

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 7-03

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE ROWE ANNEXATION AREA IS ELIGIBLE FOR ANNEXATION LOCATED AT 176 28 1/2 ROAD

WHEREAS, on the day of 20th day of November, 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:

ROWE ANNEXATION

A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plat Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88 feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N 00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. N 89°56'12" W a distance of 19.60 feet; thence...
2. S 58°50'01" W a distance of 92.53 feet; thence...
3. N 69°38'29" W a distance of 22.41 feet; thence...

4. S 20°21'31" W a distance of 5.00 feet; thence...
5. N 69°38'29" W a distance of 849.00 feet;
thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence
along a line 1.00 foot South of and parallel to the South line of said CHIPETA
PINES ANNEXATION NO. 2 the following numbered courses:
1. S 69°38'29" E a distance of 850.00 feet; thence...
2. N 20°21'31" E a distance of 5.00 feet; thence...
3. S 69°38'29" E a distance of 21.90 feet; thence...
4. N 58°50'01"E a distance of 92.73 feet; thence...
5. S 89°56'12" E a distance of 18.32 feet to a point on the East line of the
SW 1/4 of said Section 31;
Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a
distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on
the 15th day of January, 2003; 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 THAT:

That 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 January, 2003.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk