

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 112-23

**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
HARTMAN BROTHERS ANNEXATION**

**APPROXIMATELY 2.96 ACRES
LOCATED AT 821 21 1/2 ROAD IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 15th day of November 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:

HARTMAN BROTHERS ANNEXATION

A parcel of land being Lot 2-B within 21 1/2 Road Energy Park subdivision (Reception Number 2871150), being more particularly described as follows;

Commencing at the Center South 1/16th corner of Section 25, T.1N., R.2W. of the Ute Meridian, whence the South 1/4 corner of said Section 25 bears S00°00'30"E, a distance of 1320.84 feet, with all bearings being relative thereto; Thence S89°59'34"W, a distance of 30.00'; thence S00°00'30"E, a distance of 207.53 feet, to a point on the westerly right of way of 21 1/2 Road and the westerly line of the Kelley Annexation No. 3 (Ordinance No. 3990), said point also being the Point of Beginning;

Thence along said Kelley Annexation No. 3, S00°00'30"E, a distance of 343.18 feet; thence N89°53'54"W, a distance of 332.28 feet; thence N00°00' 26"W, a distance of 393.88 feet; thence S89°55'12"E, a distance of 253.81 feet; thence S57°00'48"E, a distance of 93.55 feet to the Point of Beginning.

Said Parcel of land CONTAINING 128,904 Square Feet or 2.96 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of December, 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 20th day of December, 2023.



Anna M. Stout
President of the Council

ATTEST:



Amy Phillips
City Clerk

