

RESOLUTION NO. 51-07

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

HOME LUMBER ANNEXATION

**LOCATED AT 2771, 2773 AND 2779 D ROAD AND
A PORTION OF THE D ROAD RIGHT OF WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 21st day of February, 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:

HOME LUMBER ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 a distance of 983.34 feet to a point on the East line of that certain parcel of land described in Book 3993, Page 492, Public Records of Mesa County, Colorado, and the POINT OF BEGINNING; thence S00°10'42"W along the East line of said parcel a distance of 1322.82 feet to the Southeast corner of said parcel, said corner also being a point on the South line of the NE 1/4 NE 1/4 of said Section 24; thence N89°52'14"W along said South line a distance of 328.18 feet to the Southwest corner of said NE 1/4 NE 1/4; thence N89°52'24"W along the South line of the NW 1/4 NE 1/4 of said Section 24 a distance of 162.88 feet to the Southwest corner of that certain parcel of land described in Book 3901, Page 371, Public Records of Mesa County, Colorado; thence N04°22'50"W along the West line of said parcel a distance of 56.63 feet; thence N08°41'22"W along said West line a distance of 710.83 feet; thence N89°43'39"W a distance of 55.69 feet to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, said East line also being the East line of the Pine Industrial No. 1 Annexation No. 1, City of Grand Junction, Ordinance Number 3942; thence N00°06'23"E along the East line of said parcel, a distance of 590.44 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded

with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NW 1/4 NE 1/4 of said Section 24, a distance of 327.60 feet; thence S00°09'41"E along the West line of the NE 1/4 NE 1/4 of said Section 24, a distance of 689.07 feet to the Southwest corner of that certain parcel of land described in Book 3880, Page 338, Public Records of Mesa County, Colorado, thence S89°55'46"E along the South line of said parcel a distance of 163.99 feet; thence N00°10'11"W along the East line of said parcel a distance of 689.24 feet to a point on the South line of said Darren Davidson Annexation; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 24, a distance of 163.89 feet; thence S00°10'42"E a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 15.79 acres (687,730 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 4th day of April, 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 4th day of April, 2007.

Attest:

James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk