

RESOLUTION NO. 168-06

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

CALFRAC ANNEXATION

LOCATED AT 489 30 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 15th 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:

CALFRAC ANNEXATION

A parcel of land located in the Northeast Quarter (NE 1/4) of Section 17, 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 Northeast corner of that certain parcel of land as described in Book 3068, Page 559, Public Records, Mesa County, Colorado, and assuming the North line of said parcel to bear N89°57'52"W with all bearings contained herein relative thereto, said line also being the South right of way of Teller Court as described in Book 1062, Page 799, Public Records, Mesa County, Colorado; thence N89°57'52"W along said North line a distance of 971.43 feet to the Northwest corner of said parcel; thence S00°00'43"E along the West line of said parcel a distance of 279.84 feet to the Southwest corner; thence N89°58'03"W along the North line of that certain parcel of land as described in Book 3017, Page 974, Public Records, Mesa County, Colorado, a distance of 310.43 feet to the Northwest corner of said parcel and a point on the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 17; thence S00°05'25"E along the West line of said (NE 1/4 NE 1/4) a distance of 329.52 feet to the Southwest corner of said (NE 1/4 NE 1/4); thence S00°06'15"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 17 a distance of 963.83 feet to the Southeast corner of that certain parcel of land as described in Book 3980, Page 520, Public Records, Mesa County, Colorado; thence N89°58'29"W along the South line of said parcel a distance of 329.66 feet to the Southwest corner; thence N85°25'48"W along the South line of that certain parcel of land as described in Book 3980, Page 524, Public Records, Mesa County, Colorado, a distance of 164.40 feet; thence N89°58'29"W along said South line a distance of 194.00 feet to the Southwest

corner of said parcel; thence N00°10'13"W along the West line of said parcel a distance of 1338.84 feet to the Northwest corner of said parcel and also being a point on the South right of way of the Southern Pacific Railroad Company; thence N64°28'12"E along said South right of way a distance of 396.95 feet; thence N73°00'26"E along said South right of way a distance of 345.53 feet; thence N73°00'24"E along said South right of way a distance of 1340.89 feet to a point on the Sunrise Church Annexation No. 2, City of Grand Junction Ordinance No. 3091; thence S00°00'44"E along said Sunrise Church Annexation No. 2, a distance of 443.22 feet, more or less to the Point of Beginning.

Said parcel contains 32.92 acres (1,434,311 square feet), more or less, as described.

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

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk