

**RESOLUTION NO. 155-06**

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

**BECERRA ANNEXATION**

**LOCATED AT 244 28 ½ ROAD INCLUDING A PORTION OF THE 28 ½  
ROAD RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1<sup>st</sup> day of November, 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:

**BECERRA ANNEXATION NO. 1**

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 Southeast Quarter (NW 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears N00°04'16"E; thence S89°54'25"E a distance of 50.00 feet along the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126 to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-725, Public Records of Mesa County, Colorado; thence S00°04'16"W along said West line a distance of 5.00 feet; thence N89°54'25"W along a line being 5.00 feet South of and parallel with the South line of said Armantrout Annexation No. 3, a distance of 45.00 feet; thence S00°04'16"W along a line being 5.00 feet East of and parallel with the East line of said Lot 1, a distance of 95.00 feet; thence N89°54'25"W a distance of 5.00 feet to a point on the East line of said Lot 1; thence N00°04'16"E along the East line of said Lot 1 a distance of 100.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (725 square feet), more or less, as described.

**BECERRA ANNEXATION NO. 2**

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter

(NE 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears  $S00^{\circ}04'16''W$ ; thence  $S00^{\circ}04'16''W$  along said East line a distance of 100.00 feet to the Point of Beginning; thence  $N89^{\circ}54'25''E$  a distance of 5.00 feet; thence  $N00^{\circ}04'16''E$  along a line being 5.00 feet East of and parallel with the East line of said Lot 1 a distance of 95.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence  $S89^{\circ}54'25''E$  along said parallel line a distance of 25.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 30; thence  $S00^{\circ}04'16''W$  along the East line of said NE 1/4 SW 1/4 a distance of 305.00 feet; thence  $S89^{\circ}56'27''W$  a distance of 30.00 feet to a point on the East line of said Orchard Villas Subdivision; thence  $N00^{\circ}04'16''E$  along said East line a distance of 210.08 feet, more or less, to the Point of Beginning.

Said parcel contains 0.20 acres (8,676 square feet), more or less, as described.

### BECERRA ANNEXATION NO. 3

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 Southeast Quarter (NW 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears  $S00^{\circ}04'16''W$ ; thence  $S00^{\circ}04'16''W$  along said East line a distance of 310.08 feet to the Point of Beginning; thence  $N89^{\circ}56'27''E$  a distance of 30.00 feet to a point on West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4); thence  $N00^{\circ}04'16''E$  along said West line a distance of 305.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence  $S89^{\circ}54'25''E$  along said parallel line a distance of 20.00 feet to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-725, Public Records of Mesa County, Colorado; thence  $S00^{\circ}04'16''W$  along said

West line a distance of 304.95 feet to the Southwest corner of said parcel; thence N89°56'27"E along the South line of said parcel a distance of 330.00 feet to the Southeast corner of said parcel; thence S00°04'16"W along the East line of that certain parcel of land as described in Book 3878, Page 758, Public Records of Mesa County, Colorado and the West line of Logan Addition to the Morrison Subdivision, as same is recorded in Plat Book 7, Page 28, Public Records of Mesa County, Colorado, a distance of 132.00 to the Southeast corner of said parcel; thence S89°56'27"W along the South line of said parcel a distance of 380.00 feet to a point on the East line of said Orchard Villas Subdivision; thence N00°04'16"E along said East line a distance of 132.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.29 acres (56,259 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of December, 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 6<sup>th</sup> day of December, 2006.

Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk