

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 76-03

**A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION, MAKING
CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE
MARCHUN ANNEXATIONS NO. 1 AND NO. 2 AREA IS ELIGIBLE FOR
ANNEXATION
LOCATED AT 2925 F ½ ROAD**

WHEREAS, on the day of 16th day of June, 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:

MARCHUN ANNEXATION

A Serial Annexation comprising Marchun Annexation No. 1 and No. 2

MARCHUN ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1,000.00 feet; thence S 89°48'24" E a distance of 659.67 feet to a point on the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 1,000.00 feet to a point being the Southeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, the same point being the Northeast corner of Del-Mar Subdivision Filing No. 3, as same is recorded in Plat Book 15, Pages 379 and 380, Public Records of Mesa County, Colorado; thence N 89°48'24" W along the South line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 660.16 feet, more or less, to the Point of Beginning.

CONTAINING 15.1496 Acres (659,915.06 Sq. Ft.) more or less, as described.

MARCHUN ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1000.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°03'21" E a distance of 319.74 feet to a point being the Northwest corner of the NE 1/4 SW 1/4 of said Section 5; thence continue N 00°03'21" E a distance of 30.00 feet to a point on the North right of way for F-1/2 Road, said right of way being recorded in Book 803, Page 262, Public Records of Mesa County, Colorado; thence S 89° 47'43" E along said North right of way, being a line 30.00 feet North of and parallel to, the North line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, a distance of 456.60 feet, more or less, to a point intersecting the Southerly extension of the West line of the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; thence N 00°12'17" E a distance of 3.00 feet to a point being the Southwest corner of said Replat of Willow Glen; thence S 89°47'43" E along the South line of said Replat of Willow Glen, a distance of 202.90 feet, more or less, to a point on the Northerly extension of the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along said line, a distance of 33.00 feet to a point being the Northeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, a distance of 319.61 feet; thence N 89°48'24" W a distance of 659.67 feet, more or less, to the Point of Beginning.

CONTAINING 5.3088 Acres (231,250.27 Sq. Ft.) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of August, 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 6th day of August, 2003.

Attest:

/s/ Jim Spehar
President of the Council

/s/ Stephanie Tuin
City Clerk