

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 35-03**

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE SUMMIT MEADOWS WEST ANNEXATION AREA IS ELIGIBLE FOR ANNEXATION LOCATED AT 3134 AND 3138 D ½ 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:

**SUMMIT MEADOWS WEST ANNEXATION**

A Serial Annexation Comprising Summit Meadows West Annexation No. 1 and Summit Meadows West Annexation No. 2

**SUMMIT MEADOWS WEST ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along the East line, and its Southerly projection, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 717.00 feet; thence S 89°57'40" E a distance of 359.00 feet to a point on the East line of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along said East line, a distance of 717.00 feet; thence N 89°57'40" W along a line 5.00 feet North of and parallel to, the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.9092 Acres, more or less, as described hereon.

**SUMMIT MEADOWS WEST ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W along the East line, and the Southerly projection thereof, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 722.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along said East line, a distance of 596.79 feet more or less, to the Northeast corner of said Countryside Subdivision Filing No. Two; thence S 89°55'16" E along the North line of the SE 1/4 NW 1/4 of said Section 15, also being the South line of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado and the South line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, a distance of 359.00 feet to a point being the Northeast corner of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along the East line of said parcel of land, a distance of 596.54 feet; thence N 89°57'40" W a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9174 Acres, more or less, as described hereon.

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