

**RESOLUTION NO. 92-07**

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

**SENATORE ANNEXATION**

**LOCATED AT 2302 E ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 16<sup>th</sup> day of May, 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:

SENATORE ANNEXATION NO. 1  
2945-083-00-099

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, 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 Northeast corner of Lot 3 of Palace Verdes Estates Filing No. 3, as same is recorded in Plat Book 11, Page 4, Public Records, Mesa County, Colorado and assuming the East line of 23 Road bears S00°03'06"W with all other bearings contained herein being relative thereto; thence S00°03'06"W along said East line a distance of 1210.00 feet to the Northwest corner of that certain parcel of land as described in Book, 2423, Page 41, Public Records, Mesa County, Colorado; thence N89°59'58"E along the North line of said parcel a distance of 290.04 feet; thence S39°09'29"E along the East line of said parcel a distance of 116.59 feet; thence S30°25'01"E along the East line of said parcel a distance of 55.19 feet; thence S00°10'16"E along the East line of said parcel a distance of 36.18 feet to a point on the North line of E Road; thence S00°00'59"W a distance of 30.00 feet to a point on the South line of said E Road; thence N89°59'01"W along said South line a distance of 371.68 feet; thence 31.44 feet along the arc of a 20.00 foot radius curve concave Southeast, having a central angle of 90°04'10" and a chord bearing S44°58'54"W a distance of 28.30 feet to a point on the East line of said 23 Road; thence S89°56'47"W a distance of 20.00 feet to a point on a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17; thence N00°03'13"W along said West line a distance of 115.03 feet to a point on the North line of said NW 1/4 NW 1/4; thence

N00°03'06"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 a distance of 1319.10 feet to a point on the North line of said SW 1/4 SW 1/4; thence S89°57'56"E along said North line a distance of 20.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.35 acres (102,222 square feet), more or less, as described.

Senatore Annexation No. 2  
2945-083-00-099

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, 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 Northeast corner of Lot 3 of Palace Verdes Estates Filing No. 3, as same is recorded in Plat Book 11, Page 4, Public Records, Mesa County, Colorado and assuming the East line of 23 Road bears S00°03'06"W with all other bearings contained herein being relative thereto; thence S00°03'06"W along said East line a distance of 1210.00 feet to the Northwest corner of that certain parcel of land as described in Book, 2423, Page 41, Public Records, Mesa County, Colorado; thence N89°59'58"E along the North line of said parcel a distance of 290.04 feet; thence S39°09'29"E along the East line of said parcel a distance of 116.59 feet; thence S30°25'01"E along the East line of said parcel a distance of 55.19 feet; thence S00°10'16"E along the East line of said parcel a distance of 36.18 feet to a point on the North line of E Road; thence S00°00'59"W a distance of 30.00 feet to a point on the South line of said E Road; thence N89°59'01"W along said South line a distance of 371.68 feet; thence 31.44 feet along the arc of a 20.00 foot radius curve concave Southeast, having a central angle of 90°04'10" and a chord bearing S44°58'54"W a distance of 28.30 feet to a point on the East line of said 23 Road; thence S89°56'47"W a distance of 20.00 feet to a point on a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17; thence N00°03'13"W along said West line a distance of 115.03 feet to a point on the North line of said NW 1/4 NW 1/4; thence N00°03'06"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 a distance of 1319.10 feet to a point on the North line of said SW 1/4 SW 1/4; thence S89°57'56"E along said North line a distance of 20.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.35 acres (102,222 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20<sup>th</sup> day of June, 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 20<sup>th</sup> day of June, 2007.

Attest:

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

/s/: Stephanie Tuin  
City Clerk