

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 55-96

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

**WHEREAS**, on the 3rd day of April, 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 of Section 16 and in the NE 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 16, Township 1 South, Range 1 West, thence North a distance of 119.00 feet to a point on the Northerly Right-of-Way line of the Redlands Water and Power Company First Lift Canal ( said Northerly Right-of-Way line being described in Book 514 at Page 11 of the records of the Mesa County Clerk and Recorder and also being the Northerly line of Lot 2, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of said Mesa County Clerk and Recorder ); thence S 86°01'09" E along said Northerly, Right-of-Way line 210.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said Northerly Right-of-Way line the following three courses:

1) S 86°01'00" E a distance of 147.50 feet;

2) N 86°51'00" E a distance of 98.30 feet;

3) S 66°20'00" E a distance of 80.00 feet; thence leaving said Northerly Right-of-Way line S 24°07'08" W a distance of 137.61 feet to a point on the Northeasterly line of a parcel of land as described in said Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder; thence along the Northeasterly and Easterly lines of said parcel of land ( said lines also being the Northeasterly and Easterly lines of Lots 23 and 24, Block 3 of said Country Club Park Subdivision ) the following four courses:

1) 2.06 feet along the arc of a curve concave to the Southwest having a radius of 143.44 feet and a chord bearing S 65°28'10" E a distance of 2.06 feet;

2) S 65°03'30" E a distance of 3.27 feet;

3) 80.14 feet along the arc of a curve concave to the Southwest having a radius of 74.45 feet and a chord bearing S 34°13'15" E a distance of 76.33 feet;

4) S 03°23'00" E a distance of 186.71 feet to the Southeast corner of said parcel of land ( said Southeast corner also being the Southeast corner of said Lot 24, Block 3 ); thence S 70°29'30" W along the Southerly line of said parcel of land as described in said Book 1039 at Page

903 a distance of 97.44 feet to the Southwest corner of said parcel of land; thence along the Westerly lines of said parcel of land the following three courses:

1) N 19°30'30" W a distance of 179.36 feet;

2) S 79°29'30" W a distance of 50.00 feet;

3) N 19°30'00" W a distance of 115.15 feet to the Northwest corner of said parcel of land ( said corner also being the Northwest corner of Lot 23, Block 3 of said Country Club Park Subdivision; thence crossing Country Club Park Road and along the West line of Lot 1, Block 4 of said Country Club Park Subdivision N 24°24'01" W a distance of 204.28 feet to the Northwest corner of said Lot 1, Block 4 and Point of Beginning. Said parcel of land contains 1.89 acres more or less.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 1st day of May, 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 15th day of May, 1996.

Attest:

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk