

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 159-07**

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

**TIMBERLINE STEEL ANNEXATION**

**LOCATED AT 2185 RIVER ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 19th 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:

**TIMBERLINE STEEL ANNEXATION**

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northerly corner of Block 1 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, said Northerly corner also being a point on Persigo Annexation No. 2, Ordinance No.2556, City of Grand Junction, and assuming the Northerly line of said Block 1 to bear N56°20'29"W with all bearings contained herein relative thereto; thence S56°20'29"E, along the said Northerly line of Block 1, said line being a portion of the perimeter of said Persigo Annexation No. 2, a distance of 219.05 feet to a point on the Westerly boundary of Steel Inc. Annexation, Ordinance No. 3094, City of Grand Junction; thence S33°54'49"W, along the said Westerly line of Steel Inc. Annexation, a distance of 288.96 feet; thence N56°29'47"W a distance of 383.15 feet to a point on the Northwesterly line of said Block 1, also being a point on the perimeter of said Persigo Annexation No. 2; thence N63°21'20"E, along the said Northwesterly line of Block 1, said line also being a portion of the perimeter of said Persigo Annexation No. 2, a distance of 333.83 feet, more or less, to the Point of Beginning.

Containing 87,117 square feet (2.00 acres), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th 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 7<sup>th</sup> day of November, 2007.

Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk