

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 92-95

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

WHEREAS, on the 6th day of September, 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 NE 1/4, SE 1/4 and SW 1/4 of Section 7, and in the NW 1/4 of Section 8, Township 1 South, Range 1 West of the Ute 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" (said Northwest corner also being the Northeast corner of Lot 6 of El Rio Villas Subdivision as recorded in Plat Book 13 at Page 515 of the records of the Mesa County Clerk and Recorder); thence along the West line 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 (said point also being the Southeast corner of Lot 4 of said El Rio Villas Subdivision); 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 three 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) 232.03 feet along the arc of a curve concave to the Southwest having a radius of 778.60 feet, the chord of which bears N 38°35'58" W a distance of 231.17 feet; thence crossing said Colorado State Highway No. 340 N 16°41'00" E a distance of 89.47 feet to a point on the Northerly Right-of-Way line of said Colorado State Highway No.340; thence along said Northerly Right-of-Way line the following two courses:
 - 1) 122.62 feet along the arc of a curve concave to the Southwest having a radius of 858.60 feet, the chord of which bears N 54°04'54" W a distance of 122.52 feet;
 - 2) N 59°02'30" W a distance of 581.82 feet to a point on the East Right-of-Way line of Village Way; thence along said East Right-of-Way line N 00°28'40" W a distance of 455.94 feet to the Northwest corner of a parcel of land as described in Book 689 at Page 362 of the records of the Mesa County and Recorder; thence along the North line of said parcel of land N 89°31'20" E a distance of 660.00 feet to a point on the West Right-of-Way line of 22 1/2 Road; thence along the West Right-of-Way line of said 22 1/2 Road (said West Right-of-Way line being 50.00 feet West of and parallel with the North-South centerline of said Section 7) N 00°28'40" W a distance of 936.13 feet to a point; thence crossing said 22 1/2 Road and along the North line of

Lots 1 thru 9, Block 1 of First Addition, Tiffany Park Subdivision as recorded in Plat Book 9 at Page 201 of the records of the Mesa County Clerk and Recorder and extending to the Southwest corner of the SE 1/4 NE 1/4 of said Section 7 N 89°59'00" E a distance of 1373.02 feet; thence crossing the West end of El Rio Drive and along the West line of Lots 1,8,9,16,17,24,25,26,27 and 28, Block 2 of Loma Rio Subdivision as recorded in Plat Book 11 at Page 316 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 1323.10 feet to a point on the South line of Lot 29 of said Loma Rio Subdivision; thence along the South line of said Lot 29 S 89°51'38" W a distance of 60.00 feet to the Southwest corner of said Lot 29; thence along the West line of Lots 29,30 and 31, Block 2 of said Loma Rio Subdivision and along the West line of a parcel of land as described in Book 1294 at Page 490 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 485.81 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land, along the North line of Lots 32,33 and 40, Block 2, across the North end of Rio Verde Lane and along the North line of Lot 5, Block 3 of said Loma Rio Subdivision S 89°40'41" E a distance of 637.51 feet to the Northeast corner of said Lot 5; thence along the West line of Lot 5, Block 1 and along the West line of Private Open Space of Vista Del Rio, Filing No.2 Subdivision as recorded in Plat Book 14 at Page 335 of the records of the Mesa County Clerk and Recorder N 00°04'47" W a distance of 550.80 feet to a point on the Southerly bank of the Colorado River; thence along the Southerly bank of said Colorado River the following eight courses:

- 1) S 51°06'54" E a distance of 23.39 feet;
- 2) S 43°40'52" E a distance of 102.49 feet;
- 3) S 26°16'40" E a distance of 126.19 feet;
- 4) S 36°03'48" E a distance of 237.01 feet;
- 5) S 37°26'12" E a distance of 221.31 feet;
- 6) S 06°39'01" E a distance of 84.27 feet;
- 7) S 44°13'30" E a distance of 805.52 feet;
- 8) S 53°25'11" E a distance of 36.91 feet to a point on the Easterly Right-of-Way line of the Redlands Parkway; thence along said Easterly Right-of-Way line the following ten courses:

- 1) S 20°12'31" E a distance of 42.29 feet;
- 2) S 15°11'49" E a distance of 39.18 feet;
- 3) S 10°19'42" E a distance of 47.96 feet;
- 4) S 12°11'02" W a distance of 38.50 feet;
- 5) S 40°08'25" W a distance of 92.46 feet;
- 6) S 38°51'19" W a distance of 85.14 feet;
- 7) S 51°21'45" W a distance of 54.73 feet;

8) S 42°59'31" W a distance of 52.07 feet;

9) S 73°13'39" W a distance of 36.83 feet;

10) S 33°29'16" W a distance of 96.33 feet to a point on the East line of said Section 7; thence along the East line of said Section 7 South a distance of 641.63 feet to the point of beginning. Said parcel contains 127.88 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of October, 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 18th day of October, 1995.

Attest:

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/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk