

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 37-13**

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

**PEONY HEIGHTS ANNEXATION**

**LOCATED AT 612 PEONY DRIVE AND INCLUDING PORTIONS OF THE  
PEONY DRIVE AND BROADWAY (HWY 340) RIGHTS-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17<sup>th</sup> day of April, 2013, 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:

**PEONY HEIGHTS ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE1/4) of Section 15 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, all in Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Peony Subdivision, as same is recorded in Plat Book 14, Page 369, Public Records of Mesa County, Colorado and assuming the South line of the Southeast Quarter (SE 1/4) of said Section 15 bears S 89°26'44" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 04°20'36" W along the East line of said Lot 4, a distance of 214.96 feet to a point being the Southeast corner of said Lot 4; thence N 86°32'19" W, along the South line and the Westerly extension thereof of said Lot 4, a distance of 214.47 feet to a point within the right of way for Peony Drive; thence S 03°21'34" W, through said right of way, a distance of 542.17 feet; thence N 89°47'50" E along a line 2.00 feet North of and parallel with the North line of Panorama Point Annexation No. 1, Ordinance No. 4283, as same is recorded in Book 4731, Page 827, Public Records of Mesa County, Colorado, a distance of 312.18 feet; thence S 00°12'10" E, a distance of 2.00 feet to a point on the North line of said Panorama Point Annexation No. 1; thence S 89°47'50" W, along the North line of said Panorama Point Annexation No. 1, a distance of 575.50 feet; thence N 00° 12'10" W, a distance of 2.00 feet; thence N 89°47'50" E, along a line 2.00 feet North of and parallel with, the North line of said Panorama Point Annexation No. 1, a distance of 261.32 feet; thence N 03°21'34" E a distance of 754.47 feet to a point intersecting the Westerly extension of the North line of said Lot 4, Peony

Subdivision; thence S 87°15'28" E, along said North line and its Westerly extension, a distance of 220.18 feet, more or less, to the Point of Beginning.

CONTAINING 48,855 Square Feet or 1.122 Acres, more or less, as described.

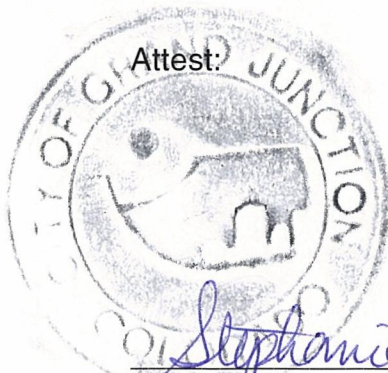
WHEREAS, a hearing on the petition was duly held after proper notice on the 5<sup>th</sup> day of June, 2013; and

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:**

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 5<sup>th</sup> day of June, 2013.



Attest:

*Stephanie K.*  
City Clerk

*Sam Susser*  
President of the Council