

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 69-97

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION,
MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS NORTHFIELD ESTATES ENCLAVE
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND
JURISDICTION**

WHEREAS, on the 20th day of August, 1997, 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION
NORTHFIELD ESTATES ENCLAVE ANNEXATION

A parcel of land situate in the NW 1/4 and in the SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 2, thence S 89°50'00" W along the east-west centerline of said Section 2 a distance of 301.06 feet to the True Point of Beginning of the parcel described herein; thence N 38°53'00" E a distance of 32.19 feet to the southwest corner of Lot 23 of Northfield Estates Subdivision as found recorded in Plat Book 9 at Page 21 of the records of the Mesa County Clerk and Recorder; thence N 38°53'00" E along the southeasterly line of said Lot 23 a distance of 217.80 feet to the southeast corner of said Lot 23; thence N 22°53'00" W along the easterly line of said Lot 23 a distance of 111.20 feet to the southeast corner of Lot 22 of said Northfield Estates Subdivision; thence N 22°53'00" W along the easterly line of said Lot 22 a distance of 135.17 feet to the northwest corner of Lot 24 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 22 a distance of 55.00 feet to the southeast corner of Lot 21 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 21 a distance of 264.00 feet to the southeast corner of Lot 20 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 20 a distance of 44.00 feet to the northeast corner of said Lot 20; thence N 63°14'00" W along the northeasterly line of said Lot 20 a distance of 124.68 feet to the southwest corner of Lot 14 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 20 N 63°14'00" W a distance of 99.12 feet to the

northeast corner of Lot 19 of said Northfield Estates Subdivision; thence N 63°14'00" W along the northeasterly line of said Lot 19 a distance of 132.97 feet to the southwest corner of Lot 15 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 19 N 81°00'00" W a distance of 130.75 feet to the northeast corner of Lot 18 of said Northfield Estates Subdivision; thence N 81°00'00" W along the northerly line of said Lot 18 a distance of 140.95 feet to the southwest corner of Lot 16 of said Northfield Estates Subdivision; thence continuing along the northerly line of said Lot 18 S 58°00'00" W a distance of 101.26 feet to the northwest corner of said Lot 18; thence N 37°29'00" W along the easterly right of way line for Larkspur Lane a distance of 95.20 feet to a point; thence crossing said Larkspur Lane S 52°31'00" W a distance of 50.00 feet to the northeast corner of Lot 5 of said Northfield Estates Subdivision; thence S 52°31'00" W along the northwesterly line of said Lot 5 a distance of 140.15 feet to the northwest corner of said Lot 5; thence S 36°12'44" E along the southwesterly line of said Lot 5 a distance of 212.56 feet to the northwest corner of Lot 2 of Northfield West Minor Subdivision as found recorded in Plat Book 14 at Page 386 of the records of said Mesa County Clerk and Recorder; thence along the westerly line of said Lot 2 the following 4 courses:

- 1) S 36°57'00" E a distance of 111.41 feet;
- 2) S 30°37'00" E a distance of 134.68 feet;
- 3) S 02°53'00" W a distance of 63.48 feet;
- 4) S 16°12'00" W a distance of 72.60 feet to the northwest corner of Lot 1 of said Northfield West Minor Subdivision; thence along the westerly and southwesterly line of said Lot 1 the following 4 courses:

- 1) S 16°12'00" W a distance of 80.90 feet;
- 2) S 03°47'00" E a distance of 48.40;
- 3) S 44°23'00" E a distance of 105.50 feet;
- 4) S 58°19'00" E a distance of 202.33 feet to the southeast corner of said Lot 1; thence S 00°01'00" E a distance of 77.76 feet to the southwest corner of the SE 1/4 SE 1/4 NW 1/4 of said Section 2; thence S 89°52'00" W along the east-west centerline of said Section 2 a distance of 450.77 feet to a point; thence crossing the south 1/2 of F 1/2 Road and along the west line of a parcel of land found described in Book 1789 at Page 932 of the records of said Mesa County Clerk and Recorder S 00°00'00" W a distance of 458.50 feet to a point on the northerly right of way line for the Grand Valley Canal; thence along the northerly and easterly right of way line for said Grand Valley Canal the following 5 courses:

- 1) S 88°18'13" E a distance of 247.12 feet;
- 2) S 72°39'00" E a distance of 38.00 feet;
- 3) S 31°35'00" E a distance of 46.00 feet;
- 4) S 10°23'00" E a distance of 60.00 feet;

5) S 04°54'00" E a distance of 84.20 feet to the southeast corner of a parcel of land also described in Book 1789 at Page 932 - 933; thence N 89°52'00" E along the south line of said parcel of land a distance of 125.00 feet to the southeast corner of said parcel of land; thence N 00°02'00" W along the east line of said parcel of land a distance of 635.00 feet to a point on the south right of way line for said F 1/2 Road; thence N 89°50'00" E along said south right of way line a distance of 204.46 feet to the northwest corner of Lot 27 of said Northfield Estates Subdivision; thence continuing along said south right of way line N 89°50'00" E a distance of 132.24 feet to a point; thence leaving the south right of way line for said F 1/2 Road N 38°53'00" E a distance of 32.19 feet to the point of beginning.

WHEREAS, a hearing on the petition was scheduled for October 1, 1997; and

WHEREAS, the hearing was continued to November 5, 1997 due to a defect in the notice of hearing; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of November, 1997; 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 5th day of November, 1997.

Attest:

/s/ Janet Terry
President of the Council

/s/ Stephanie Nye
City Clerk