

**RESOLUTION NO. 14-07**

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

**APPLE ACRES ANNEXATION**

**LOCATED AT 3025 E ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 6th day of December, 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:

**APPLE ACRES ANNEXATION**

A parcel of land located in the Northwest Quarter (NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Northwest Quarter of the Northwest Quarter (NW 1/4 NW1/4) of said Section 16 and assuming the East line of said NW 1/4 NW1/4 to bear S00°00'18"E with all bearings contained herein relative thereto, thence S89°51'38"W along the North line of said NW 1/4 NW1/4 a distance of 8.01 feet to the POINT OF BEGINNING, said line also being the South line of the Timm Annexation No. 2, City of Grand Junction Ordinance No. 3186; thence S00°00'43"E a distance of 38.59 feet to the Northeast corner of that certain parcel of land as described in Book 4215, Page 289; thence S00°00'43"E along the East line of said parcel a distance of 621.11 feet to the Southeast corner of said parcel and also being a point on the North line of Fruitwood Subdivision Filing No. 5 as described in Plat Book 11, Page 194, Public Records, Mesa County, Colorado, and Fruitwood Subdivision Filing No. Three as described in Plat Book 11, Page 159, Public Records, Mesa County, Colorado; thence S89°54'56"W along said North line, a distance of 652.89 feet to the Southwest corner of said parcel; thence N00°00'07"W a distance of 160.13 feet to the Northwest corner of said parcel, and also being a point on the South line of E Road as described in Book 1524, Page 10, Public Records, Mesa County, Colorado; thence S43°17'10"W along said South line a distance of 43.91 feet; thence S49°23'44"W along said South line a distance of 81.81 feet; thence 159.90 feet along the arc of a 391.10 foot radius curve concave Northwest, having a central angle of 23°25'31" and a chord bearing S66°11'51"W a distance of 158.79 feet; thence S82°59'56"W along said South line a distance of 81.91

feet; thence S88°54'43"W along said South line a distance of 74.90 feet; thence S89°54'37"W along said South line a distance of 201.51 feet; thence S45°58'19"W along said South line a distance of 21.53 feet to a point on the East line of 30 Road as described in Book 1524, Page 9, Public Records, Mesa County, Colorado and also being a point on the Timm Annexation No. 1, City of Grand Junction Ordinance No. 3185; thence N00°04'23"E along said East line a distance of 74.94 feet to a point on the South line of said Timm Annexation No. 2; thence N89°54'37"E along said South line a distance of 216.82 feet; thence N88°54'43"E along said South line a distance of 75.27 feet; thence N82°48'51"E along said South line a distance of 68.69 feet; thence 135.89 feet along the arc of a 331.10 foot radius curve concave Northwest, having a central angle of 23°30'56" and a chord bearing N66°11'51"E a distance of 134.94 feet; thence N49°34'49"E along said South line a distance of 68.69 feet; thence N43°28'56"E along said South line a distance of 75.27 feet; thence N42°29'02"E along said South line a distance of 227.40 feet; thence N42°59'04"E along said South line a distance of 74.79 feet; thence N45°57'33"E along said South line a distance of 78.16 feet; thence 237.42 feet along the arc of a 743.20 foot radius curve concave Southeast, having a central angle of 18°18'12" and a chord bearing N57°38'43"E a distance of 236.41 feet; thence N00°07'24"W a distance of 33.99 feet to a point on said North line of said NW 1/4 NW1/4; thence N89°54'29"E along said North line a distance of 215.17 feet, more or less to the Point of Beginning.

Said parcel contains 8.84 acres (385,455 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of January, 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 17<sup>th</sup> day of January, 2007.

Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk