

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 76-99**

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS  
CIMMARRON EAST ANNEXATION No. 1 and No. 2  
IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT 3060 D 1/2 ROAD  
AND INCLUDING A PORTION OF THE D 1/2 Road RIGHT-OF-WAY.**

**A serial annexation comprising: Cimmarron East Annexation No.1 and No. 2**

**WHEREAS**, on the 5th day of May, 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:

**CIMMARRON EAST ANNEXATION NO.1**

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to the True Point of Beginning of the parcel described herein; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence S 00°00'30" E along the west boundary line of said Topaz Subdivision a distance of 472.00 feet to the southwest corner of said Topaz Subdivision; thence S 00°00'30" E a distance of 33.00 feet to a point on the south line of the SW 1/4 NE 1/4 of said Section 16; thence S 89°54'23" W along the south line of said SW 1/4 NE 1/4 a distance of 165.00 feet to the point of beginning, containing .16 acres more or less.

**CIMMARRON EAST ANNEXATION NO.2**

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to a point; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder and the True Point of Beginning of the parcel described herein ; thence N 89°54'23" E a

distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence N 00°00'30" W along the west boundary line of said Topaz Subdivision a distance of 316.50 feet to the northwest corner of said Topaz Subdivision; thence N 89°54'23" E along the north boundary line of said Topaz Subdivision a distance of 264.39 feet to the northeast corner of said Topaz Subdivision ( said northeast corner also being the northwest corner of William Keith Subdivision as found recorded in Plat Book 13 at Page 442 of the records of said Mesa County Clerk and Recorder ); thence N 89°54'23" E along the north boundary line of said William Keith Subdivision a distance of 231.27 feet to a point on the west boundary line of Orchard View Subdivision as found recorded in Plat Book 13 at Page 90 – 91 of the records of said Mesa County Clerk and Recorder; thence N 00°01'46" E along the west boundary line of said Orchard View Subdivision a distance of 497.54 feet to the northwest corner of said Orchard View Subdivision; thence S 89°54'43" W along the north line of the SW 1/4 NE 1/4 of said Section 16 a distance of 660.61 feet to the northeast corner of said Cherokee Village Subdivision; thence S 00°00'30" W along the east boundary line of said Cherokee Village Subdivision a distance of 1286.10 feet to the point of beginning, containing 10.50 acres more or less.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th day of June, 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 16th day June, 1999.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk