

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 129-07

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

HDP INVESTMENT GROUP ANNEXATION

LOCATED AT 841 21 ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 18th day of July, 2007, 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:

HDP INVESTMENT GROUP ANNEXATION

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 and assuming the North line of said NE 1/4 SW 1/4 bears N89°52'43"W with all other bearings contained herein being relative thereto; thence N89°52'43"W along said North line a distance of 1068.32 feet to the Northeast corner of that certain parcel of land as described in Book 4164, Page 365, Public Records, Mesa County, Colorado and the POINT OF BEGINNING; thence from said point of beginning S00°09'30"W along the East line of said parcel a distance of 489.42 feet; thence N89°54'25"W along the South line of said parcel a distance of 279.73 feet to the Northwest corner of Lot 7 of Jobsite Subdivision, as same is recorded in Book 4316, Pages 120-121, Public Records, Mesa County, Colorado; thence S00°09'30"W along the West line of said Jobsite Subdivision, a distance of 831.80 feet to the Southwest corner of Tract A of said Jobsite Subdivision; thence N89°51'42"W along the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 25, a distance of 418.72 feet to the Southwest corner of said parcel; thence N00°09'31"E along the East line of said parcel a distance of 1321.23 feet to a point on the North line of said NW 1/4 SW 1/4; thence S89°52'43"E along said North line a distance of 698.44 feet, more or less, to the Point of Beginning.

Said parcel contains 15.84 acres (690,168 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of September, 2007; 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 5th day of September, 2007.

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk