

GRAND JUNCTION, COLORADO MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

October 30, 1991

The City Council of the City of Grand Junction, Colorado, convened in special session the 30th day of October, 1991, at 6:00 p.m. in Conference Room A at City Hall. Those present were Jim Baughman, John Bennett, Bill Bessinger, Paul Nelson, Reford Theobold, and President of the Council Conner Shepherd. Councilman Bill McCurry was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson and Deputy City Clerk Teddy Martinez.

Council President Shephard called the meeting to order.

AMENDING RESOLUTION NO. 69-91 ACCEPTING PETITION FOR DRYCHESTER II, INC. ANNEXATION (PACE WAREHOUSE) CONTAINING APPROXIMATELY 32.30 ACRES LOCATED AT 29-1/2 ROAD AND NORTH AVENUE, AND GIVING NOTICE OF HEARING

City Attorney Dan Wilson explained that the amendment to Resolution No. 69-91 would annex additional properties (approximately 28 acres) located at North Avenue, 29-1/2 to 30 Road, south side, east of 30 Road, north of Highway 6 & 24 (I-70 Business Loop), as shown on the annexation map. (Amended Resolution Attached.)

Upon motion by Councilman Bennett, seconded by Councilman Theobold and carried with Councilman BAUGHMAN voting NO, the amendment of Resolution No. 69-91, reflecting the above, was approved.

ADJOURNMENT

Upon motion by Councilman Bessinger, seconded by Councilman Theobold and carried, the meeting was adjourned.

;sigl;

Theresa F. Martinez/Theresa F. Martinez, CMC
Deputy City Clerk

RESOLUTION NO. 69-91

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (DRYCHESTER II ANNEXATION) CONTAINING APPROXIMATELY 60 ACRES LOCATED AT 29-1/2 ROAD AND NORTH AVENUE, NORTH AVENUE, 29-1/2 TO 30 ROAD, SOUTH SIDE, EAST OF 30 ROAD, NORTH OF HIGHWAY 6 & 24 (BUSINESS LOOP I-70)

WHEREAS, on the 28th day of October, 1991, a petition was submitted 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 parcel of land located in the Southwest Quarter of Section 8, T1S, R1E of the Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the SE Cor of the SW Quarter of Said Section 8; thence N 00 deg. 00 min. 00 sec. E, a distance of 40.00 feet; thence N 89 deg. 52 min. 51 sec. W, a distance of 30.00 feet to the point of beginning; thence N 00 deg. 00 min. 00 sec. E and parallel with the East line of the SW Quarter of said Section 8, a distance of 359.99 feet to the SE Cor of Palace Estates Subdivision, a Plat on file and recorded in the Office of the Mesa County Clerk and Recorder; thence along the South and East lines of said Palace Estates Subdivision the following 2 courses:

1. N 89 deg. 53 min. 14 sec. W, a distance of 631.06 feet; 2. N 00 deg. 00 min. 21 sec. E a distance of 921.11 feet to a point on the North line of the SE Quarter of the SW Quarter of said Section 8; thence N 89 deg. 56 min. 46 sec. W along said North line, a distance of 636.04 feet; thence S 00 deg. 00 min. 20 sec. W and parallel with the West line of the SE Quarter of the SW Quarter of said Section 8, a distance of 305.52 feet; thence S 00 deg. 00 min. 15 sec. W, a distance of 620.32 feet to a point that is 40.00 feet as measured at right angles North of the South line of the SW Quarter of said Section 8; thence S 89 deg. 52 min. 51 sec. E and parallel with the South line of the SW Quarter of said Section 8, a distance of 961.60 feet to the point of beginning, containing 19.56 acres more or less.

Basis of bearings is the East line of the SW Quarter of said Section 8, being N 00 deg. 00 min. 00 sec. E;

Together with the following described parcels:

Parcel No. 1, Lots 1-7, Block 4, Palace Estates Subdivision;
Parcel No. 2, Lots 1-7 and Lots 11-13, all in Block 1; Lots 1-8, Block 2; Lots 1-6, Block 3;

All in Palace Estates Subdivision, Mesa County, Colorado; and

That right-of-way for North Avenue beginning 379 feet East of the SW Cor of Section 8 T1S R1E, Ute Meridian, thence East to the West right-of-way line of 29-1/2 Road;

and the following described properties attached: (See Attachment A and Attachment B.)

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;

That a hearing will be held on the 4th day of December, 1991, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock 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; 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.

PASSED and ADOPTED this 28th day of October, 1991.

President of the Council

Attest:

City Clerk

ATTACHMENT - A

Beginning at a point which is 331 feet South of the Northeast corner of the NW 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian;
thence West 178 feet;
thence North 331 feet;
thence East along the North line of said Section 17 a distance of 1,623.82 feet;
thence South to the Northerly right-of-way line of State Highway No. 4;
thence Southwesterly along the Northerly right-of-way line of State Highway No. 4 to the Southeast Corner of Lot 2 of DUO Subdivision;
thence North to the Southeast Corner of Lot 1 of DUO Subdivision;
thence West to the Southeast Corner of Lot 1 of DUO Subdivision;
thence North a distance of 45.01 feet;
thence South a distance of 27.0 feet;
thence West a distance of 174.22 feet;
thence South to the Northerly right-of-way line of State Highway No. 4;
thence Southwesterly along the Northerly right-of-way line of State Highway No. 4 to a point South of the Point of Beginning;
thence North to the Point of Beginning,
TOGETHER WITH AND INCLUDING the right-of-way for North Avenue on

the North.

ATTACHMENT - B

Beginning at a point which is South 141 feet from the Northwest corner of the SW1/4 SW1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian;

thence East a distance of 327.1 feet;

thence North a distance of 141 feet;

thence N 89 deg. 42 min. 11 sec. E a distance of 438.9 feet;

thence N 89 deg. 47 min. 43 sec. E a distance of 369.79 feet to the Westerly line of the Grand Valley Canal;

thence along the Westerly line of the Grand Valley Canal the following two (2) courses:

1. S 42 deg. 30 min. 02 sec. E a distance of 95.34 feet;

2. S 50 deg. 47 min. 20 sec. E a distance of 94.82 feet;

thence South a distance of 727.2 feet to the Northerly right-of-way line of U.S. Highway No. 6 & 24;

thence in a Westerly direction along the Northerly right-of-way line of U.S. Highway No. 6 & 24 to a point which is S 34 deg. 36 min. 58 sec. E a distance of 1195.34 feet from the point of Beginning;

thence N 0 deg. 17 min. 47 sec. W a distance of 253.07 feet;

thence S 89 deg. 42 min. 13 sec. W a distance of 86.85 feet;

thence N 0 deg. 17 min. 47 sec. W a distance of 311.98 feet;

thence S 89 deg. 42 min. 13 sec. W a distance of 285 feet;

thence S 0 deg. 17 min. 47 sec. E a distance of 565 feet to the Northerly right-of-way line of U.S. Highway No. 6 & 24;

thence in a Westerly direction along the Northerly right-of-way line of U.S. Highway No. 6 & 24 to the intersection of the Easterly right-of-way line of 30 Road;

thence West to a point South of the Point of Beginning;

thence North to the Point of Beginning.