

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 19-96

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

WHEREAS, on the 17th day of January, 1996, 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, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 6, in the NE 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in 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 Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence

N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 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 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;

- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;
- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;
- 9) S 45°08'15" E a distance of 430.12 feet;
- 10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:
 - 1) N 37°21'14" W a distance of 2036.10 feet;
 - 2) S 02°16'47" W a distance of 150.00 feet;
 - 3) N 35°58'20" W a distance of 362.73 feet;
 - 4) N 55°03'16" W a distance of 570.68 feet;
 - 5) N 04°28'58" E a distance of 48.01 feet;
 - 6) N 65°04'21" W a distance of 201.75 feet;
 - 7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of February, 1996; 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 21st day of February, 1996.

Attest:

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/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk