

RESOLUTION NO. 47-02

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS

ZAMBRANO ANNEXATION

IS ELIGIBLE FOR ANNEXATION

LOCATED AT 657 20 ½ ROAD

WHEREAS, on the 3rd day of April, 2002, 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:

A certain parcel of land lying in the West Half (W ½) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW ¼) of said Section 15, and considering the East line of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 15 to bear N 00°58'57" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°58'57" E along the East line of the SE ¼ NW ¼ of said Section 15 a distance of 351.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, leaving said East line, S 63°27'56" W a distance of 799.99 feet; thence S 49°53'30" W a distance of 803.55 feet, more or less, to a point on the West line of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of said Section 15; thence N 01°06'50" E, along the West line of the NE ¼ SW ¼ of said Section 15, a distance of 536.61 feet to a point being the Northwest corner of the NE ¼ SW ¼ of said Section 15; thence N 00°42'51" E along the West line of the SE ¼ NW ¼ of said Section 15 a distance of 220.70 feet; thence leaving said West line, S 89°54'48" E a distance of 698.81 feet; thence N 00°07'03" E a distance of 239.87 feet; thence S 89°54'35" E a distance of 619.88 to a point on the East line of the SE ¼ NW ¼ of said Section 15; thence S 00°58'57" W, along the East line of the SE ¼ NW ¼ of said Section 15, a distance of 119.98 feet, more or less, to the Point of Beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of May, 2002; 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 15th day of May, 2002.

Attest:

/s/: Cindy Enos-Martinez
President of the Council

Stephanie Tuin
City Clerk