

RESOLUTION NO. 137-06

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

BALDWIN ANNEXATION #1 AND #2

**LOCATED AT 2102 AND 2108 HIGHWAY 6 AND 50 AND A PORTION OF THE
HIGHWAY 6 AND 50 RIGHT OF WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 2nd 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:

BALDWIN ANNEXATION #1

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears S00°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S00°17'30"W along the West line of said Section 36 a distance of 214.15 feet to a point on the Northerly right of way of U.S. Highway 6 & 50; thence S56°38'20"E along said right of way a distance of 1007.94 feet to the Point of Beginning; thence from said Point of Beginning, continue S56°38'20"E along said right of way, a distance of 577.70 feet to the Southeast corner of that certain parcel of land as described in Book 2008, Page 635, Public Records of Mesa County, Colorado and also being a point on the West line of Haremza Annexation, City of Grand Junction Ordinance No. 3654; thence S00°04'21"W along said West line a distance of 301.77 feet to a point on the South line of said Haremza Annexation; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E along a line 5.00 feet West of and parallel with said West line a distance of 299.08 feet; thence N56°38'20"W along a line 5.00 feet South of and parallel with said North right of way a distance of 575.00 feet; thence N33°21'40"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.10 acres (4,382 square feet), more or less, as described.

BALDWIN ANNEXATION #2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 36 and assuming the West line of the NW 1/4 of said Section 36 bears S00°17'30"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S00°17'30"W along the West line of the NW 1/4 said Section 36 a distance of 100.05 feet to the Northwest corner of that certain parcel of land as described in Book 4025, Page 675, Public Records of Mesa County, Colorado and also being the Point of Beginning; thence from said Point of Beginning S56°41'20"E a distance of 230.86 feet to the Northeast corner of said parcel; thence N00°07'20"W a distance of 16.00 feet to the Northwest corner of that certain parcel of land as described in Book 4009, Page 294, Public Records of Mesa County, Colorado; thence S89°59'23"E along the North line of said parcel a distance of 171.08 feet; thence S00°00'39"E a distance of 8.28 feet; thence S89°52'39"E along that certain agreed upon line per Boundary Line Agreement recorded in Book 4259, Page 22, Public Records of Mesa County, Colorado a distance of 228.94 feet; thence S00°07'20"E a distance of 385.82 feet to the Southeast corner of said parcel and also being a point on the Northerly right of way of U.S. Highway 6 & 50; thence S56°38'20"E along said right of way a distance of 296.38 feet; thence S33°21'40"W a distance of 5.00 feet; thence S56°38'20"E along a line 5.00 feet South of and parallel with said North right of way a distance of 575.00 feet; thence S00°04'21"W along a line 5.00 feet West of and parallel with the West line of Haremza Annexation, City of Grand Junction Ordinance No. 3654 a distance of 299.08 feet; thence N89°55'39"W a distance of 5.00 feet; thence N00°04'21"E a distance of 296.38 feet; thence N56°38'20"W along a line 10.00 feet South of and parallel with said North right of way a distance of 577.30 feet; thence N33°21'40"E a distance of 5.00 feet to a point on a line 5.00 feet South of and parallel with said North right of way; thence N56°38'20"W along said parallel line a distance of 999.69 feet to the West line of the NW 1/4 of said Section 36; thence N00°17'30"E along said West line of the NW 1/4 of said Section 36, a distance of 120.07 feet, more or less, to the Point of Beginning.

Said parcel contains 3.09 acres (134,708 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of November, 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 this 1st day of November, 2006.

Attest:

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

/s/: Stephanie Tuin
City Clerk