

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 8-03**

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE SMITH ANNEXATION IS ELIGIBLE FOR ANNEXATION LOCATED SOUTH OF 378 EVERGREEN ROAD**

WHEREAS, on the day of 20<sup>th</sup> 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:

**SMITH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as described in that certain Warranty Deed recorded in Book 2487, Page 479, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, and assuming the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 bears S 00°00'00" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'00" E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 a distance of 361.81 feet; thence N 89°35'21" W a distance of 396.09 feet; thence N 00°00'00" E a distance of 361.81 feet to a point on the North line of the South Half of the Northwest Quarter (S 1/2 NW 1/4) of said Section 19, also being the South line of said Plat of Pine Estates Filing No. Two; thence S 89°35'21" E along the South line of said Plat of Pine Estates Filing No. Two, a distance of 396.09 feet, more or less, to the Point of Beginning.

CONTAINING 3.2898 Acres (143,305.64 Square Feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15<sup>th</sup> 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 15<sup>th</sup> day of January, 2003.

Attest:

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

/s/: Stephanie Tuin  
City Clerk