
- 5) S 32°38'00" W a distance of 431.28 feet;
- 6) S 33°17'30" W a distance of 349.75 feet to a point on the North line of the SW 1/4 NW 1/4 of Section 18, Township 1 South, Range 1 West; thence along said North line N 89°54'00" W a distance of 1258.04 feet to the Northwest corner of said SW 1/4 NW 1/4; thence along the West line of said SW 1/4 NW 1/4 S 00°24'00" E a distance of 333.26 feet to a point on the Northerly Right-of-Way line of said South Broadway; thence along said Northerly Right-of-Way line N 89°51'00" W a distance of 457.77 feet to the Southeast corner of a parcel of land as described in Book 2068 at Page 868 of the records of the Mesa County Clerk and Recorder; thence along the East line of said parcel of land N 00°24'00" W a distance of 469.04 feet; thence along the Northerly line of said parcel of land the following five courses:

- 1) S 89°42'10" W a distance of 982.58 feet;
- 2) N 00°29'15" W a distance of 307.42 feet;
- 3) S 89°50'53" W a distance of 681.63 feet;
- 4) N 24°54'14" W a distance of 222.64 feet;
- 5) N 57°48'11" W a distance of 121.84 feet; thence along the Westerly line of said parcel of land the following two courses:

- 1) S 34°31'33" W a distance of 332.76 feet;
- 2) S 05°27'53" W a distance of 354.33 feet; thence continuing along the Westerly line of said parcel of land and extending across South Broadway S 19°21'23" W a distance of 381.89 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 feet North of and parallel with the South Right-of-Way line of said South Broadway the following three courses:

- 1) S 76°04'00" E a distance of 327.45 feet;
- 2) 203.88 feet along the arc of a curve concave to the North having a radius of 847.51 feet, the chord of which bears S 82°57'30" E a distance of 203.39 feet;
- 3) S 89°51'00" E a distance of 864.94 feet; thence N 00°09'00" E a distance of 29.00 feet to a point on the centerline of said South Broadway; thence along said centerline S 89°51'00" E a distance of 531.48 feet; thence S

00°24'00" E a distance of 45.72 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 feet North of and parallel with said South Right-of-Way line the following two courses:

1) N 77°14'00" E a distance of 74.82 feet;

2) S 89°51'00" E a distance of 654.48 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line 1.00 feet East of and parallel with the West Right-of-Way line of said South Camp Road S 00°24'00" E a distance of 255.30 feet; thence S 89°36'00" E a distance of 29.90 feet to the centerline of said South Camp Road ( said centerline also being the section line common with Section 18, T.1.S.,R.1.W.,U.M. and Section 26 T.11.S.,R.101.W., 6th P.M. ); thence along said centerline S 00°26'00" E a distance of 459.38 feet; thence crossing the East 1/2 of said South Camp Road and along the North line of a parcel of land as described in Book 1531 at Page 369 of the records of the Mesa County Clerk and Recorder East a distance of 1402.46 feet to a point on the centerline of the Redlands Irrigation Company Canal Second Lift; thence along said centerline the following four courses:

1) N 08°42'00" W a distance of 80.25 feet;

2) N 02°22'00" E a distance of 108.17 feet;

3) N 20°31'00" E a distance of 228.20 feet;

4) N 31°07'00" W a distance of 341.77 feet; thence along the centerline of the Redlands Irrigation Company Canal First Lift the following two courses:

1) N 55°26'00" E a distance of 403.97 feet;

2) N 65°54'00" E a distance of 442.16 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 18; thence along said North line S 89°54'00" E a distance of 598.35 feet to the Northeast corner of said SE 1/4 NW 1/4; thence along the Easterly line of a parcel of land as described in Book 1860 at Page 466 of the records of the Mesa County Clerk and Recorder N 22°00'00" W a distance of 361.43 feet to a point on the centerline of the Redlands Irrigation Company Canal First Lift; thence along said centerline the following two courses:

1) N 49°01'00" E a distance of 56.08 feet;

2) N 22°05'00" E a distance of 53.96 feet to a point on the Southerly line of Lot 25 of South Easter Hill Subdivision as recorded in Plat Book 9 at Page 61 of the records of the Mesa County Clerk and Recorder; thence along said Southerly line N 58°30'00" W a distance of 48.17 feet to the Southwest corner of said Lot 25; thence along the Westerly line of said Lot 25 N 40°30'00" E a distance of 158.50 feet; thence along the Westerly Right-of-Way line of North Easter Hill Drive and extending to the South line of a parcel of land as described in Book 2074 at Page 772 of the records of the Mesa County Clerk and Recorder N 45°10'00" E a distance of 478.04; thence along the South line of said parcel of land West a distance of 98.32 feet to a point on the Southerly Right-of-Way line of the Redlands Irrigation Company Canal First Lift; thence along said Southerly Right-of-Way line the following four courses:

1) N 18°38'00" E a distance of 25.00 feet;  
2) N 53°04'00" E a distance of 129.60 feet;  
3) N 73°45'00" E a distance of 148.60 feet;  
4) S 82°56'00" E a distance of 86.61 feet to the Southeast corner of a parcel of land as described in Book 1666 at Pages 566-567 of the records of the Mesa County Clerk and Recorder; thence along the Easterly line of said parcel of land N 11°21'00" E a distance of 236.57 feet to a point on the Southerly Right-of-Way line of Colorado State Highway No.340; thence along said Southerly Right-of-Way line N 54°11'02" W a distance of 86.90 feet; thence crossing said Colorado State Highway No.340 and along the centerline of Kansas Avenue the following four courses:

1) N 33°25'30" E a distance of 288.20 feet;  
2) N 03°55'34" W a distance of 131.81 feet;  
3) N 22°39'30" E a distance of 171.44 feet;  
4) N 49°13'37" E a distance of 252.19 feet; thence along the centerline of Holland Drive S 86°08'38" E a distance of 491.77 feet; thence N 03°34'40" E a distance of 25.00 feet to the Southeast corner of Redahco Subdivision as recorded in Plat Book 11 at Page 356 of the records of the Mesa County Clerk and Recorder; thence along the Southerly line of a parcel of land as described in Book 1092 at Page 191 of the records of the Mesa County Clerk and Recorder the following three courses:

1) S 86°33'20" E a distance of 53.97 feet;  
2) S 00°52'40" W a distance of 6.20 feet;  
3) S 86°33'20" E a distance of 333.04 feet to a point on the Westerly line of a parcel of land as described in Book 2004 at Page 325 of the records of the Mesa County Clerk and Recorder; thence along the Westerly line of said parcel of land N 11°56'00" E a distance of 134.73 feet to the Southwest corner of Lot 20, Block 4 of The Bluffs West Estates Filing No. Two as recorded in Plat Book 12 at Page 178 of the records of the Mesa County Clerk and Recorder; thence along the South line of Lots 20 thru 28, Block 4 of said Bluffs West Estates Filing No. Two and extending to the centerline of 23 Road East a distance of 804.40 feet; thence along the centerline of said 23 Road (said centerline also being the East line of said Section 7 ) North a distance of 1855.76 feet to the point of beginning. Said parcel of land contains 184.12 acres more or less; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 6th day of September, 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 6th day of September, 1995.

Attest:

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/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
City Clerk