

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 41-99**

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS THE WEAVER ANNEXATION  
IS ELIGIBLE FOR ANNEXATION**

**A serial annexation comprising Weaver Annexation No.1 and Weaver Annexation No. 2 located along a portion of the 28 Road right-of way south of Winters Avenue to C ½ Road and a portion of the C ½ Road right-of-way from approximately 27 ¾ to 29 Road and including the property located at 355 29 Road.**

**WHEREAS**, on the 3<sup>rd</sup> day of February, 1999, 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:

**WEAVER ANNEXATION NO. 1**

A parcel of land situate in Section 24, Township 1 South, Range 1 West and in Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the CE 1/16 corner of said Section 24; thence N 89°54'02" W along the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 596.67 feet to a point; thence N 33°50'58" E a distance of 1.20 feet to a point; thence S 89°54'02" E along a line 1.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 227.39 feet to a point; thence N 00°05'58" E a distance of 1.00 feet to a point; thence S 89°54'02" E along a line 2.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 368.61 feet to a point; thence S 89°53'49" E along a line 2.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1288.59 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point; thence S 89°53'49" E along a line 3.00 feet north of and parallel with the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west right of way line for 28 Road ( said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 ) a distance of 659.49 feet to a point; thence S 89°48'27" E a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet east of and parallel with the west right of way line for said 28 Road a distance of 662.49 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence S 89°53'49" E along the south line of said SE 1/4 NE 1/4 a distance of 28.00 feet to the 1/4 corner common the said Section 24 and Section 19, Township 1 South, Range 1 East; thence S 89°40'02" E along the south line of the NW 1/4 of said Section 19 a distance of 1323.49 feet to a point; thence N 00°16'31" E a distance of 30.00 feet to a point; thence S 89°40'02" E along the north right of way line for C 1/2 Road ( said north right of way line being 30.00 feet north of and parallel with the south line of said NW 1/4 ) a distance of 331.73 feet to a point; thence S 00°19'58" W a distance of 30.00 feet to a point on the south line of said NW 1/4; thence S 89°40'02" E along the south line of said NW 1/4 a distance of 991.77 feet to the C 1/4 corner of said Section 19; thence N 90°00'00" E along the south line of the NE 1/4 of said Section 19 a distance of 1612.17 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the SE 1/4 of said Section 19 a distance of 1612.17 feet to a point on the west line of said SE 1/4; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19 a distance of 991.48 feet to a point; thence S 00°13'46" E a distance of 29.00 feet to the northeast corner of Lot 3 of River Subdivision as found recorded in Plat Book 12 at Page 67 of the records of

said Mesa County Clerk and Recorder; thence N 89°40'02" W along the south right of way line for C 1/2 Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the SW 1/4 of said Section 19 ) a distance of 455.84 feet to the northwest corner of Outlot "A" of said River Subdivision; thence N 00°31'13" W a distance of 29.00 feet to a point; thence N 89°40'02" W along a line 1.00 feet south of and parallel with the north line of said SW 1/4 a distance of 1199.50 feet to a point; thence N 89°53'49" W along a line 1.00 feet south of and parallel with the north line of the NE 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 31.00 feet to a point; thence N 00°21'23" W a distance of 1.00 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 24; thence N 89°53'49" W along the south line of said SE 1/4 NE 1/4 a distance of 1288.59 feet to the CE 1/16 corner of said Section 24 and point of beginning, containing 0.73 acres more or less.

## **WEAVER ANNEXATION NO. 2**

A parcel of land situate in the NE 1/4 and SE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 19; thence S 00°00'00" E along the west line of said SE 1/4 a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along a line 1.00 feet south of and parallel with the north line of said SE 1/4 a distance of 1612.17 feet to a point; thence N 00°00'00" E a distance of 1.00 feet to a point on the south line of the NE 1/4 of said Section 19; thence N 90°00'00" E along the south line of said NE 1/4 ( said south line also being the north right of way line for C 1/2 Road ) a distance of 500.00 feet to a point; thence leaving said south line N 00°14'37" W a distance of 192.00 feet to a point; thence N 90°00'00" W a distance of 132.00 feet to a point on the west line of Lot 2 of Bevier Subdivision as found recorded in Plat Book 2 at Page 9a of the records of the Mesa County Clerk and Recorder; thence N 00°14'37" W along the west line of said Lot 2 a distance of 448.30 feet to the northwest corner of the S 1/2 of said Lot 2; thence N 90°00'00" E a distance of 429.72 feet to a point; thence S 00°14'35" E a distance of 193.00 feet to a point; thence N 90°00'00" E a distance of 200.00 feet to a point on the west right of way line for 29 Road; thence S 00°14'35" E along the west right of way line for said 29 Road ( said west right of way line being 30.00 feet west of and parallel with the east line of the NE 1/4 of said Section 19 ) a distance of 447.30 feet to a point on the south line of said NE 1/4; thence S 00°14'35" E a distance of 40.00 feet to a point on the south right of way line for said C 1/2 Road; thence N 90°00'00" W along said south right of way line ( said south right of way line being 40.00 feet south of and parallel with the north line of the SE 1/4 of said Section 19 ) a distance of 1470.05 feet to a point; thence S 00°00'00" W a distance of 20.00 feet to a point; thence continuing along the south right of way line of said C 1/2 Road ( said south right of way line being 60.00 feet south of and parallel with the north line of said SE 1/4 ) N 90°00'00" W a distance of 150.00 feet to a point on the west line of Lot 12 of said Bevier Subdivision; thence N 00°00'00" E along the west line of said Lot 12 a distance of 20.00 feet to a point; thence N 90°00'00" W along the south right of way line for said C 1/2 Road ( said south right of way line being 40.00 feet south of and parallel with the north line of said SE 1/4 ) a distance of 990.00 feet to a point on the west line of the SE 1/4 of said Section 19; thence N 00°00'00" W along the west line of said SE 1/4 a distance of 39.00 feet to the point of beginning, containing 10.22 acres more or less.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 17<sup>th</sup> day of March, 1999; 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 17th day of March, 1999.

Attest:

/s/ Reford C. Theobold  
President of the Council Pro Tem

/s/ Stephanie Nye  
City Clerk