

**CITY OF GRAND JUNCTION, COLORADO  
RESOLUTION NO. 07-08**

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

**DEHERRERA ANNEXATION**

**LOCATED AT 359 29 5/8 ROAD INCLUDING A PORTION OF THE 29 5/8 ROAD  
RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 19th day of November, 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:

**DEHERRERA ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 NE 1/4 of said Section 20 and assuming the West line of the SW 1/4 NE 1/4 of said Section 20 bears S 00°00'44" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'53" E along the North line of the SW 1/4 NE 1/4 of said Section 20, a distance of 225.73 feet; thence S 00°02'07" E a distance of 50.00 feet to a point being the intersection of the South right of way for C-3/4 Road and the Easterly right of way for 29-5/8 Road, also being the beginning of a 280.00 foot radius curve, concave Southwest, whose long chord bears S 50°26'40" E with a long chord length of 41.23 feet ; thence Southeasterly 41.27 feet along the arc of said curve, through a central angle of 08°26'40"; thence S 46°29'40" E along said Easterly right of way for 29-5/8 Road, a distance of 345.91 feet to a point being the beginning of a 530.00 foot radius curve, concave Southwest, whose long chord bears S 26°58'17" E with a long chord length of 354.23 feet; thence Southeasterly 361.18 feet along the arc of said curve, through a central angle of 39°02'43"; thence S 00°00'18" E along the Easterly right of way for said 29-5/8 Road, a distance of 29.90 feet; thence S 85°46'36" W a distance of 51.96 feet to a point on the Westerly right of way for said 29-5/8 Road; thence S 04°34'23" E along said Westerly right of way, a distance of 210.13 feet; thence S 00°00'03" W a distance of 8.63 feet; thence N 89°59'57" W along the North line of that certain parcel of land described in Book 3957, Page 614, Public Records of Mesa County, Colorado, a distance of 136.00 feet; thence S 00°00'03" W along the West line of said parcel, a distance of 320.29 feet; thence S 89°59'57" E along the South line of said parcel,

a distance of 129.76 feet to a point on a 50.00 foot radius non-tangent curve, concave Northeast; thence 123.25 feet Southeasterly along the arc of said curve, through a central angle of 141°14'02", whose long chord bears S 19° 16'41" E a distance of 94.33 feet to a point on the South line of that said parcel of land described in Book 3121, Page 581, Public Records of Mesa County, Colorado; thence S 89°56'58" W along the South line said parcel of land, said line being 33.00 feet North of and parallel with the South line of the SW 1/4 NE 1/4 of said Section 20, a distance of 659.33 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 20; thence N 00°00'44" E along the West line of the SW 1/4 NE 1/4 of said Section 20, a distance of 1291.55 feet, more or less, to the Point of Beginning.

CONTAINING 15.52 Acres or 675,929 Square Feet, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of January, 2008; 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 16<sup>th</sup> day of January, 2008.

Attest:

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

/s/: Stephanie Tuin  
City Clerk