

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 15-02**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**RINDERLE ANNEXATION**

**LOCATED AT THE SOUTHEAST CORNER OF 28 ROAD AND B ½ ROAD**

**WHEREAS**, on the 6<sup>th</sup> day of March, 2002, a petition was referred 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:

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the West Quarter (W ¼) Corner of said Section 30, and considering the North line of the NW ¼ SW ¼ of said Section 30 to bear S 89°54'00" E with all bearings contained herein being relative thereto; thence S 89°54'00" E, along the North line of the NW ¼ SW ¼ of said Section 30, a distance of 2.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°54'00" E along the North line of the NW ¼ SW ¼ of said Section 30, a distance of 1260.45 feet to a point being the Northwest corner of Arrowhead Acres II, a subdivision within the City of Grand Junction, Colorado, as same is recorded in Plat Book 17, Pages 192 and 193, Public Records of Mesa County, Colorado; thence leaving said North line and traversing Southerly along the West line of said Arrowhead Acres II by the following five (5) numbered courses:

- 1.) S 00°04'00" W a distance of 61.67 feet to a point being the beginning of a 870.00 foot radius curve, concave to the West; thence...
- 2.) Southerly 75.21 feet along said curve, through a central angle of 04°57'13"; thence...
- 3.) S 05°01'13" W a distance of 125.89 feet to a point being the beginning of a 930.00 foot radius curve, concave to the East; thence...
- 4.) Southerly 80.41 feet along said curve, through a central angle of 04°57'13"; thence...
- 5.) S 00°04'00" W a distance of 60.48 feet, more or less, to a point 403.00 South of, as measured a right angle thereto, from the North line of the NW ¼ SW ¼ of said Section 30;

thence leaving the West line of said Arrowhead Acres II, N 89°54'00" W along a line parallel with and 403.00 feet South of the North line of the NW ¼ SW ¼ of said Section 30, a distance of 1242.03 feet; thence N 00°03'05" W along a line 2.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 30, a distance of 403.00 feet, more or less, to the Point of Beginning.

**WHEREAS**, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 17<sup>th</sup> day of April, 2002, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. 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 6th day of March, 2002.

Attest:

/s/: Cindy Enos-Martinez  
President of the Council

/s/: Stephanie Tuin  
City Clerk