

RESOLUTION NO. 32-07

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

GUMMIN ANNEXATION

**LOCATED AT 2215 MAGNUS COURT
AND A PORTION OF THE MAGNUS COURT RIGHT OF WAY**

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:

GUMMIN ANNEXATION

A certain parcel of land lying in the North Half (N 1/2) of Lot 1 of Section 18, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 5 of Mullins Subdivision as same is recorded in Plat Book 12, Page 264, Public Records of Mesa County, Colorado; and assuming the South line of the North Half of said Lot 1 of Section 18 bears S89°50'26"W with all other bearings contained herein being relative thereto; thence S89°50'26"W along said South line a distance of 817.98 feet to the Southeast corner of that certain parcel of land as described in Book 3908, Page 288, Public Records of Mesa County, Colorado; thence N00°08'08"W along the East line of said parcel, a distance of 163.43 feet to the Northeast corner of said parcel; thence N19°22'30"E a distance of 51.66 feet to a point on the North line of Magnus Court as same is recorded in Book 1378, Page 534, Public Records of Mesa County, Colorado; thence S85°10'19"E along said North line a distance of 130.42 feet; thence N79°50'25"E along said North line a distance of 151.14 feet; thence N54°50'25"E along said North line a distance of 91.28 feet; thence N40°37'48"E along said North line a distance of 154.08 feet; thence 148.59 feet along the arc of a 50.00 foot radius curve concave Southeast, having a central angle of 170°16'38" and a chord bearing N64°42'01"E a distance of 99.64 feet to a point on the North line of Magnus Court as same is recorded in Book 794, Page 336, Public Records of Mesa County, Colorado; thence N89°50'19"E along said North line a distance of 97.58 feet; thence N73°43'19"E along said North line a distance of 71.25 feet; thence N55°21'06"E along said North line a distance of 354.75 feet to a point on the North Line of said Lot 1 of Section 18; thence

N89°50'19"E a distance of 32.91 feet to the Northeast corner of said Lot 1 of Section 18; thence S00°10'49"E along the East line of the North Half of said Lot 1 of Section 18 a distance of 55.21; thence S89°49'11"W a distance of 25.00 feet to the Northeast corner of Lot 1 of said Mullins Subdivision; thence S55°21'06"W along the North line of said Lot 1 a distance of 255.05 feet to the Northeast corner of that certain parcel of land as described in Book 3509, Page 852, Public Records of Mesa County, Colorado and also being the West line of said Mullins Subdivision; thence S00°10'19"E along the East line of said parcel a distance of 459.40 feet, more or less, to the Point of Beginning.

Said parcel contains 6.60 acres (287,641 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 the 21st day of February, 2007.

Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk