

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 183-07

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

COOPER-TUCKER ANNEXATION

**LOCATED AT 2825 D ROAD AND ALSO INCLUDES A PORTION OF THE D ROAD
RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 5th day of November, 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:

COOPER-TUCKER ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW 1/4 SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) of Section 19, all in Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/) of said Section 19 and assuming the North line of the NW 1/4 NW 1/4 of said Section 19 bears N 89°39'16" W with all other bearings being relative thereto; thence from said Point of Commencement, S 89°39'23" E along the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, a distance of 60.61 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°35'03" E along the East line of the West 60.6 feet of the NW 1/4 NE 1/4 NW 1/4 of said Section 19, a portion of said line being the West line of the Summer Glen Subdivision, as same is recorded in Book 4055, Pages 547 and 548, Public Records of Mesa County, Colorado, a distance of 662.10 feet; thence N 89°38'16" W a distance of 60.61 feet to a point on the East line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°40'25" W along the South line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 665.65 feet to the Southwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W along the West line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 662.24 feet to the Northwest corner of the

NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W a distance of 28.00 feet to a point on the South line of the Darren Davidson Annexation, City of Grand Junction Ordinance No. 3205; thence S 89°39'16" E along the South line of said annexation, a distance of 324.49 feet; thence S 00°20'43" W along the Westerly limits of the Tomkins Annexation, City of Grand Junction Ordinance No. 3602; thence S 89°39'24" E along the South line of said annexation, a distance of 399.66 feet; thence S 00°35'03" E a distance of 26.00 feet, more or less, to the Point of Beginning.

CONTAINING 11.47 Acres or 499,662 Square Feet, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of December, 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 17th day of December, 2007.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk