

**RESOLUTION NO. 63-04**

**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**

**CASTANHA ANNEXATION 1, 2, 3, & 4**

**LOCATED at 2250 Saddlehorn Road**

WHEREAS, on the 7th day of July, 2004, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**CASTANHA ANNEXATION**

(A Serial Annexation consisting of Castanha Annexation No. 1, Castanha Annexation No. 2, Castanha Annexation No. 3 and Castanha Annexation No. 4)

**CASTANHA ANNEXATION NO. 1**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'13" W along the Easterly projection of the South right of way for said Perona Court, a distance of 60.01 feet; thence N 00°28'40" W a distance of 10.00 feet; thence S 89°36'13" E a distance of 50.01 feet to a point on the East line of the NW 1/4 of said Section 7; thence N 00°28'40" W, along the East line of the NW 1/4 of said Section 7, a distance of 109.99 feet; thence S 89°35'49" E a distance of 10.00 feet to a point on the West line of said Redlands Village Acres Filing No. 1; thence S 00°28'40"

E along said West line, a distance of 119.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.039 Acres (1,700.0 Sq. Ft.) more or less, as described.

### CASTANHA ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°28'40" W along the West line of said Redlands Village Acres Filing No. 1, a distance of 119.99 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°35'49" W a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence S 00°28'40" E, along the East line of the NW 1/4 of said Section 7, a distance of 109.99 feet; thence N 89°36'13" W a distance of 50.01 feet; thence N 00°28'40" W a distance of 30.00 feet to a point being the Southeast corner of Lot 1, Block 8, Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado; thence S 89°27'40" E a distance of 40.01 feet; thence N 00°28'40" W a distance of 90.09 feet; thence S 89°35'49" E a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence N 00°28'40" W along the East line of the NW 1/4 of said Section 7, a distance of 329.20 feet; thence N 90°00'00" E a distance of 10.00 feet to a point on the West line of said Redlands Village Acres Filing No. 1; thence S 00°28'40" E along said West line, a distance of 339.27 feet, more or less, to the Point of Beginning.

CONTAINING 0.133 Acres (5,790.4 Sq. Ft.), more or less, as described.

### CASTANHA ANNEXATION NO. 3

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of

Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°28'40" W along the West line of said Redlands Village Acres Filing No. 1, a distance of 459.26 feet; thence N 90°00'00" W a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7 and the POINT OF BEGINNING; thence from said Point of Beginning, S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 329.20 feet; thence N 89°35'49" W a distance of 10.00 feet; thence S 00°28'40" E a distance of 90.09 feet; thence N 89°27'40" W a distance of 40.01 feet to a point being the Southeast corner of Lot 1, Block 8, Redlands Village Filing NO. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado; thence N 00°28'40" W along the East line of said Block 8, a distance of 1052.73 feet to a point being the beginning of a 25.00 foot radius curve, concave Southwest, being a portion of the Southerly right of way for Saddle Horn Road, as same is shown on said Redlands Village Filing No. 4; thence N 89°31'20" E a distance of 50.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 634.30 feet, more or less, to the Point of Beginning.

CONTAINING 1.188 Acres (51,757.6 Sq. Ft.), more or less, as described.

#### CASTANHA ANNEXATION NO. 4

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 9, Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°28'40" E a distance of 50.01 feet to a point on the East line of the NW 1/4 of said Section 7; thence S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 428.59 feet; thence N 98°31' 20" E a distance of 10.00 feet to a point being the Northwest corner of Lot 1, Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado; thence S 00°28'40" E along the West line of said Redlands Village Acres Filing No. 1, a distance of 724.49 feet; thence S 90°00'00" W a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence N 00°28'40" W along the East line of the NW 1/4 of said Section 7, a distance of 634.30 feet to a point being the beginning of a 25.00 foot radius curve, concave Southwest, with a long chord bearing of N 44°58'40" W and a long chord length of 35.05 feet; thence 38.83 feet Northwesterly along the arc of said curve, through a central angle of 89°00'00"; thence N 89°28'40" W, along the South right of way

for Saddle Horn Road, a distance of 25.86 feet to a point being the beginning of a 325.00 foot radius curve, concave Northeast, with a long chord bearing of N 65°50'40" W and a long chord length of 260.57 feet; thence continuing along the South right of way for said Saddle Horn Road, 268.11 Northwesterly along the arc of said curve, through a central angle of 47°16'00"; thence N 47°47'58" E a distance of 50.00 feet to a point being the Southwest corner of said Lot 1, Block 9; thence N 00°28'40 " W along the West line of said Lot 1, Block 9, a distance of 356.60 feet to a point being the Northwest corner of said Lot 1, Block 9; thence S 89°28'540" E, along the North line of said Lot 1, Block 9, a distance of 250.00 feet, more or less, to the Point of Beginning.

CONTAINING 3.535 Acres (153,997.3 Sq. Ft.), 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 18<sup>th</sup> day of August, 2004, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:30 PM 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 7<sup>th</sup> day of July, 2004.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
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/ Stephanie Tuin  
City Clerk

<i>DATES PUBLISHED</i>
July 9, 2004
July 16, 2004
July 23, 2004
July 30, 2004