

RESOLUTION NO. 30-07

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE
SHETLAND MEADOWS ANNEXATION
LOCATED AT 3022 AND 3024 D ½ ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17th day of January, 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:

SHETLAND MEADOWS ANNEXATION

A parcel of land located in the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 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:

Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 1/4) of said Section 16 and assuming the East line of said SE 1/4 SW 1/4 NW 1/4 to bear S00°01'09"E with all bearings contained herein relative thereto, thence S00°01'09"E along said East line a distance of 658.82 feet to a point on the North line of the Fruitvale Meadows Annexation No. 2, City of Grand Junction Ordinance No. 3098, said line also being 1 foot North of and parallel with the South line of the SW 1/4 NW 1/4 of said Section 16; thence S89°56'21"W along said Annexation line a distance of 396.00 feet to a point on the West line of that certain parcel of land as described in Book 4257, Page 747, Public Records, Mesa County, Colorado; thence N00°01'09"W along the West line of said parcel a distance of 658.75 feet to the Northwest corner of said parcel; thence N89°55'42"E along said North line and its continuation, a distance of 396.00 feet, more or less to the Point of Beginning.

Said parcel contains 5.99 acres (260,880 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of February, 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 21st day of February, 2007.

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk