

**RESOLUTION NO. 53-02**

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

**BEAGLEY ANNEXATION**

A Serial annexation comprising Beagley Annexation No. 1, Beagley Annexation No. 2 and Beagley Annexation No. 3

IS ELIGIBLE FOR ANNEXATION

**LOCATED AT 3049 WALNUT AVENUE  
AND INCLUDING A PORTION OF THE F ROAD, GRAND VALLEY DRIVE AND  
WALNUT AVENUE RIGHTS-OF-WAY**

**WHEREAS**, on the 1<sup>st</sup> day of May 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:

**BEAGLEY ANNEXATION NO. 1**

**A certain parcel of land lying in the Northwest Quarter (NW ¼) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:**

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 9, and considering the North line of the NE ¼ NW ¼ of said Section 9 to bear S 89°55'23" E with all bearings contained herein being relative thereto; thence S 89°55'23"E along the North line of the NE ¼ NW ¼ of said Section 9, a distance of 576.92 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°04'37" E a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55'23" E along said North right of way, a distance of 10.00 feet; thence S 00°04'37" W a distance of 50.00 feet to a point on the North line of the NE ¼ NW ¼ of said Section 9; thence S 89°55'23" E along said North line, a distance of 189.00 feet; thence S 00°04'37" W a distance of 30.00 feet; thence N 89°55'23" W along a line 30.00 feet South of and parallel to the North line of the NE ¼ NW ¼ of said Section 9, a distance of 189.00 feet; thence S 00°04'37" W a distance of 20.00 feet to a point on the existing South right of way for Patterson Road (F Road); thence N 89°55'23" W along said South right of way, a distance of 10.00 feet; thence N 00°04'37" E a distance of 50.00 feet, more or less, to the Point of Beginning.

CONTAINING 6670.0 Square Feet or 0.153 Acres, more or less, as described.

**BEAGLEY ANNEXATION NO. 2**

**A certain parcel of land lying in the Northwest Quarter (NW ¼) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:**

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 9, and considering the North line of the NE ¼ NW ¼ of said Section 9 to bear S 89°55'23" E with all bearings contained herein being relative thereto; thence S 89°55'23"E along the North line of the NE ¼ NW ¼ of said Section 9, a distance of 586.92 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°04'37" E a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55'23" E along said North right of way, a distance of 241.43 feet; thence S 00°06'22" E along a line 10.00 feet West of and parallel with the East right of way for Grand Valley Drive, as same is shown on the Plat of Bakers 1<sup>st</sup> Addition to Grand Valley Subdivision, recorded in Plat Book 9, Page 14, Public Records of Mesa County, Colorado, a distance of 976.20 feet; thence S 89°53'38" W a distance of 30.00 feet; thence N 00°06'22" W along a line 10.00 feet East of and parallel with the West right of way for said Grand Valley Drive, a distance of 876.29 feet to a point on the existing South right of way for Patterson Road (F Road); thence N 89°55'23" W along said South right of way, a distance of 211.75 feet; thence N 00°04'37" E a distance of 20.00 feet; thence S 89°55'23" E along a line 20.00 feet North of and parallel with the South right of way for Patterson Road (F Road), a distance of 189.00 feet; thence N 00°04'37" E a distance of 30.00 feet to a point on the North line of the NE ¼ NW ¼ of said Section 9; thence N 89°55'23" W, along said North line, a distance of 189.00 feet, more or less, to the Point of Beginning.

CONTAINING 44,777.0 Square Feet or 1.028 Acres, more or less, as described.

**BEAGLEY ANNEXATION NO. 3**

**A certain parcel of land lying in the Northwest Quarter (NW ¼) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:**

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 9, and considering the North line of the NE ¼ NW ¼ of said Section 9 to bear S 89°55'23" E with all bearings contained herein being relative thereto; thence S 89°55'23"E along the North line of the NE ¼ NW ¼ of said Section 9, a distance of 828.51 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°06'22" W a distance of 50.00 feet to a point on the existing North right of way for Patterson Road (F Road); thence S 89°55'23" E along said North right of way, a distance of 10.00 feet; thence S 00°06'22" E along the East right of way for Grand Valley Drive and its Northerly extension, as same is shown on the Plat of Bakers 1<sup>st</sup> Addition to Grand Valley Subdivision, recorded in Plat Book 9, Page 14, Public Records of Mesa County, Colorado, a distance of 1344.31 feet, more or less, to a point

being the Southwest corner of Lot 1, Block Six of said Bakers 1<sup>st</sup> Addition to Grand Valley Subdivision; thence S 00°42'42" W a distance of 50.00 feet to a point being the Northwest corner of Lot 5, Block 4, Second Addition to Grand Valley Subdivision, as same is recorded in Plat Book 9, Page 30, Public Records of Mesa County, Colorado; thence S 02°12'43" W along the East right of way line for Grand Valley Drive, as shown on said Second Addition to Grand Valley Subdivision, a distance of 573.94 feet, more or less, to a point being the Southwest corner of Lot 1, Block Four of said Second Addition to Grand Valley Subdivision; thence N 89°54'20" E along the North right of way for Walnut Avenue, also being the Southerly limits of said Second Addition to Grand Valley Subdivision, a distance of 505.93 feet, more or less, to a point on the East line of the NW 1/4 of said Section 9; thence S 00°06'22" E, along said East line and the Westerly limits of the Whitewood Subdivision, as same is recorded in Plat Book 13, Pages 236 and 237, Public Records of Mesa County, Colorado, a distance of 385.00 feet; thence N 89°56'22" W along a line 335.00 feet North of and parallel with the South line of the NW 1/4 of said Section 9, a distance of 330.30 feet, more or less, to a point on the Southerly extension of the East line of the Grand Valley Subdivision, as same is recorded in Plat Book 9, Page 18, Public Records of Mesa County, Colorado; thence N 00°04'19" W along the East line of said Grand Valley Subdivision and its Southerly extension, a distance of 334.10 feet, more or less, to a point on the South right of way for Walnut Avenue; thence S 89°54'20" W along said South right of way, a distance of 227.89 feet to a point on the Southerly extension of the West right of way for Grand Valley Drive, as shown on said Second Addition to Grand Valley Subdivision; thence N 02°12'43" E, along said West right of way, a distance of 624.11 feet, more or less, to a point being the Northeast corner of Lot 5, Block Three of said Second Addition to Grand Valley Subdivision; thence N 00°42'42" E a distance of 50.00 to a point being the Southeast corner of Lot 1, Block Five of said Bakers 1<sup>st</sup> Addition to Grand Valley Subdivision; thence N 00°06'22" W along the East right of way for Grand Valley Drive, a distance of 1244.33 feet, more or less, to a point on the existing South right of way for Patterson Road (F Road); thence S 89°56'23" E along said South right of way, a distance of 10.00 feet; thence S 00°06'22" E along a line 10.00 feet East of and parallel with the West right of way for Grand Valley Drive, a distance of 876.29 feet; thence N 89°53'38" E a distance of 30.00 feet; thence N 00°06'22" W along a line 10.00 feet West of and parallel with the West right of way for Grand Valley Drive, a distance of 926.20 feet, more or less, to the Point of Beginning.

CONTAINING 206,437.0 Square Feet or 4.739 Acres, more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 5<sup>th</sup> day of June, 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 5<sup>th</sup> day of June, 2002.

Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Tuin  
City Clerk