

**RESOLUTION NO. 21-03**

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

**RED TAIL RIDGE ANNEXATION NO. 1 & 2**

**LOCATED at the south end of BUENA VISTA ROAD and including portions of  
the Highway 50 South right-of-way**

**WHEREAS**, on the 15th day of January, 2003, 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:

Red Tail Ridge Annexation No. 1

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 32 and assuming the West line of the NE 1/4 of said Section 32 bears S 00°02'43" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 89°52'02" E along the North line of the NE 1/4 of said Section 32 a distance of 1319.33 feet; thence S 00°11'54" E a distance of 30.00 feet; thence S 89°52'02" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 of said Section 32, a distance of 1319.21 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32 a distance of 629.98 feet; thence N 89°48'18" E a distance of 30.00 feet to a point being the Northwest corner of Lot 1, Country Estates, as same is recorded in Plat Book 11, Page 129, Public Records of Mesa County, Colorado; thence S 00°02'43" E along the East right of way for 29 1/2 Road, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, also being the West line of said Country Estates, a distance of 989.93 feet to a point being the Southwest corner of Lot 7 of said Country Estates; thence S 89°42'52" W a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet to a point being the Center of said Section 32; thence S 63°44'41" E through the right of way for Highway 50, a distance of 750.00 feet; thence S 26°15'19" W a distance of 2.00 feet; thence N 63°44'41" W a distance of 751.24 feet; thence N 00°02'43" W along a line 2.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, a distance of 331.24 feet;

thence S 89°57'17" W a distance of 31.00 feet to a point being the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 33.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Replat of Lot 5 Country Home Estates, a distance of 406.47 feet; thence N 89°57'17" E, along the North line of said Replat of Lot 5 Country Home Estates, a distance of 3.00 feet to a point being the Southeast corner of Lot 4, Country Home Estates, as same is recorded in Plat Book 12, Page 211, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 30.00 West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Country Home Estates, a distance of 583.46 feet to a point being the Northeast corner of Lot 1 of said Country Home Estates; thence N 89°49'17" E a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence N 00°02'43" W along the West line of the NE 1/4 of said Section 29, a distance of 410.01 feet; thence S 89°51'27" W a distance of 25.00 feet; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 25.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of the Baldwin Subdivision Second Filing, as same is recorded in Plat Book 11, Page 102, Public Records of Mesa County, Colorado, a distance of 859.92 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence Northwesterly along the arc of said curve, through a central angle of 90°05'57", a distance of 31.45 feet; thence S 89°51'20" W, along the South right of way for B Road, being a line 30.00 feet South of and parallel to, the North line of the Northwest Quarter (NW 1/4) of said Section 32, also being the North line of said Baldwin Subdivision Second Filing, a distance of 366.02 feet; thence N 00°08'40" W a distance of 30.00 feet to a point on the North line of the NW 1/4 of said Section 32; thence N 89°51'18" E along the North line of the NW 1/4 of said Section 32, a distance of 411.10 feet, more or less, to the Point of Beginning.

CONTAINING 3.1399 Acres (136,774.35 Square Feet) more or less, as described.

### Red Tail Ridge Annexation No 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Center of said Section 32 and assuming the West line of the NW 1/4 SE 1/4 of said Section 32 bears S 00°05'43" E and all other bearings

mentioned herein are relative thereto; thence from said Point of Commencement, S 00°05'43" E along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 2.23 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 63°44'41" E a distance of 749.01 feet; thence N 26°15'19" E a distance of 2.00 feet; thence S 63°44'41" E a distance of 200.00 feet; thence S 26°15'19" W a distance of 4.00 feet; thence N 63°44'41" W a distance of 530.49 feet; thence S 18°28'17" W a distance of 159.04 feet to a point on the East right of way for Buena Vista Drive, as same is shown on the Plat of Buena Vista Subdivision, as recorded in Plat Book 8, Page 38, Public Records of Mesa County, Colorado, said point being the beginning of a 200.00 foot radius curve, concave East, whose long chord bears S 05°15'28" W; thence Southerly along the arc of said curve, through a central angle of 27°26'57", a distance of 95.82 feet; thence S 09°05'43" E a distance of 225.44 feet to a point being the Southwest corner of Lot 2, said Plat of Buena Vista Subdivision; thence N 89°54'17" E a distance of 304.27 feet, more or less, to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of said Section 32; thence S 00°06'23" E a distance of 652.93 feet, more or less, to a point being the Southeast corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence S 89°29'14" W a distance of 654.33 feet, more or less, to a point being the Southwest corner of the SW1/4 NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.70 feet, more or less, to a point being the Northwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32 and the Southwest corner of Lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado; thence N 89°54'17" E a distance of 291.38 feet to the Point of Cusp of a 50.00 foot radius curve, concave East, whose long chord bears N 04°35'43" W; thence Northerly along the arc of said curve, through a central angle of 171°00'00", a distance of 149.23 feet; thence N 09°05'43" W along the West right of way for said Buena Vista Drive, a distance of 116.90 feet to a point being the beginning of a 250.00 foot radius curve, concave East, whose long chord bears N 05°08'31" E; thence Northerly along the arc of said curve, through a central angle of 27°28'21", a distance of 119.87 feet; thence N 18°28'17" E a distance of 12.27 feet, more or less, to a point on the South right of way for Highway 50 as shown on said Replat of Buena Vista Subdivision; thence S 62°21'43" E, along said South right of way, a distance of 48.62 feet; thence N 18°28'17" E a distance of 154.79 feet; thence N 63°44'41" E a distance of 415.51 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W, along said West line, a distance of 2.23 feet, more or less, to the Point of Beginning.

CONTAINING 10.3800 Acres (452,153.79 Sq. Ft.), more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of February, 2003; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore; 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 19<sup>th</sup> day of February, 2003.

Attest:

/s/ Cindy Enos-Martinez

President of the Council

/s/ Stephanie Tuin

City Clerk