

**RESOLUTION NO. 76-04**

**A RESOLUTION ACCEPTING A  
PETITION FOR ANNEXATION, MAKING CERTAIN  
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

**FLINT RIDGE III ANNEXATION  
LOCATED at 2946 and 2952 D Road  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on July 7, 2004, 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:

**FLINT RIDGE III ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 17 and assuming the East line of the SE 1/4 SW 1/4 of said Section 17 bears N 00°15'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°15'44" W along the East line of the SE 1/4 SW 1/4 of said Section 17, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°58'45" W along a line 5.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 17, a distance of 329.39 feet; thence N 00°18'52" W along the West line of the East Quarter (E 1/4) of the SE 1/4 SW 1/4 of said Section 17, a distance of 1315.68 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 17; thence N 89°59'36" E along the North line of the SE 1/4 SW 1/4 of said Section 17, a distance of 330.59 feet to a point being the Northeast corner of the SE 1/4 SW 1/4 of said Section 17; thence N 89°59'36" E along the North line of the SW 1/4 SE 1/4 of said Section 17, a distance of 334.59 feet to a point being the Northwest corner of Flint Ridge Subdivision Filing No. 2, as same is recorded in Plat Book 19, Pages 231 and 232, Public Records of Mesa County, Colorado; thence S 00°02'31" E along the West line of said Flint Ridge Subdivision Filing No. 2 and the West line of Flint Ridge Subdivision Filing No. 1, as same is recorded in Plat Book 18, Pages 266 and 267, Public Records of Mesa County, Colorado, a distance of 1120.50 feet; thence S 89°58'45" W along a line 200.00 feet North of and parallel with ,the South line of the SW 1/4 SE 1/4 of said Section 17, a distance of 153.00 feet; thence S 00°02'31" E a distance of 150.00 feet; thence S 89°58'45" W along a line 50.00 feet North of and parallel with, the South line of the SW 1/4 SE 1/4 of said Section 17, a distance of 176.70 feet to a

point on the East line of the SE 1/4 SW 1/4 of said Section 17; thence S 00°15'44" E along said East line, a distance of 45.00 feet, more or less, to the Point of Beginning.

CONTAINING 19.1275 Acres (833,193.3 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on August 18, 2004; 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;**

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

**ADOPTED** this 18<sup>th</sup> day of August, 2004.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk