

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 154-07**

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

**RIM VIEW ESTATES ANNEXATION**

**LOCATED AT 595 21 1/8 ROAD AND ALSO INCLUDES A PORTION OF THE SOUTH  
BROADWAY AND 21 1/8 ROAD RIGHTS-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17th day of September, 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:

**RIM VIEW ESTATES ANNEXATION**

A certain parcel of land located in the South Half (S1/2) of Section 15 and The North Half (N 1/2) of Sections 22 and 23, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northeast corner of said Section 22 and assuming the Northerly line of the Northeast Quarter (NE 1/4) of said Section 22 to bear S89°26'44"E with all bearings contained herein relative thereto; thence S89°34'19"E along the Northerly line of the Northwest Quarter (NW 1/4) of said Section 23 a distance of 509.28 feet; thence S00°32'41"W along the Westerly line of Blossom Hill Estates and its Northerly projection, recorded in Plat Book 11, Page 25 of the Mesa County, Colorado public records, a distance of 577.56 feet to the Southwest corner of Lot 4 of said Blossom Hill Estates; thence S89°52'41"W a distance of 25.00 feet; thence N00°32'41"E along the Westerly right of way of 21 1/8 Road as dedicated on said Blossom Hills Estates a distance of 31.20 feet; thence N89°50'19"W a distance of 338.93 feet to a point on the Easterly line of Retherford Estates, recorded in Book 3890, Page 578 of the Mesa County, Colorado public records; thence N00°42'55"E along the Easterly line of said Retherford Estates and the Northerly projection thereof, a distance of 546.18 feet; thence N89°34'19"W along a line being 2.00 feet South of and parallel with the Northerly line of the NW 1/4 of said Section 23 a distance of 146.99 feet; thence S89°47'50"W a distance of 1125.49 feet; thence 668.50 along the arc of a 722.00 foot radius curve concave Northeast, having a central angle of 53°03'02" and a chord bearing N63°35'05"W a distance of 644.88 feet; thence N37°06'43"W along a line being 2.00 feet South of and parallel with the Southerly line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction, a distance of 602.20 feet; thence

continuing along said line 79.90 feet along the arc of a 1415.00 foot radius curve concave southwest, having a central angle of 03°14'07" and a chord bearing N38°09'20"W a distance of 79.89' feet; thence N50°13'36"E a distance of 2.00 feet to a point on the Northerly line of said Page Annexation No. 3; thence along the Northerly line of said Page Annexation No. 3, 80.00 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 03°14'06", and a chord bearing S38°09'21"E a distance of 79.99 feet; thence S37°06'43"E continuing along the Northerly line of said Page Annexation No. 3 a distance of 602.19 feet; thence 666.65 feet along the arc of a 720.00 foot radius curve, concave Northeast, having a central angle of 53°03'01" and a chord bearing S63°35'05"E a distance of 643.09 feet; thence N89°47'50"E a distance of 1125.50 feet to the Point of Beginning.

Said parcel contains 4.70 acres (204,759 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of November, 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 5<sup>th</sup> day of November, 2007.

Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk