

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2828

AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO

COUNTRY CLUB PARK WEST  
APPROXIMATELY 24.14 ACRES  
LOCATED AT 401 THROUGH 408 DRESSEL DRIVE AND  
313 THROUGH 413 COUNTRY CLUB PARK ROAD

**WHEREAS**, on the 5th day of April, 1995 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 5th day of April, 1995; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

Commencing at the south 1\4 corner of Section 16, Township 1 South, Range 1 West, thence along the east line of Lot 10 of Redlands Club Heights Subdivision as recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder N 01°27'00" E, 115.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said Lot 10, crossing Dressell Drive and along the east line of Lots 9,8,7 and 6 of said Redlands Club Heights Subdivision N 01°27'00" E, 505.00 feet to the northeast corner of said Lot 6; thence along the north line of said Lot 6 N 88°33'00" W, 125.00 feet to the northwest corner of said Lot 6; thence along the easterly Right-of-Way line of said Dressell Drive N 01°27'00" E, 45.80 feet; thence continuing along said easterly Right-of-Way line N 24°11'00" E, 244.40 feet to the northwest corner of Lot 4 of said Redlands Club Heights Subdivision; thence crossing said Dressell Drive and along the northerly line of Lot 14 of said Redlands Club Heights Subdivision N 65°49'00" W, 53.00 feet to the northeast corner of said Lot 14; thence continuing along the northerly line of said Lot 14 S 87°53'00" W, 45.80 feet to the northwest corner of said Lot 14; thence along the westerly line of said Lot 14 and Lot 13 of said Redlands Club Heights Subdivision S 33°31'00" W, 591.40 feet; thence continuing along the westerly line of said Lot 13 and the westerly line of Lots 12 and 11 of said Redlands Club Heights Subdivision S 16°49'00" W, 432.00 feet to the southwest corner of said Lot 11; thence along the south line of said Lot 11 S 89°31'30" E, 323.90 feet; thence leaving the south line of said Lot 11 and along the westerly line of Lots 3,4,5,6,7,8,9,10,11 and 12, Block 4 of Country Club Park Subdivision as

recorded in Plat Book 6 at Page 15 of the records of the Mesa County Clerk and Recorder and along the westerly line of a parcel of land as described in Book 1829 at Page 812 of the records of the Mesa County Clerk and Recorder S 19°56'37" E, 1592.19 feet to a point on the northeasterly Right-of-Way line of Bella Pago Drive; thence along said northeasterly Right-of-Way line S 67°02'11" E, 68.12 feet; thence along the northerly Right-of-Way line of said Bella Pago Drive and crossing Country Club Park Road N 65°21'43" E, 303.96 feet to the southeast corner of Lot 13, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 13 N 28°52'50" W, 180.00 feet to the northeast corner of said Lot 13; thence along the southerly line of Lot 14, Block 3 of said Country Club Park Subdivision N 76°05'12" E, 150.00 feet to the southeast corner of said Lot 14; thence along the easterly line of Lots 14,15,16,17,18,19 and 20, Block 3 of said Country Club Park Subdivision N 20°43'16" W, 900.00 feet to the northeast corner of said Lot 20; thence along the southerly line of Lot 24, Block 3 of said Country Club Park Subdivision N 70°29'30" E, 50.00 feet to a point; thence along the westerly line of a parcel of land as described in Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder N 19°30'30" W, 179.36 feet to a point; thence along a southerly line of said parcel of land S 70°29'30" W, 50.00 feet to a point on the easterly line of Lot 22, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 22 N 19°30'30" W, 115.15 feet to the northeast corner of said Lot 22; thence crossing said Country Club Park Road and along the easterly line of Lot 2, Block 4 of said Country Club Park Subdivision N 22°57'26" W, 207.72 feet to the northeast corner of said Lot 2; thence along the north line of said Lot 2 N 88°33'00" W, 210.00 to the Point of Beginning. Said described parcel contains 24.14 acres.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 5th day of April, 1995.

**ADOPTED** and ordered published this 19th day of April, 1995.

Attest:

/s/ R.T. Mantlo  
President of the Council

/s/ Stephanie Nye  
City Clerk

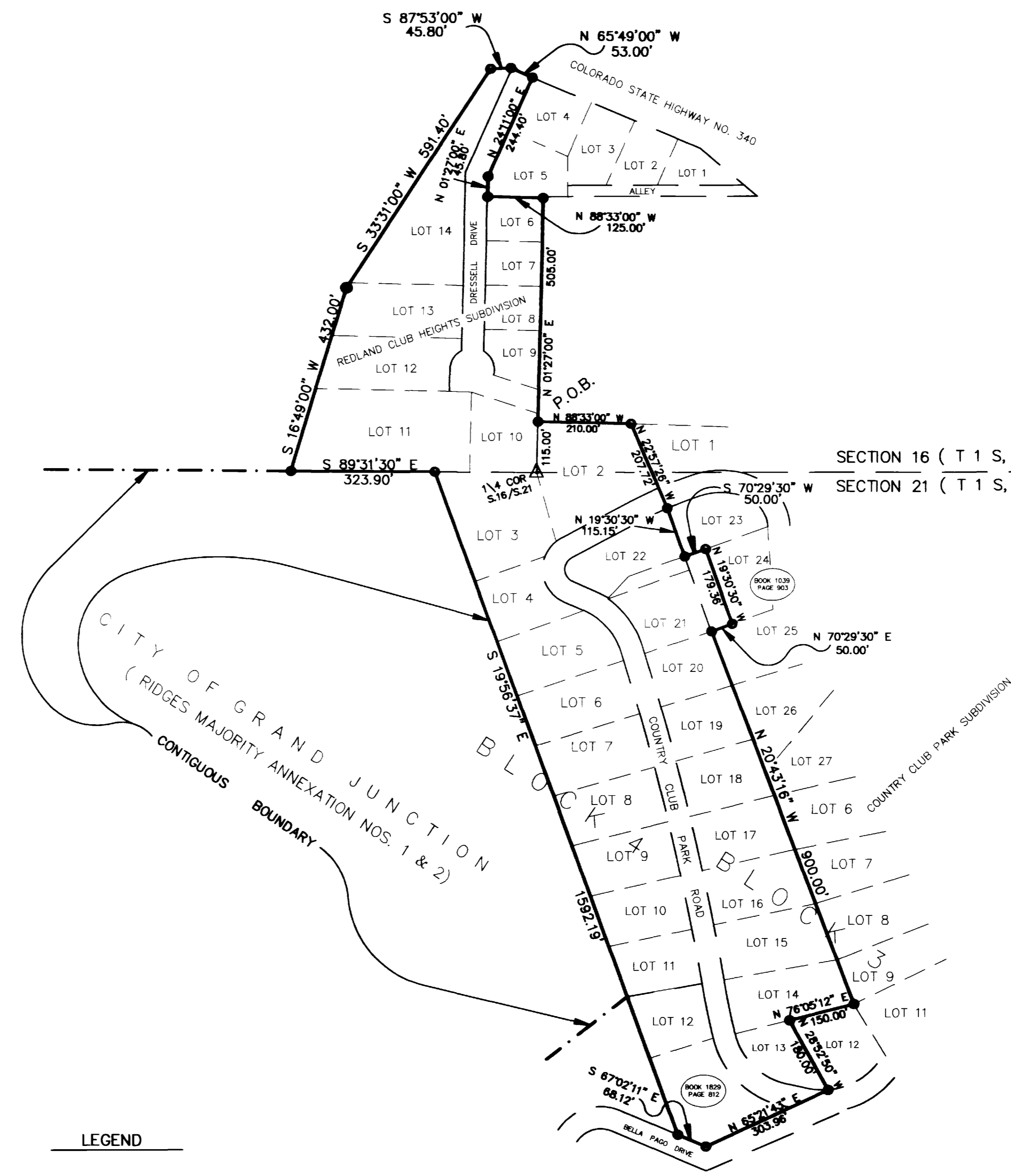


# COUNTRY CLUB PARK WEST ANNEXATION

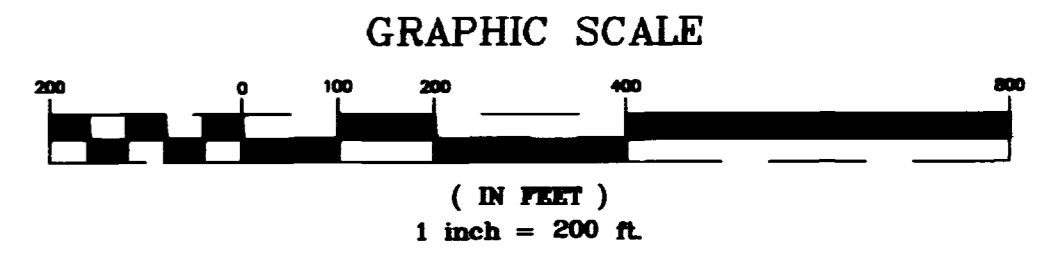
## DESCRIPTION

A parcel of land situate in the South 1/2 of Section 16 and in the North 1/2 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the south 1/4 corner of Section 16, Township 1 South, Range 1 West, thence along the east line of Lot 10 of Redlands Club Heights Subdivision as recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder N 01°27'00" E, 115.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said Lot 10, crossing Dressell Drive and along the east line of Lots 9,8,7 and 6 of said Redlands Club Heights Subdivision N 01°27'00" E, 505.00 feet to the northeast corner of said Lot 6; thence along the north line of said Lot 6 N 88°33'00" W, 125.00 feet to the northwest corner of said Lot 6; thence along the easterly Right-of-Way line of said Dressell Drive N 01°27'00" E, 45.80 feet; thence continuing along said easterly Right-of-Way line N 24°11'00" E, 244.40 feet to the northwest corner of Lot 4 of said Redlands Club Heights Subdivision; thence crossing said Dressell Drive and along the northerly line of Lot 14 of said Redlands Club Heights Subdivision N 65°49'00" W, 53.00 feet to the northeast corner of said Lot 14; thence continuing along the northerly line of said Lot 14 S 87°53'00" W, 45.80 feet to the northwest corner of said Lot 14; thence along the westerly line of said Lot 14 and Lot 13 of said Redlands Club Heights Subdivision S 33°31'00" W, 591.40 feet; thence continuing along the westerly line of said Lot 13 and the westerly line of Lots 12 and 11 of said Redlands Club Heights Subdivision S 16°49'00" W, 432.00 feet to the southwest corner of said Lot 11; thence along the south line of said Lot 11 S 89°31'30" E, 323.90 feet; thence leaving the south line of said Lot 11 and along the westerly line of Lots 3,4,5,6,7,8,9,10,11 and 12, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of the Mesa County Clerk and Recorder and along the westerly line of a parcel of land as described in Book 1829 at Page 812 of the records of the Mesa County Clerk and Recorder S 19°56'37" E, 1592.19 feet to a point on the northeasterly Right-of-Way line of Bella Pago Drive; thence along said northeasterly Right-of-Way line S 67°02'11" E, 68.12 feet; thence along the northerly Right-of-Way line of said Bella Pago Drive and crossing Country Club Park Road N 65°21'43" E, 303.96 feet to the southeast corner of Lot 13, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 13 N 28°52'50" W, 180.00 feet to the northeast corner of said Lot 13; thence along the southerly line of Lot 14, Block 3 of said Country Club Park Subdivision N 76°05'12" E, 150.00 feet to the southeast corner of said Lot 14; thence along the easterly line of Lots 14,15,16,17,18,19 and 20, Block 3 of said Country Club Park Subdivision N 20°43'16" W, 900.00 feet to the northeast corner of said Lot 20; thence along the southerly line of Lot 24, Block 3 of said Country Club Park Subdivision N 70°29'30" E, 50.00 feet to a point; thence along the westerly line of a parcel of land as described in Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder N 19°30'30" W, 179.36 feet to a point; thence along a southerly line of said parcel of land S 70°29'30" W, 50.00 feet to a point on the easterly line of Lot 22, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 22 N 19°30'30" W, 115.15 feet to the northeast corner of said Lot 22; thence crossing said Country Club Park Road and along the easterly line of Lot 2, Block 4 of said Country Club Park Subdivision N 22°57'26" W, 207.72 feet to the northeast corner of said Lot 2; thence along the north line of said Lot 2 N 88°33'00" W, 210.00 feet to the Point of Beginning. Said described parcel contains 24.14 acres more or less.



**LEGEND**  
 - - - - - Existing City Limits  
 \_\_\_\_\_ Annexation Boundary



**AREA OF ANNEXATION**

Annexation Perimeter	6372.80 FT.
Contiguous Perimeter	1916.09 FT.
Area in Square Feet	1,051,356.10
Area in Acres	24.14

**ORDINANCE NUMBER** #2828  
**EFFECTIVE DATE** MAY 21, 1995

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundarylines.

*James L. Shanks*  
 JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	01/06/95	SCALE
REVISION			CHECKED BY		DATE		PLAN
REVISION			APPROVED BY		DATE		HORIZ. 1" = 200'
REVISION			FIELD BOOK NO.		PAGE		

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLORADO

COUNTRY CLUB PARK WEST ANNEXATION		SHEET NO. 1
		OF 1
FILE NO. CCPW.DWG		