

RESOLUTION NO. 122-05

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

BOOKCLIFF MIDDLE SCHOOL ANNEXATIONS #1, 2, and 3

**LOCATED AT 2935 ORCHARD AVENUE AND INCLUDING A PORTION OF
THE ORCHARD AVENUE RIGHT-OF-WAY**

ARE ELIGIBLE FOR ANNEXATION

WHEREAS, on the 1st day of June, 2005, 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:

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 1

A 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 (SE 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: BEGINNING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 8 and assuming the North line of the NE 1/4 SW 1/4 of said Section 8 bears N 89°55'11" E with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line the SE 1/4 NW 1/4 of said Section 8 also being the East line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction, N00°03'33"W a distance of 30.00 feet to the Southwest corner Myrtle Subdivision, as recorded in Plat Book 8, page 86, public records of Mesa County Colorado, also being the North Right of Way of Orchard Avenue; thence along said North Right of Way of Orchard Avenue N89°55'11"E a distance of 159.59 feet; thence S00°00'00"E a distance of 10.00 feet; thence S89°55'11"W along a line being 20.00 foot North of and parallel with, the North line of the NE 1/4 SW 1/4 of said Section 8 a distance of 154.50'; thence S00°00'00"E a distance of 70.00 feet; thence S89°55'59"W a distance of 5.00 feet to the West line of the NE 1/4 SW 1/4 of said Section 8 also being the Southeast corner of said Arbors Annexation; thence along said West line of the NE 1/4 SW 1/4 of said Section 8 N00°04'01"W a distance of 50.00 feet to the POINT OF BEGINNING. Said parcel contains 1949 square feet, more or less, as described.

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 2

A 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 (SE 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: BEGINNING at the Southwest corner of Bookcliff Terrace Subdivision as recorded in Plat Book 12, Page 14, public records of Mesa County, Colorado and assuming the North line of the NE 1/4 SW 1/4 of said Section 8 bears N 89°55'11" E with all bearings contained herein relative thereto; thence from said POINT OF BEGINNING, N 89°55'11" E along the South line of said Bookcliff Terrace Subdivision a distance of 307.25 feet to the Southeast corner of said Bookcliff Terrace Subdivision; thence S00°03'57"E a distance of 20.00 feet to the Southwest Corner of Park Estates Subdivision as recorded in Plat Book 11, Page 29, public records of Mesa County, Colorado; thence along the South line of said Park Estates Subdivision N 89°55'11" E a distance of 13.73 feet; thence S00°01'29"E a distance of 38.00 feet; thence S90°00'00"W a distance of 655.92 feet to the East line of Bookcliff Middle School Annexation No. 1, City of Grand Junction; thence along the East line of said Bookcliff Middle School Annexation, N00°00'00"E a distance of 27.16 feet to a line being 20.00 feet North of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 8, also being the South line of said Bookcliff Middle School Annexation No. 1; thence along said South line N89°55'11"E a distance of 154.50 feet; thence N00°00'00"W a distance of 10.00 feet to the North Right of Way of Orchard Avenue; thence along the North Right of Way of said Orchard Avenue N89°55'11"E a distance 180.41 feet to the Southeast corner of Myrtle Subdivision as recorded in Plat Book 8, Page 86, public records of Mesa County, Colorado; thence along the East line of said Myrtle Subdivision N00°03'57"W a distance of 20.00 feet to the POINT OF BEGINNING. Said parcel contains 0.67 acres (29259 sq. ft.), more or less, as described.

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 3

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: BEGINNING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 bears N 00°04'03"W with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line of the NE 1/4 SW 1/4 of said Section 8, N00°04'03"W a distance of 1269.36 feet to the Southwest corner of Bookcliff Middle School Annexation No. 1, City of Grand Junction; thence along the South line of said Bookcliff Middle School Annexation No. 1, N89°55'59"E a distance of 5.00 feet to the Southeast corner of said Bookcliff Middle School Annexation No.1; thence along the East line of said Bookcliff Middle School Annexation No.1, N00°00'00"E a distance of 42.85 feet to the Southwest corner of Bookcliff Middle School Annexation No. 2 thence

along the South line of said Bookcliff Middle School Annexation No. 2 N90°00'00"E a distance of 655.92 feet to the Southeast corner of said Bookcliff Middle School Annexation No. 2; thence S00°01'29"E a distance of 1311.82 feet to the Southwest corner of Palace Estates Subdivision Filing No. Three, as recorded in Plat Book 17, Page 21, public records of Mesa County, Colorado, also being a point on the South line of the NE 1/4 SW 1/4 of said Section 8; thence along the South line of the NE 1/4 SW 1/4 of said Section 8, S89°57'59"W a distance of 659.99 feet to the POINT OF BEGINNING. Said parcel contains 19.89 acres (866,342 sq. ft.) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of July, 2005; 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 6th day of July, 2005.

Attest:

President of the Council

City Clerk