

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 101-08

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

PHILLIPS-FORD ANNEXATION

LOCATED AT 2894 ORCHARD AVENUE

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 2nd day of June, 2008, 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:

PHILLIPS-FORD ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 7 and assuming the South line of the SE 1/4 NE 1/4 of said Section 7 to bear N89°45'42"W with all bearings contained herein relative thereto; thence N89°45'42"W a distance of 277.50 feet along the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being the Southerly line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence N00°03'51"W a distance of 5.00 feet to a point on the Northerly line of said Arbors Annexation, said point also being the Point of Beginning; thence N89°45'42"W a distance of 113.50 feet along a line being 5.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being the Northerly line of said Arbors Annexation; thence N00°03'51"W a distance of 205.00 feet; thence S89°45'42"E a distance of 113.50 feet to a point on the West line of Right of Way of North Sparn Street, as same is recorded in Book 716, Page 427 of the Mesa County, Colorado public records; thence S00°03'51"E a distance of 205.00 feet along the West line of said Right of Way to the Point of Beginning

Said parcel contains 0.53 acres (23,267.50 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 14th day of July, 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 14th day of July, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk