

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 70-00

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

G ROAD NORTH ENCLAVE

**LOCATED GENERALLY BETWEEN 25 ½ ROAD AND 26 ½ ROAD AND
NORTH OF G ROAD AND SOUTH OF H ROAD, BUT INCLUDING ONE
PROPERTY NORTH OF H ROAD**

**AND INCLUDING BUT NOT LIMITED TO ALL OR A PORTION OF THE
FOLLOWING RIGHTS-OF-WAYS: 25 ½ ROAD, 26 ROAD, G ROAD, 26 ½
ROAD, G ½ ROAD, ELVIRA DRIVE, PARTRIDGE COURT, KELLY DRIVE,
CLARKDELL COURT, COTTONWOOD DRIVE, LUJAN CIRCLE, AND
INTERSTATE-70**

CONSISTING OF APPROXIMATELY 274 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 5th day of July, 2000, 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 G Road North Enclave and more particularly described as follows:

A parcel of land situate in Sections 26, 34 & 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 35, Township 1 North, Range 1 West; thence S 00°00'00" E along the west line of the SE 1/4 SW 1/4 of said Section 35 a distance of 496.50 feet to a point; thence N 90°00'00" W a distance of 509.74 feet to a point; thence S 18°42'28" W a distance of 466.13 feet to a point; thence N 90°00'00" E a distance of 55.85 feet to a point; thence S 00°00'00" E a distance of 350.65 feet to a point on the north right of way line for G Road; thence N 89°52'19" W along the north right of way line for said G Road a distance of 2936.60 feet to a point; thence N 35°19'00" E a distance of 284.26 feet to a point; thence N 01°51'00" E a distance of 119.87 feet to a point; thence

S 90°00'00" W a distance of 526.90 feet to a point on the east right of way line for 25 1/2 Road; thence N 00°00'00" E along the east right of way line for said 25 1/2 Road a distance of 299.25 feet to a point; thence N 74°10'00" E a distance of 36.41 feet to a point; thence N 88°01'10" E a distance of 596.93 feet to a point on the east bank of a Drain Ditch; thence along the east bank of said Drain Ditch the following 4 courses:

- 1) N 23°01'00" E a distance of 88.18 feet to a point;
- 2) N 73°38'00" E a distance of 174.67 feet to a point;
- 3) N 47°25'00" E a distance of 271.65 feet to a point;
- 4) N 37°29'00" E a distance of 370.07 feet to a point;

thence S 89°56'30" E a distance of 23.45 feet to the SE 1/16 corner of Section 34, Township 1 North, Range 1 West; thence N 00°13'29" E along the east line of the NW 1/4 SE 1/4 of said Section 34 a distance of 1320.25 feet to the CE 1/16 corner of said Section 34; thence N 90°00'00" E a distance of 25.52 feet to a point on the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 6 courses:

- 1) N 29°34'51" E a distance of 30.01 feet to a point;
- 2) N 45°25'42" E a distance of 125.11 feet to a point;
- 3) N 61°21'09" E a distance of 89.95 feet to a point;
- 4) N 79°34'22" E a distance of 41.76 feet to a point;
- 5) N 88°41'25" E a distance of 35.29 feet to a point;
- 6) S 64°03'24" E a distance of 59.02 feet to a point on the centerline for Leach Creek;

thence N 55°42'53" E along the centerline for said Leach Creek a distance of 60.40 feet to a point on the north right of way line for G 1/2 Road; thence along the north right of way line for said G 1/2 Road the following 6 courses:

- 1) S 46°51'15" E a distance of 271.87 feet to a point;
- 2) S 38°24'46" E a distance of 235.17 feet to a point;
- 3) S 51°46'49" E a distance of 111.57 feet to a point;
- 4) S 86°06'20" E a distance of 122.96 feet to a point;
- 5) N 74°01'57" E a distance of 257.85 feet to a point;
- 6) N 63°49'52" E a distance of 67.07 feet to a point on the southerly right of way line for I-70; thence N

05°22'00" W along said southerly right of way line a distance of 409.20 feet to a point; thence crossing said I-70 N 04°09'39" E a distance of 435.39 to a point on the northerly right of way line for said I-70; thence along the northerly right of way line for said I-70 the following 2 courses:

- 1) N 10°44'00" E a distance of 242.30 feet to a point;
- 2) S 89°33'00" E a distance of 80.00 feet to a point;

thence N 47°29'58" E a distance of 603.31 feet to a point on the north line of the SW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West; thence S 88°14'45" E along the north line of said SW 1/4 NW 1/4 a distance of 34.48 feet to a point; thence N 00°00'00" E a distance of 36.54 feet to the southeast corner of Lot 2 of Replat of Sunny Knoll Subdivision; thence N 46°53'23" W along the northeasterly boundary line of said Lot 2 a distance of 330.62 feet to the northeast corner of said Lot 2; thence N 19°41'44" W a distance of 53.85 feet to a

point on the northerly right of way line for Kelly Drive; thence along the northerly right of way line for said Kelly Drive the following 2 courses:

1) N 53°53'00" E a distance of 119.00 feet to a point;

2) N 59°41'00" E a distance of 114.39 feet to a point;

thence N 14°31'00" W a distance of 355.84 feet to a point on the centerline for Rice Wash; thence along the centerline for said Rice Wash the following 6 courses:

1) N 52°09'00" E a distance of 43.31 feet to a point;

2) N 26°41'14" W a distance of 258.09 feet to a point;

3) N 24°22'00" E a distance of 261.30 feet to a point;

4) N 00°39'35" E a distance of 59.69 feet to a point;

5) N 40°07'00" E a distance of 498.81 feet to a point;

6) N 36°06'10" E a distance of 152.56 feet to a point;

thence S 01°43'40" W a distance of 528.21 feet to a point on the north line of said Section 35; thence S 89°55'00" E along the north line of said Section 35 a distance of 112.92 feet to a point; thence S 00°05'00" W a distance of 501.66 feet to a point; thence N 66°08'00" E a distance of 90.30 feet to a point; thence N 88°15'00" E a distance of 122.90 feet to a point; thence S 59°49'00" E a distance of 106.20 feet to a point; thence N 88°42'00" E a distance of 88.70 feet to the northwest corner of Lot 4 of Replat of Lot 2, Saccomanno Minor Subdivision; thence S 00°00'28" W along the west boundary line of said Lot 4 a distance of 817.31 feet to the southwest corner of said Lot 4; thence S 89°49'51" E along the south line of the NE 1/4 NW 1/4 of said Section 35 a distance of 1315.95 feet to the northwest corner of the N 1/2 SW 1/4 NE 1/4 of said Section 35; thence S 89°52'42" E along the north line of the N 1/2 SW 1/4 NE 1/4 of said Section 35 a distance of 30.00 feet to a point; thence S 00°07'46" E a distance of 714.63 feet to a point on the southeasterly right of way line for I-70; thence along the southeasterly right of way line for said I-70 the following 3 courses:

1) S 69°23'47" W a distance of 90.65 feet to a point;

2) S 69°32'00" W a distance of 125.00 feet to a point;

3) S 70°32'30" W a distance of 174.24 feet to the northwest corner of Lot 9 of North Rolling Acres Subdivision;

thence S 34°18'29" E along the westerly boundary line of said Lot 9 a distance of 167.57 feet to the southwest corner of said Lot 9; thence S 40°58'30" E a distance of 56.00 feet to a point on the southerly right of way line for Cottonwood Drive; thence along the southerly right of way line for said Cottonwood Drive the following 3 courses:

1) N 49°01'30" E a distance of 128.32 feet to a point;

2) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°22'05" and a long chord bearing N 66°30'56" E a distance of 79.80 feet to a point;

3) N 76°56'00" E a distance of 33.88 feet to a point on the north-south centerline for said Section 35;

thence S 00°00'00" E along said north-south centerline a distance of 397.60 feet to the C 1/4 corner of said Section 35; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 35 a distance of 428.70 feet to a point;

thence S 05°49'21" W a distance of 165.56 feet to the centerline of a Drain Ditch; thence along the centerline of said Drain Ditch the following 4 courses:

- 1) S 76°03'00" W a distance of 135.20 feet to a point;
- 2) S 73°07'00" W a distance of 170.00 feet to a point;
- 3) S 61°03'00" W a distance of 445.00 feet to a point;
- 4) S 80°35'00" W a distance of 193.33 feet to a point;

thence S 00°02'01" E along the west line of the NE 1/4 SW 1/4 of said Section 35 a distance of 826.04 feet to the point of beginning.

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 3 years, pursuant to 31-12-106(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 for introduction and first reading on the 2nd day of August, 2000 with second reading of the proposed annexation ordinance on August 16, 2000.
- 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 5th day of July, 2000.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

PUBLISHED
July 7, 2000
July 14, 2000
July 21, 2000
July 28, 2000