

RESOLUTION NO. 120-06

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

PINE E ROAD COMMERCIAL ANNEXATION

LOCATED AT 3046 AND 3048 E ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 16th day of August, 2006, 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:

PINE E ROAD COMMERCIAL ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 9 and assuming the South line of said Southeast Quarter of the Southwest Quarter bears S89°54'32"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement N00°05'46"W a distance of 2.00 feet to the Point of Beginning; thence from said Point of Beginning S89°54'32"W along a line being the North line of Timm Annexation No. 2 City of Grand Junction Ordinance No. 3186 and 2.00 feet North of and parallel with the South line of said Southwest Quarter a distance of 201.67 feet to the East line of Timm Annexation No. 1 City of Grand Junction Ordinance No. 3185; thence N00°05'37"W along the East line of said Timm Annexation No. 1 a distance of 2.00 feet; thence S89°54'32"W along the North line of said Timm Annexation No. 1 a distance of 100.34 feet to the West line of that certain parcel of land described in Book 4091, Page 577 of the Mesa County, Colorado Public Records; thence N00°05'24"W along the West line of said parcel a distance of 454.71 feet to the South line of the Southern Pacific Transportation Company right of way; thence N73°01'25"E along said South right of way and also being the South line of Southern Pacific Railroad Annexation No. 2 City of Grand Junction Ordinance No. 3159 a distance of 315.55 feet to the East line of that certain parcel of land described in Book 4091, Page 579 of the Mesa County, Colorado Public Records said line also being the East line of the said SE1/4 SW1/4; thence S00°05'46"E along the East line of said parcel said line being the

East line of the said SE1/4 SW1/4, a distance of 548.36 feet, more or less, to the Point of Beginning.

Said parcel contains 3.48 acres (151,551 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of September, 2006; 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 the 20th day of September, 2006.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk