

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 57-23

**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
APPLE GLEN WEST ANNEXATION**

**APPROXIMATELY 8.33 ACRES
LOCATED NORTH OF APPLETON ELEMENTARY, WEST OF GREEN APPLE
DRIVE, AND EAST OF 23 1/2 RD IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17th day of May 2023, 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:

APPLE GLEN WEST ANNEXATION

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the Apple Glen West Annexation No. 1 and Apple Glen West Annexation No. 2

Apple Glen West Annexation No. 1

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning:

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;

Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.

Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;

Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;

Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;
Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;
Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said Parcel of land CONTAINING 191,496 Square Feet or 4.40 Acres, more or less.

Apple Glen West Annexation No. 2

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;

Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;

Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;

Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;

Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;

Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;

Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said Parcel of land CONTAINING 171,449 Square Feet or 3.94 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of July, 2023; 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 5th day of July, 2023.



Anna M. Stout
President of the Council

ATTEST:



Amy Phillips
City Clerk

