

RESOLUTION NO. 164-05

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

ABEYTA - WEAVER ANNEXATION #1 AND #2

LOCATED AT 3037 D ½ ROAD AND 432 30 ¼ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th 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:

Abetya/Weaver Annexation No. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 16, 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 SW 1/4 of said Section 16 and assuming the North line of the NE 1/4 SW 1/4 of said Section 16 to bear N89°54'18"E with all bearings contained herein relative thereto; thence N89°54'18"E along the North line of said NE 1/4 SW 1/4 of said Section 16 a distance of 563.75 feet; thence S00°05'42"E a distance of 1.00 foot to the Point of Beginning; thence N89°54'18"E along a line being 1.00 foot South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 16 a distance of 206.25 feet; thence S00°02'15"W a distance of 412.00 feet; thence N89°57'45"W a distance of 5.00 feet; thence N00°02'15"E a distance of 407.00 feet; thence S89°54'18"W along a line being 6.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 16 a distance of 201.24 feet; thence N00°05'42"W a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 0.07 acres (3,066 square feet), more or less, as described.

Abetya/Weaver Annexation No. 2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, 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 Northwest corner of the NE 1/4 SW 1/4 of said Section 16 and assuming the North line of the NE 1/4 SW 1/4 of said Section 16 to bear N89°54'18"E with all bearings contained herein relative thereto; thence S00°02'15"W along the East line of the NW 1/4 SW 1/4 of said Section 16 a distance of 33.00 feet; thence N89°54'18"E a distance of 52.97 feet; thence 31.37 feet along the arc of a 20.00 foot radius curve, concave Southeast, having a central angle of 89°52'12", a chord bearing S44°58'12"W a distance of 28.25 feet to a point of the Easterly right of way of 30 1/4 Road per Book 767, Page 175 public records of Mesa County, Colorado; thence S00°02'45"W along the Easterly right of way of said 30 1/4 Road a distance of 462.05 feet to the Southwest corner of Lot 1, Block One, Cherokee Village West, recorded in Plat Book 13, Pages 193 and 194, Mesa County, Colorado records; thence N89°54'19"E along the Southerly line of said Cherokee Village West a distance of 530.75 feet to the Southeast corner of Lot 15, Block Two, of said Cherokee Village West; thence N00°02'20"E along the Easterly line of said Cherokee Village West a distance of 509.00 feet; thence N89°54'18"E along a line being 6.00 feet South of and parallel with the NE 1/4 SW 1/4 of said Section 16 a distance of 201.24 feet; thence S00°02'15"W a distance of 407.00 feet; thence S89°57'45"E a distance of 5.00 feet; thence S00°02'15"W a distance of 643.00 feet to a point on the Northerly line of Lot 15, Block No. 2, Wedgewood Park Subdivision Filing No. 3, as recorded in Plat Book 13, Page 36, Mesa County, Colorado records; thence S89°54'19"W along the Northerly line of Said Wedgewood Park Subdivision projected Westerly a distance of 770.00 feet to the East line of the NW 1/4 SW 1/4 of said Section 16; thence N00°02'15"E along the East line of the NW 1/4 SW 1/4 of said Section 16 a distance of 54.89 feet; thence S89°56'21"W a distance of 20.00 feet to the Westerly right of way of said 30 1/4 Road; thence N00°02'15"E along the Westerly right of way of said 30 1/4 Road a distance of 1001.11 feet to the North line of NW 1/4 SW 1/4 of said Section 16; thence N89°56'21"E along the North line of the NW 1/4 SW 1/4 of said Section 16 a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 12.75 acres (555,532 square feet), more or less, as described.

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

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk