

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 110-08

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

**LOCATED AT 2132 RAINBOW RANCH DRIVE INCLUDING A PORTION OF THE
HIGHWAY 340 (BROADWAY) RIGHT-OF-WAY AND ALL OF THE RAINBOW RANCH
DRIVE RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 16th 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:

FOURNIER ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township Eleven South (11S), Range One Hundred One West (101W) of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Rainbow Ranch Subdivision, as same is recorded in Plat Book 11, Page 7, public records of Mesa County, Colorado and assuming the East line of Lot 6 of said Rainbow Ranch Subdivision to bear N22°40'55"W with all bearings contained herein relative thereto; thence N61°25'05"E a distance of 386.95 feet along the North line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records to a point on the West line of Monument Village Filing No. 7, as same is recorded in Plat Book 2789, Page 969, public records of Mesa County, Colorado; thence 79.64 feet along the arc of a 1379.23 foot radius curve, concave Northeast, having a central angle of 03°18'30" and a chord bearing S30°21'40"E a distance of 79.63 feet along the West line of said Monument Village Filing No. 7 to the Northwest corner of Monument Village Shopping Center, as same is recorded in Plat Book 16, Page 66, public records of Mesa County, Colorado; thence along the West line of Ace Hardware Annexation No. 3, Ordinance No. 3832, City of Grand Junction the following four (4) courses: (1) 535.59 feet along the arc of a 1382.50 foot radius curve, concave Northeast, having a central angle of 22°11'49" and a chord bearing S43°06'32"E a distance of 532.25 feet along the West line of said Monument Village Shopping Center; (2) 115.02 feet along the arc of a

1377.84 foot radius curve, concave Northeast, having a central angle of 04°46'59" and a chord bearing S56°38'24"E a distance of 114.99 feet; (3) S59°01'54"E a distance of 53.62 feet; (4) S30°59'17"W a distance of 95.33 feet; thence 84.07 feet along the arc of a 4225.09 foot radius curve, concave Northeast, having a central angle of 01°08'24" and a chord bearing N58°46'04"W a distance of 84.07 feet along the South line of Right of Way of Colorado Highway 340, as same as recorded in Book 530, Page 462 of the Mesa County, Colorado public records to the Northeast corner of Lot 11 of said Rainbow Ranch Subdivision; thence 340.63 feet along the arc of a 1498.25 foot radius curve, concave Northeast, having a central angle of 13°01'35" and a chord bearing N51°11'06"W a distance of 339.90 feet along the East line of said Rainbow Ranch Subdivision, said line also being the South line of said Right of Way; thence along the South line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 913, Page 991 of the Mesa County, Colorado public records the following four (4) courses: (1) 188.55 feet along the arc of a 445.20 foot radius curve, concave Southeast, having a central angle of 24°15'58" and a chord bearing S40°42'04"W a distance of 187.15 feet; (2) S28°34'05"W a distance of 72.50 feet; (3) 103.67 feet along the arc of a 110.00 foot radius curve, concave Northwest, having a central angle of 54°00'00" and a chord bearing S55°34'05"W a distance of 99.88 feet; (4) S82°34'05"W a distance of 100.53 feet; thence along the Westerly line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records the following three (3) courses: (1) 118.02 feet along the arc of a 90.46 foot radius curve, concave Northeast, having a central angle of 74°45'00" and a chord bearing N60°03'25"W a distance of 109.82 feet; (2) N22°40'55"W a distance of 179.97 feet; (3) 157.85 feet along the arc of a 107.54 foot radius curve, concave Southeast, having a central angle of 84°06'00" and a chord bearing N19°22'05"E a distance of 144.06 feet to the Point of Beginning.

Said parcel contains 6.48 acres (282,393.18 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 4th day of August, 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 the 4th day of August, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk