

RESOLUTION NO. 57-07

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

KNIGHT AND DURMAS ANNEXATION

LOCATED AT 842 21 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th day of March, 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:

KNIGHT AND DURMAS ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet; thence S00°00'45"W a distance of 200.00 feet to a point on the South line of said Lot 4; thence N89°51'44"W along said South line a distance of 310.31 feet to the Southwest corner of said Lot 4, said corner also being a point on the East line of 21-1/2 Road; thence N00°00'45"E along said East line of 21-1/2 Road a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,063 square feet), more or less, as described.

KNIGHT AND DURMAS ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet to the POINT OF BEGINNING; thence S89°51'44"E along said North line a distance of 310.32 feet to the Northeast corner of said Lot 4; thence S00°01'20"W along the East line of said Lot 4 a distance of 200.00 to the Southeast corner; thence N89°51'44"W along the South line of said lot 4 a distance of 310.29 feet; thence N00°00'45"E a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,060 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th 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 18th day of April, 2007.

Attest:

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

/s/: Stephanie Tuin
City Clerk