

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 34-03**

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE GRAND MEADOWS SOUTH ANNEXATION AREA IS ELIGIBLE FOR ANNEXATION LOCATED AT 466 30 ROAD**

WHEREAS, on the day of 19<sup>th</sup> day of February, 2003, 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:

**GRAND MEADOWS SOUTH ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, 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 Northeast corner of the SW 1/4 NW 1/4 of said Section 16, and considering the East line of the SW 1/4 NW 1/4 of said Section 16 to bear S 00°05'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16 a distance of 329.80 feet to a point being the Southeast corner of Grand Meadows Subdivision, as same is recorded in Plat Book 19, Pages 61 and 62, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00° 05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet; thence S 89°55'30" W along the South line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, a distance of 1292.42 feet to a point; thence N 00°00'00" E along a line 30.00 feet East of and parallel to, the West line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence N 89°55'30" E along the North line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, also being the South line of said Grand Meadows Subdivision, a distance of 1292.16 feet, more or less, to the Point of Beginning.

CONTAINING 4.8995 Acres (213,421.56 Sq. Ft), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16<sup>th</sup> day of April, 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 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 16th day of April, 2003.

Attest:

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

/s/: Stephanie Tuin  
City Clerk