

**RESOLUTION NO. 27-02**

**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**

**LARSON ANNEXATION**

**(A serial Annexation comprising of  
Larson Annexation No's 1, 2 and 3)**

LOCATED at 2919 B ½ Road and containing portions of the B ½ Road, B Road and 29 Road rights-of-way.

**WHEREAS**, on the 3<sup>rd</sup> day of April, 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:

**LARSON ANNEXATION NO. 1  
DESCRIPTION**

A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29 and the Southeast Quarter (SE ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW ¼ of said Section 29 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 30.00 feet North of and parallel with, the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1.00 feet; thence S 89°55'00" E along a line 31.00 feet North of and parallel with the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West line of the SW ¼ of said Section 29; thence N 00°00'00" E, along the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence leaving said West line, N 90°00'00" East a distance of 1.00 feet; thence S 00°00'00" E along a line 1.00 East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence S 89°58'00" E along a line 31.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 172.82 feet to a point being the beginning of a 171.00 foot radius

non-tangent curve, concave Northeast, said curve being a line 1.00 Southwest west of and parallel with the existing right of way for 29 Road as shown on the Plat of Chipeta Golf Course, Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence 148.70 feet Northwesterly along the arc of said curve, through a central angle of 49°49'21" and having a long chord bearing of N 56°17'02" W with a long chord length of 144.06 feet; thence N 00°00'00" E along a line 54.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 115.08 feet; thence N 90°00'00" E a distance of 1.00 feet to a point on the East right of way for 29 Road, as same is shown on said Plat of Chipeta Golf Course; thence S 00°00'00" E, along said East right of way, a distance of 114.80 feet to a point being the beginning of a 170.00 foot radius non-tangent curve, concave Northeast, as same is shown on said Plat of Chipeta Golf Course; thence 173.57 feet Southeasterly along the arc of said curve, through a central angle of 58°29'59" and having a long chord bearing of S 60°43'01" E with a long chord length of 166.13 feet to a point on the Northerly right of way for B Road, as shown on said Plat of Chipeta Golf Course; thence N 89°58'00" W along a line 30.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 199.90 feet, more or less, to the Point of Beginning.

CONTAINING 1377.76 Square Feet or 0.015 Acres, more or less, as described.

LARSON ANNEXATION NO. 2  
DESCRIPTION

A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29 and the Southeast Quarter (SE ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW ¼ of said Section 29 a distance of 31.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 31.00 feet North of and parallel with, the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1280.95 feet to a point on the Easterly extension of the South line of Vista Rado Filing No. 1, as same is recorded in Plat Book 16, Page 281, Public Records of Mesa County, Colorado; thence N 89°47'15" W along the South line of said Vista Rado Filing No. 1, a distance of 10.00 feet to a point being the Southwest corner of Lot 30 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW ¼ of said Section 29 and the West line of said Lot 30, a distance of 100.00 feet; thence S 89°47'15" E a distance of

10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW ¼ of said Section 29, a distance of 211.97 feet; thence N 89°47'15" W a distance of 10.00 feet to a point being the Southwest corner of Lot 29 of said Vista Rado Filing No. 1; thence N 00°00'00" E along a line 40.00 feet West of and parallel with the West line of the SW ¼ of said Vista Rado Filing No. 1, a distance of 348.85 feet, more or less, to a point on the North line of said Vista Rado Filing No. 1; thence S 89°34'38" E along the Easterly extension of the North line of said Vista Rado Filing No. 1, a distance of 10.00 feet; thence N 00°00'00" E along a line 30.00 feet West of and parallel with the West line of the SW ¼ of said Section 29, a distance of 230.22 feet; thence N 90°00'00" E a distance of 30.00 feet to a point on the West line of the SW ¼ of said Section 29; thence S 00°00'00" E along said West line, a distance of 1965.06 feet; thence N 90°00'00" E a distance of 55.00 feet to a point on the East right of way for 29 Road, as same is shown on the Plat of Chipeta Golf Course, as same is recorded in Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence S 00°00'00" E, along said East right of way, a distance of 10.00 feet; thence N 90°00'00" W a distance of 1.00 feet; thence S 00°00'00" E, along a line 54.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 115.08 feet to a point being the beginning of a 171.00 foot radius non-tangent curve, concave Northeast; thence 148.70 feet Southeasterly along the arc of said curve, through a central angle of 49°49'21", having a long chord bearing of S 56°17'02" E with a long chord length of 144.06 feet; thence N 89°58'00" W along a line 31.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 172.82 feet; thence N 00°00'00" E along a line 1.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence N 90°00'00" W a distance of 1.00 feet to a point on the West line of the SW ¼ of said Section 29; thence S 00°00'00" E along the West line of the SW ¼ of said Section 29, a distance of 194.94 feet, more or less, to the Point of Beginning.

CONTAINING 83,694.29 Square Feet or 1.921 Acres, more or less, as described.

LARSON ANNEXATION NO. 3  
DESCRIPTION

A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29 and the Southeast Quarter (SE ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW ¼ of said Section 29 a distance of 235.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along

the West line of the SW  $\frac{1}{4}$  of said Section 29 a distance of 1965.06 feet; thence leaving said West line, N 90°00'00" W a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E along said West right of way a distance of 400.51 feet; thence S 89°53'00" E along a line 30.00 feet South of and parallel with the North line of the SE  $\frac{1}{4}$  of said Section 30, a distance of 30.00 feet to a point on the West line of the SW  $\frac{1}{4}$  of said Section 29; thence N 00°00'00" E along said West line a distance of 30.00 feet to a point being the Northwest corner of the SW  $\frac{1}{4}$  of said Section 29; thence leaving said North line, N 90°00'00" E along the North line of the SW  $\frac{1}{4}$  of said Section 29 a distance of 1406.58 feet; thence S 00°00'12" W a distance of 165.00 feet; thence N 90°00'00" E a distance of 79.78 feet; thence S 00°00'12" W a distance of 494.01 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W along said North line a distance of 166.63 feet; thence S 00°00'51" W a distance of 10.58 feet; thence N 90°00'00" W along the North line of said Loma Linda Subdivision First Addition and the North line of Loma Linda Subdivision, as same is recorded in Plat Book 11, Page 195, Public Records of Mesa County, Colorado, a distance of 389.61 feet; thence N 00°01'24" W a distance of 639.70 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW  $\frac{1}{4}$  of said Section 29, a distance of 260.12 feet; thence S 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 40.00 feet South of and parallel with the North line of the SW  $\frac{1}{4}$  of said Section 29, a distance of 291.36 feet; thence N 00°00'00" E a distance of 10.00 feet; thence N 90°00'00" W along a line 30.00 feet South of and parallel with the North line of the SW  $\frac{1}{4}$  of said Section 29, a distance of 348.34 feet to a point on the East right of way for 29 Road; thence S 00°00'00" E along said East right of way and being a line 30.00 feet East of and parallel with the West line of the SW  $\frac{1}{4}$  of said Section 29, a distance of 234.00 feet; thence S 90° 00'00" E along the Westerly extension of the North line of Lot 1, Plat of Four Corners Subdivision, as same is recorded in Plat Book 12, Page 53, Public Records of Mesa County, Colorado, a distance of 20.00 feet; thence S 00°00'00" E along the West line of said Four Corners Subdivision, a distance of 405.70 feet to a point on the South line of said Four Corners Subdivision; thence N 90°00'00" W along the Westerly extension of the South line of said Four Corners Subdivision, a distance of 20.00 feet; thence S 00°00'00" E along the East right of way for 29 Road and being a line 30.00 feet East of and parallel with the West line of the SW  $\frac{1}{4}$  of said Section 29, a distance of 650.26 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of said Section 29, as same is shown on said Loma Linda Subdivision; thence N 89°55'26" E, along said South line, a distance of 25.00 feet; thence S 00°00'00" E along the East right of way for 29 Road, being a line 55.00 feet East of and parallel with the West line of the SW  $\frac{1}{4}$  of said Section 29, as same is shown on the Plat of Chipeta Golf Course, as same is recorded in Plat Book 15, Pages 197 and 198, Public Records of Mesa County,

Colorado, a distance of 1075.58 feet; thence N 90°00'00" W a distance of 55.00 feet, more or less, to the Point of Beginning.

CONTAINING 506,469.85 square feet or 11.626 acres, more or less, as described.

**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 15th day of May, 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 3rd day of April, 2002.

Attest:

/s/Cindy Enos-Martinez  
President of the Council

/s/Christine English  
Deputy City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/Christine English  
Deputy City Clerk