

**RESOLUTION NO. 163-05**

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

**ACE HARDWARE ANNEXATION #1, #2, AND #3**

**LOCATED AT 2140 BROADWAY  
AND INCLUDING THE HIGHWAY 340 RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7<sup>th</sup> day of September, 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:

Ace Hardware Annexation No. 1

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along said Northerly right of way a distance of 143.04 feet to the Northwest corner of Westgate Freewill Baptist Church Annexation No. 1, Ordinance No. 3553, City of Grand Junction and the Point of Beginning; thence S15°18'42"W along the Westerly lines of said Westgate Freewill Baptist Church Annexation No. 1, and Westgate Freewill Baptist Church Annexation No. 2, Ordinance No. 3554, City of Grand Junction, a distance of 93.43 feet to the Southerly right of way of said Highway 340; thence N59°06'26"W along the Southerly right of way of said Highway 340, a distance of 5.19 feet; thence N15°18'42"E along a line being 5.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation Nos. 1 & 2, a distance of 88.24 feet; thence N59°06'26"W along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 180.70 feet; thence N30°53'34"E a distance of 5.00 feet to the Northerly right of way of said Highway 340; thence S59°06'26"E along the Northerly right of way of said Highway 340 a distance of 184.50 feet.

Said parcel contains 0.03 acres (1,367 square feet), more or less, as described.

### Ace Hardware Annexation No. 2

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along said Northerly right of way a distance of 148.23 feet; thence S15°18'42"W along a line being 5.00 West of and parallel with the Westerly line of Westgate Freewill Baptist Church Annexation No. 1, Ordinance No. 3553, City of Grand Junction, a distance of 5.19 feet to the Point of Beginning; thence S15°18'42"W along a line being 5.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation No. 1, and Westgate Freewill Baptist Church Annexation No. 2, Ordinance No. 3554, City of Grand Junction, a distance of 88.24 feet to the Southerly right of way of said Highway 340; thence N59°06'26"W along the Southerly right of way of said Highway 340, a distance of 5.19 feet; thence N15°18'42"E along a line being 10.00 feet West of and parallel with the Westerly lines of said Westgate Freewill Baptist Church Annexation Nos. 1 & 2, a distance of 83.05 feet; thence N59°06'26"W along a line being 10.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 181.91 feet; thence N30°53'34"E a distance of 5.00 feet; thence N59°06'26"W a distance of 221.99 feet; thence N30°53'34"E a distance of 10.23; thence N59°01'55"W along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 308.91 feet; thence N30°58'05"E a distance of 5.00 to the Northerly right of way of said Highway 340; thence S59°01'55"E along the Northerly right of way of said Highway 340 a distance of 313.91 feet; thence S30°53'34"W a distance of 10.24 feet; thence S59°06'26"E a distance of 221.99 feet; thence S30°53'34"W a distance of 5.00 feet; thence S59°06'26"E along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 180.70 feet to the Point of Beginning.

Said parcel contains 0.03 acres (1,367 square feet), more or less, as described.

### Ace Hardware Annexation No. 3

A certain parcel of land located in the North 1/2 (N 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Block 1, Monument Village Commercial Center as recorded in Plat Book 17, Page 396, Mesa County, Colorado records and assuming the Northerly right of way of Colorado State Highway 340 to bear

N59°06'26"W with all bearings contained herein relative thereto; thence from said point of commencement N59°06'26"W along the Northerly right of way of said Highway 340 a distance of 332.54 feet; thence S30°53'34"W a distance of 5.00 feet to the Point of Beginning; thence continuing S30°53'34"W a distance of 5.00 feet; thence N59°06'26"W a distance of 226.99 feet; thence N30°53'34"E a distance of 10.25 feet; thence N59°01'55"W along a line being 10.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 303.92 feet; thence N30°59'16"E a distance of 4.68 feet; thence along a line being 5.32 feet South of and parallel with the Northerly right of way of said Highway 340 the following two (2) courses: (1) N59°01'55"W a distance of 53.62 feet; (2) thence 115.02 feet along the arc of a 1377.84 foot radius curve concave Northeast, having a central angle of 04°46'59", and a chord bearing N56°38'25"W a distance of 114.99 feet to the most Southerly corner of Lot 1, Monument Village Shopping Center, Plat Book 16, Pages 66 and 67; thence along the Westerly line of said Lot 1, 535.59 feet along the arc of a 1382.42 foot radius curve concave Northeast, having a central angle of 22°11'53", and a chord bearing N43°06'31"W a distance of 532.25 feet to the Northwest corner of said Lot 1; thence N89°43'46"E along the North line of said Lot 1 a distance of 402.16 feet to the Northeast corner of said Lot 1; thence S00°16'14"E along the East line of said Lot 1 a distance of 323.78 feet; thence continuing along the East line of said Lot 1, S30°55'16"W a distance of 62.85 feet; thence S23°25'05"E a distance of 18.41 feet; thence along the Northerly right of way of said Highway 340, the following two (2) courses: (1) thence 100.02 feet along the arc of a 1372.50 foot radius curve concave Northeast, having a central angle of 04°10'32", and a chord bearing S56°56'39"E a distance of 100.00 feet; (2) thence S59°01'55"E a distance of 53.62 feet; thence S30°58'05"W a distance of 5.00 feet; thence S59°01'55"E along a line being 5.00 feet South of and parallel with the Northerly right of way of said Highway 340 a distance of 308.91 feet; thence S30°53'34"E a distance of 10.24 feet; thence S59°06'26"E a distance of 221.99 feet to the Point of Beginning

Said parcel contains 2.24 acres (97,863 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of October, 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 19<sup>th</sup> day of October, 2005.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk