

RESOLUTION NO. 77-06

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

CARPENTER ANNEXATION

LOCATED AT 3137 D ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 17th day of May, 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:

CARPENTER ANNEXATION #1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 662.94 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°19'12"E along the East line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County Colorado Public Records, a distance of 230.00 feet; Thence N89°57'40"W a distance of 75.00 feet; Thence N00°19'12"W a distance of 5.00 feet; Thence S89°57'40"E a distance of 70.00 feet; Thence N00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W along a line being 5.00 feet South and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet to the West line of said parcel and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; Thence N00°06'22"W along the West line of said parcel a distance of 5.00 feet to the North line of NE 1/4 SW 1/4 of said section 15; Thence along the North line of NE 1/4 SW 1/4 of said section 15 a distance of 164.95 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2300 square feet), more or less, as described.

CARPENTER ANNEXATION #2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 827.89 feet; Thence S00°06'22"E along the West line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County, Colorado Public Records and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S89°57'40"E along a line being 5.00 feet South of and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet; Thence S00°19'12"W along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence N89°57'40"W a distance of 70.00 feet; Thence S00°19'12"E a distance of 5.00 feet; Thence S89°57'40"E a distance of 75.00 feet to the East line of said parcel; Thence S00°19'12"E along the East line of said parcel a distance of 1089.90 feet to the South line of NE 1/4 SW 1/4 of said section 15; Thence along the South line of NE 1/4 SW 1/4 of said section 15 a distance of 169.88 feet to the Southeast Corner of said parcel; Thence along the West line of said parcel and the East line of said Grove Creek filing 3, a distance of 1314.83 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.00 acres (218,661 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of June, 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 19th day of June, 2006.

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk