

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 49-21

**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
BLUE MESA ESTATES ANNEXATION
LOCATED AT 3085 D ½ ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 5th day of May, 2021, 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:

BLUE MESA ESTATES ANNEXATION

A parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, being those parcels of land described in deeds filed under Reception Numbers 2547291 and 2959304 and being more particularly described as follows:

COMMENCING at the Northwest corner of said NE1/4SE1/4 of Section 16 and assuming the North line of said NE1/4SE1/4 of Section 16 bears N89°55'12"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°55'12"E, along said North line of the NE1/4SE1/4 of Section 16, a distance of 220.20 feet to the POINT OF BEGINNING; thence continuing N89°55'12"E along said North line a distance of 440.03 feet to a point on the West line of the East half of said NE1/4SE1/4; thence S0°01'48"W a distance of 1319.53 feet to a point on the South line of said NE1/4SE1/4 of Section 16; thence S89°56'54"W along said South line a distance of 439.85 feet to the Southeast corner of PEAR PARK PLACE SUBDIVISION, a subdivision filed for record under Reception Number 2407172; thence N0°01'19"E, a distance of 1319.31 feet, to the Point of Beginning.

Containing 580468 Square Feet, or 13.33 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of June, 2021; 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 16th day of June, 2021.

Attest:



President of the Council

W Winkelman

City Clerk

