

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 23-07**

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

**CIMARRON MESA ENCLAVES**

**LOCATED AT 246, 248, 250, 256, 268 26 ¼ ROAD, 272 LINDEN AVENUE,  
AND 2677, 2685 S HIGHWAY 50**

**CONSISTING OF APPROXIMATELY 21.65 ACRES**

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

**AND EXERCISING LAND USE CONTROL**

**WHEREAS**, on the 7<sup>th</sup> day of February, 2007, 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 Cimarron Mesa Enclaves 1-4 and more particularly described as follows:

**CIMARRON MESA ENCLAVE #1**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, 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 Northwest corner of Lot 2 of Antietam Subdivision, as same is recorded in Book 4035, Pages 533-534, Public Records of Mesa County, Colorado; and assuming the West line of said Antietam Subdivision bears S00°20'22"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S00°20'22"E along said West line a distance of 308.55 feet to the Southeast corner of that certain parcel of land as described in Book 2040, Pages 583-584, Public Records of Mesa County, Colorado, said West line also being the West line of the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence N89°21'33"W along the South line of said parcel a distance of 357.48 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 26, said South line also being the North line of the Floral Annexation, City of Grand Junction, Ordinance No. 2948; thence N00°15'34"W along the West line of said SE 1/4 NW 1/4 a distance of 303.62

feet; thence N89°51'06"E along the North line of said parcel, said North line also being the South line of the Eastern Cemetery Annexation, City of Grand Junction, Ordinance No. 1373, a distance of 357.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.51 acres (109,339 square feet), more or less, as described.

### CIMARRON MESA ENCLAVE #2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 26 and assuming the West line of said SE 1/4 NW 1/4 bears N00°15'34"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N00°15'34"E along said West line a distance of 127.35 feet to the Southwest corner of that certain parcel of land as described in Book 2403, Page 937, Public Records of Mesa County, Colorado, and being the Point of Beginning; thence N00°15'34"E along said West line a distance of 117.40 feet to the Northwest corner of said parcel, said West line also being the East line of the Western Cemetery Annexation, City of Grand Junction, Ordinance No. 1371; thence S81°00'00"E along the North line of said parcel a distance of 272.80 feet, said North line also being a line on the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence S02°50'00"W along the East line of said parcel a distance of 103.50 feet, said East line also being a line on said Antietam Annexation; thence N87°55'00"W along the South line of said parcel a distance of 234.00 feet, said South line also being a line on said Antietam Annexation; thence N56°32'14"W along the South line of said parcel, said South line also being a line on said Antietam Annexation, a distance of 36.53 feet, more or less, to the Point of Beginning.

Said parcel contains 0.73 acres (31,777 square feet), more or less, as described.

### CIMARRON MESA ENCLAVE #3

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 26, 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 the NE 1/4 SW 1/4 of said Section 26 and assuming the North line of the NW 1/4 SE 1/4 bears S89°51'58"E with all other

bearings contained herein being relative thereto; thence from said Point of Beginning, S89°51'58"E along said North line a distance of 329.50 feet to the Northeast corner of that certain parcel of land as described in Book 2795, Pages 205-206, Public Records of Mesa County, Colorado, said North line also being a line on the Cimarron Mesa Annexation, City of Grand Junction, Ordinance No. 3396; thence S00°36'45"E along the East line of said parcel a distance of 360.01 feet to the Southeast corner of said parcel, said East line also being a line on said Cimarron Mesa Annexation; thence N89°51'58"W along the South line of said parcel a distance of 329.00 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 26, said South line also being a line on the Reservoir Hill Annexation, City of Grand Junction, Ordinance No. 1445; thence N89°51'58"W along said Annexation line a distance of 1319.45 feet to the most Southwesterly corner of that certain parcel of land as described in Book 2042, Page 861, Public Records of Mesa County, Colorado, said corner also being a point on the West line of the NE 1/4 SW 1/4 of said Section 26; thence N00°15'34"W along said West line a distance of 109.98 feet, said West line also being a line on said Reservoir Hill Annexation; thence S89°51'58"E along said Annexation line a distance of 249.64 feet; thence N00°15'34"W along said Annexation line a distance of 170.01 feet; thence S89°51'58"E along said Antietam Annexation a distance of 174.34 feet; thence N00°15'34"W along said Antietam Annexation a distance of 80.00 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 26; thence S89°51'58"E along said North line a distance of 892.76 feet, more or less, to the Point of Beginning.

Said parcel contains 11.86 acres (516,651 square feet), more or less, as described.

#### CIMARRON MESA ENCLAVE #4

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NE 1/4) of Section 26, 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 3 of Southgate Commons, as same is recorded in Plat Book 12, Page 256, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N64°45'50"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N64°45'50"W along said North line a distance of 926.87 feet to the Southwest corner of Lot 1 of said Southgate Commons, Said Southwest corner also being a point on the East line of Linden Avenue, Said North line also being the North line of the Southgate Annexation, City of Grand Junction, Ordinance No. 2132; thence S89°55'24"W a distance of 25.00 feet to a point on the West line of the SE 1/4 NE 1/4 of said Section 26; thence N00°04'07"W along said West line a distance of 342.34 feet to a point on the South line of U.S. Highway 50, said West line also being the East line of the Carville Annexation, City of

Grand Junction, Ordinance No. 3552; thence S64°45'47"E along the South line of U.S. Highway 50 a distance of 955.71 feet to the Northeast corner of that certain parcel of land as described in Book 2062, Page 123, Public Records of Mesa County, Colorado, said South line also being a line on the Central Orchard Mesa Annexation, City of Grand Junction, Ordinance No. 1481; thence S00°06'56"W along the West line of Coon Hill II Subdivision, as same is recorded in Plat Book 19, Page 318, Public Records of Mesa County, Colorado, a distance of 329.99 feet, more or less, to the Point of Beginning.

Said parcel contains 6.55 acres (285,527 square feet), more or less, as described.

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 7<sup>th</sup> day of February, 2007 with second reading of the proposed annexation ordinance on 21<sup>st</sup> day of March, 2007.
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 7<sup>th</sup> day of February, 2007.

Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk

***PUBLISHED***

**February 9, 2007**

**February 16, 2007**

**February 23, 2007**

**March 2, 2007**