

RESOLUTION NO. 126-05

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

CAREER CENTER ANNEXATION

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

IS 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:

CAREER CENTER ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, 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 Northwest corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the North line of the NE 1/4 NW 1/4 of said Section 17 to bear S89°57'29"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S89°57'29"E along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 164.98 feet to the Point of Beginning; thence from said Point of Beginning N00°02'29"W a distance of 20.00 feet to the Southwest corner of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E along the South line of said Cantrell Annexation No. 2 a distance of 969.25 feet to a point on the West line of said Cantrell Annexation No. 2; thence S00°02'31"W along said West line a distance of 20.00 feet to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 473.16 feet to the intersection of the Northerly projection of the West line of Centre Square Phase I, as recorded in Plat Book 12, Page 25 of Mesa County, Colorado records; thence S00°10'02"E along said West line a distance of 935.77 feet to the Northerly right of way of Interstate 70 Business Loop; thence S73°44'01"W along said Northerly right of way a distance of 343.93 feet; thence N00°10'17"W a distance of 1032.35 to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 165.54 feet to the Point of Beginning.

Said parcel contains 7.91 acres (344,598 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:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk