

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 169-07

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

MESA HEIGHTS ANNEXATION

**LOCATED AT 2856 B ³/₄ ROAD AND INCLUDES THE
CLAIRE DRIVE RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 15th day of October, 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:

MESA HEIGHTS ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All of that portion of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, lying North of the North right of way for B ³/₄ Road as recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; TOGETHER WITH the following; Commencing at the Southwest corner of said NW1/4 NE1/4, and assuming the West line of said NW1/4 NE1/4 bears N00°03'05"E with all other bearings contained herein being relative thereto; thence N00°03'05"E along the said West line a distance of 391.14 feet to the Point of Beginning; thence N00°03'05"E, along said West line a distance of 20.00 feet; thence S89°57'10"E a distance of 20.00 feet to the Northwest corner said Kirby Subdivision; thence S00°03'05"W, along the most westerly line said Kirby Subdivision, a distance of 20.00 feet; thence N89°57'10"W a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 3.86 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th 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 19th day of November, 2007.

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk