

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 39-97

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING
CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS APPLEWOOD HEIGHTS
ANNEXATION
IS ELIGIBLE FOR ANNEXATION

APPLEWOOD HEIGHTS ANNEXATION
LOCATED BETWEEN MARUEEN COURT AND 28 ROAD,
SOUTH OF THE HIGHLINE CANAL, AND
INCLUDING LESLEE MINOR SUBDIVISION

WHEREAS, on the 16th day of April, 1997, 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:

APPLEWOOD HEIGHTS ANNEXATION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of said Section 1, thence N 00°00'00" E along the east line of said NE 1/4 NE 1/4 a distance of 397.16 feet to the True Point of Beginning of the parcel described herein; thence crossing the west 1/2 of 28 Road N 67°39'57" W a distance of 32.43 feet to the northeast corner of Lot 1 of REA Minor Subdivision as found recorded in Plat Book 14 at Page 258 of the records of the Mesa County Clerk and Recorder; thence N 67°39'57" W along the north line of said Lot 1 a distance of 139.18 feet to the northwest corner of said Lot 1; thence along the southeasterly line of Lot 2 of said REA Minor Subdivision the following 4 courses:

- 1) S 19°01'36" W a distance of 96.37 feet;
- 2) S 23°14'22" W a distance of 70.83 feet;
- 3) S 30°24'55" W a distance of 93.20 feet;
- 4) S 39°29'00" W a distance of 114.92 feet to the southeast corner of said Lot 2; thence N 89°54'45" W along the south line of said Lot 2 a distance of 31.63 feet to the northeast corner of Lot 4 of Leslee Minor Subdivision as found recorded

in Plat Book 14 at Page 221 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" E along the east line of said Lot 4 a distance of 106.60 feet to the southeast corner of said Lot 4; thence crossing the north 1/2 of Cortland Avenue S 00°00'00" E a distance of 30.00 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 1; thence N 89°54'45" W along the south line of said NE 1/4 NE 1/4 a distance of 290.30 feet to a point; thence leaving said south line and crossing the north 1/2 of said Cortland Avenue N 00°00'46" E a distance of 30.00 feet to the southwest corner of Lot 1 of said Leslee Minor Subdivision; thence N 00°00'46" E along the west line of said Lot 1 a distance of 106.60 feet to the southwest corner of Lot 2 of said REA Minor Subdivision; thence along the west line of said Lot 2 N 00°00'46" E a distance of 524.46 feet to the northwest corner of said Lot 2; thence S 89°54'51" E along the north line of said Lot 2 a distance of 225.77 feet to a point on the southwesterly right of way line for the U.S.B.R. Highline Canal; thence along said southwesterly right of way line the following 3 courses:

- 1) 241.96 feet along said southwesterly right of way line and the arc of a curve concave to the northeast, having a radius of 815.00 feet, a delta angle of 17°00'37" and a long chord bearing S 59°09'29" E a distance of 241.08 feet;
- 2) S 67°39'57" E along said southwesterly right of way line a distance of 213.40 feet to a point on the west right of way line for 28 Road;
- 3) S 67°39'57" E a distance of 32.43 feet to a point on the east line of the NE 1/4 NE 1/4 of said Section 1; thence S 00°00'00" W along the east line of said NE 1/4 NE 1/4 a distance of 47.56 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of May, 1997; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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 THAT:

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

ADOPTED this 21st day of May, 1997.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Theresa F. Martinez
Deputy City Clerk