

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 08-08**

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

**SIPES ANNEXATION**

**LOCATED AT 416 1/2 30 ROAD, 413, AND 415 30 1/4 ROAD**

**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:

**SIPES ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 SW 1/4 of said Section 16 bears S 00°02'08" W with all other bearings shown hereon being relative thereto; thence from said Point of Beginning, N 89°55'08" E along the Easterly extension of the South line of said Ironwood, a distance of 33.00 feet to a point on the East line of the SW 1/4 SW 1/4 of said Section 16; thence S 00°02' 08" W along the East line of the SW 1/4 SW 1/4 of said Section 16, also being the West line of Humphrey Annexation No. 2, City Ordinance No. 4003, a distance of 178.20 feet; thence N 89°57'52" W a distance of 218.00 feet; thence S 00°02'08" W a distance of 200.00 feet; thence S 89°55'08" W a distance of 49.59 feet, more or less, to the centerline of the Grand Valley Canal; thence along said centerline the following four (4) courses:

N 41°58'56" W a distance of 59.40 feet to the beginning of a 556.27 foot radius curve, concave Southwest, whose long chord bears N 58°13'06" W with a long chord length of 243.96 feet; thence

245.96 feet Northwesterly along the arc of said curve, through a central angle of 25°20'01"; thence

N 72°27'39" W a distance of 114.93 feet; thence

N 75°39'07" W a distance of 52.54 feet; thence

N 00°03'08" E along a portion of the East line of Autumn Glenn II Annexation, City Ordinance No. 3877, a distance of 156.88 feet; thence N 89°55'08" E along the South line of said Ironwood subdivision plat, a distance of 642.28 feet, more or less, to the Point of Beginning.

CONTAINING 3.54 Acres or 154,158 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