

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 105-99**

**A RESOLUTION OF THE CITY COUNCIL OF GRAND JUNCTION  
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE NORTHSTAR ENCLAVE  
LOCATED AT 28 ROAD AND CORTLAND AVENUE  
AND INCLUDING NORTHSTAR DRIVE AND WINDSTAR DRIVE  
CONSISTING OF APPROXIMATELY 39.68 ACRES  
WILL BE CONSIDERED FOR ANNEXATION TO THE CITY OF GRAND JUNCTION,  
AND EXERCISING LAND USE CONTROL**

**WHEREAS**, on the 26<sup>th</sup> day of August, 1999, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Northstar Enclave, and more particularly described as follows:

A parcel of land situate in the NW 1/4 of Section 6, Township 1 South, Range 1 East and in the NE 1/4 of Section 1, 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 northwest corner of Section 6, Township 1 South, Range 1 East ; thence S 89°49'44" E along the north line of said Section 6 a distance of 660.00 feet to a point; thence leaving said north line S 00°00'00" W a distance of 920.41 feet to a point on the southerly right of way line for the Highline Canal; thence along the southerly right of way line for said Highline Canal the following 5 courses:

- 1) N 66°00'16" E a distance of 165.02 feet;
- 2) 97.38 feet along the arc of a curve concave to the south, having a radius of 383.61 feet and a long chord bearing N 70°34'43" E a distance of 97.12 feet;
- 3) N 76°09'03" E a distance of 67.94 feet;
- 4) 179.39 feet along the arc of a curve concave to the south, having a radius of 277.63 feet and a long chord bearing S 86°07'23" E a distance of 176.28 feet;
- 5) S 68°58'44" E a distance of 128.57 feet to a point on the west line of G.L.O. Lot 4; thence S 00°36'18" E along the east line of G.L.O. Lot 4 a distance of 460.92 feet to the NW 1/16 corner of said Section 6; thence N 89°51'09" W along the south line of said G.L.O. Lot 4 a distance of 634.87 feet to a point; thence leaving said south line S 00°02'45" W a distance of 660.55 feet to the southeast corner of Northstar Subdivision; thence N 89°53'35" W along the south boundary line of said Northstar Subdivision a distance of 605.35 feet to the southwest corner of Outlot B of said Northstar Subdivision; thence N 89°53'35" W a distance of 30.00 feet to a point on the section line common with said Section 6 and Section 1, Township 1 South, Range 1 West; thence N 89°53'35" W a distance of 30.00 feet to a point on the west right of way line for 28 Road; thence N 00°03'23" E along the west right of way line for said 28 Road a distance of 660.96 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 1; thence N 89°53'01" W along the south line of said NE 1/4 NE 1/4 a distance of 339.99 feet to a point; thence N 00°01'44" E a distance of 136.60 feet to the northwest corner of Lot 1 of Joyner Minor Subdivision; thence N 89°53'01" E along the north line of

Lot 1 of said Joyner Minor Subdivision a distance of 31.63 feet to a point; thence along the westerly and northerly boundary of Lot 1 of REA Minor Subdivision the following 5 courses:

- 1) N 39°30'44" E a distance of 114.92 feet;
- 2) N 30°26'39" E a distance of 93.20 feet;
- 3) N 23°16'06" E a distance of 70.83 feet;
- 4) N 19°03'20" E a distance of 96.37 feet;
- 5) S 67°38'13" E a distance of 139.18 feet to a point on the west right of way line for 28 Road; thence S 67°38'13" E a distance of 32.82 feet to a point on the section line common with said Section 1 and Section 6, Township 1 South, Range 1 East; thence N 00°01'44" E along said common section line a distance of 925.40 feet to the northeast corner of said Section 1 and point of beginning, containing 39.68 acres more or less.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to 31-21-106(1). C.R.S.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:**

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area is scheduled for introduction and first reading on the 6<sup>th</sup> day of October, 1999 with second reading of the proposed annexation ordinance on October 20, 1999.
3. 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.

**ADOPTED** this 1st day of September, 1999.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk