

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 56-20**

**A RESOLUTION ACCEPTING A PETITION  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
MAKING CERTAIN FINDINGS,  
AND DETERMINING THAT PROPERTY KNOWN AS THE  
FAIRVIEW GLEN ANNEXATION, LOCATED AT 2767 C ROAD AND VACANT  
PROPERTIES LOCATED NORTH OF B ½ ROAD BETWEEN ALLYCE AVENUE  
AND NASHUA LANE AND COURT  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1<sup>st</sup> day of July, 2020, 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:

**FAIRVIEW GLEN ANNEXATION**

A parcel of land being Lots 1 through 29 inclusive, the right-of-way of Cara Street, the right-of-way of Newport Lane, and the 40 foot drainage right-of-way, all within Birks Blue Estates subdivision (Reception Number 1263633), together with Parcel 2945-251-00-081, and a portion of the Unaweeep Ave. right-of-way, located in the of the NE ¼, of Section 25, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

BEGINNING at a point on the North line of said Section 25, whence the Northeast corner of said Section 25 bears South 89°55'23" East, a distance of 1471.87 feet, with all bearings being relative thereto, thence South 00°04'10" East, a distance of 1320.58 feet, along the westerly line of Lynwood Subdivision, to the northerly boundary of said Birks Blue Estates subdivision; thence along said northerly boundary, South 89°54'43" East, a distance of 149.37 feet, to the northeast corner of Said Birks Blue Estates subdivision, thence along the easterly line of Birks Blue Estates subdivision South 00°03'49" East, a distance of 1120.05 feet, to the northeast corner of Lot 30 of said subdivision; thence along the north line of said Lot 30 South 89°55'41" West, a distance of 185.35 feet, to the northwest corner of said Lot 30; thence along the arc of a non-tangent 79.36 foot radius curve to the left for a distance of 40.29 feet, with a chord which bears South 14°28'25" West, a distance of 39.86 feet, and a central angle of 29°05'29"; thence South 00°04'19" East, a distance of 91.08 feet; thence along the arc of a 20.00 foot radius curve to the left for a distance of 31.38 feet, with a chord which bears South 45°01'05" East, a distance of 28.26 feet, and a central angle of 89°53'31", to a point on the northerly right-of-way of B1/2 Road; thence along said right-of-way North 89°57'50" West, a distance of 154.96 feet, to the southwest corner of Lot 1 of said Birks Blue Estates subdivision; thence leaving said right-of-way along the westerly line

of said subdivision North 00°04'19" West, a distance of 1270.35 feet, to the northwest corner of said subdivision; thence, leaving said westerly line, North 89°54'43" West, a distance of 150.74 feet; thence North 00°02'32" West, a distance of 1320.51 feet, to a point on the northerly line of said Section 25; thence South 89°55'23" East, a distance of 331.26 feet, to the Point of Beginning.

The above description contained hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This description does not constitute a legal boundary and is not intended to be used as a means for establishing or verifying property boundary lines.

CONTAINING 828,512 Square Feet or 19.020 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2<sup>nd</sup> day of September, 2020; 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 2<sup>nd</sup> day of September, 2020.

Attest:

  
President of the Council

  
Deputy City Clerk