

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 58-99

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS**

KRAUSE ANNEXATION

**A serial annexation comprising: Krause Annexation No.1 and Krause Annexation No. 2
IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT 506 BLEVINS ROAD
AND INCLUDING PORTIONS OF THE HIGHWAY 340 AND BLEVINS ROAD RIGHTS-OF-WAY.**

WHEREAS, on the 17th day of March, 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:

Krause ANNEXATION NO.1

A parcel of land situate in the SE 1/4 SW 1/4 & SW 1/4 SE 1/4 of Section 7, 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 southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line N 00°33'28" W a distance of 491.39 feet to a point on the southerly right of way line for the Redlands Power Company Canal; thence along the southerly right of way line for said Redlands Power Company Canal the following 6 courses:

- 1) S 76°56'00" E a distance of 92.82 feet to a point;
- 2) S 62°37'00" E a distance of 93.90 feet to a point;
- 3) S 42°50'00" E a distance of 79.00 feet to a point;
- 4) S 47°50'00" E a distance of 51.50 feet to a point;
- 5) S 49°46'00" E a distance of 94.40 feet to a point;
- 6) S 66°53'00" E a distance of 139.27 feet to a point on the west right of way line for Blevins Road; thence along the west right of way line for said Blevins Road the following 3 courses:

- 1) N 01°06'32" E a distance of 43.29 feet to a point;
- 2) 361.21 feet along the arc of a curve to the right, having a radius of 2700.00 feet, a delta angle of 7°40'00" and a long chord bearing N 04°56'32" E a distance of 360.94 feet;
- 3) N 08°46'32" E a distance of 23.91 feet to the northeast corner of Lot 2, Block 3 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence N 08°46'32" E a distance of 2.16 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for Colorado State Highway No. 340 (Broadway) the following 4 courses:

- 1) S 58°52'28" E a distance of 643.51 feet to a point;
- 2) 383.50 feet along the arc of a curve concave to the southwest, having a radius of 780.60 feet, a delta angle of 28°08'56" and a long chord bearing S 45°45'17" E a distance of 379.66 feet to a point;
- 3) S 01°39'27" E a distance of 78.80 feet to a point;

4) 326.15 feet along the arc of a curve concave to the northeast, having a radius of 1510.50 feet, a delta angle of 12°22'17" and a long chord bearing S 37°16'04" E a distance of 325.52 feet to a point; thence N 42°52'38" E a distance of 22.87 feet to a point; thence S 47°07'22" E a distance of 2.00 feet to a point; thence S 42°52'38" W a distance of 25.00 feet to a point on the southerly right of way line for said Colorado State Highway No.340 (Broadway); thence along said southerly right of way line the following 4 courses:

- 1) 329.24 feet along the arc of a curve concave to the northeast, having a radius of 1512.50 feet, a delta angle of 12°28'20" and a long chord bearing N 37°17'54" W a distance of 328.59 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 7;
- 2) N 01°39'27" W along said west line a distance of 78.80 feet to a point;
- 3) 382.00 feet along the arc of a curve concave to the southwest, having a radius of 778.60 feet, a delta angle of 28°06'38" and a long chord bearing N 45°46'30" W a distance of 378.18 feet to a point;
- 4) N 58°52'28" W a distance of 588.65 feet to the northwest corner of Lot 2, Block 2 of Standifird Subdivision Replat Block 1 as found recorded in Plat Book 9 at Page 151 of the records of said Mesa County Clerk and Recorder; thence along the east right of way line for said Blevins Road the following 4 courses:
 - 1) S 08°46'32" W a distance of 3.36 feet to a point;
 - 2) 354.52 feet along the arc of a curve to the left, having a radius of 2650.00 feet, a delta angle of 07°40'00" and a long chord bearing S 04°56'32" W a distance of 354.26 feet to a point;
 - 3) S 01°06'32" W a distance of 100.00 feet to a point;
 - 4) 73.84 feet along the arc of a curve concave to the northwest, having a radius of 50.00 feet, a delta angle of 84°37'08" and a long chord bearing S 43°25'10" W a distance of 67.31 feet to a point; thence leaving said east right of way line S 05°16'32" W a distance of 108.52 feet to a point; thence S 89°26'32" W a distance of 453.71 feet to the point of beginning, containing 4.48 acres more or less.

Krause ANNEXATION NO.2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 7, 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 southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to a point; thence N 89°26'32" E a distance of 453.71 feet to a point; thence S 64°18'28" E a distance of 27.00 feet to the southwest corner of Lot 1, Block 2 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence S 64°18'28" E along the southerly line of said Lot 1, Block 2 a distance of 116.50 feet to a point; thence continuing along the southerly line of said Lot 1 and the southerly line of Lot 2, Block 2 and extending to the easterly right of way line for the Redlands Power Company Canal S 43°52'28" E a distance of 238.83 feet; thence along the easterly right of way line of said Redlands Power Company Canal the following 7 courses:

- 1) S 25°43'00" W a distance of 25.98 feet to the southwest corner of Lot 1, Iris Court Subdivision (Plat Book 9, Page 77)
- 2) S 19°06'00" W a distance of 65.00 feet to a point;
- 3) S 33°10'00" W a distance of 125.50 feet to a point;
- 4) S 56°06'00" W a distance of 116.00 feet to a point;
- 5) S 70°02'00" W a distance of 95.00 feet to a point;
- 6) S 85°19'00" W a distance of 154.20 feet to a point;
- 7) S 46°39'00" W a distance of 66.30 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 7; thence S 90°00'00" W along the south line of said SE 1/4 SW 1/4 a distance of 254.27 to the point of beginning, containing 8.05 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of April, 1999; 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:

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 April, 1999.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk