

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 112-08

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

FEDEX-SWANSON ANNEXATION

**LOCATED AT 788 22 ROAD AND 2223 H ROAD,
INCLUDING A PORTION OF THE 22 ROAD RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 18th day of June, 2008, a petition was referred 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:

FEDEX-SWANSON ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 31, Township One North, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 NW 1/4 of said Section 31 and assuming the West line of the NW 1/4 NW 1/4 of said Section 31 to bear N00°05'29"E with all bearings contained herein relative thereto; thence N89°59'50"E a distance of 40.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 31, said line also being the South line of Reigan/Patterson/Tek/Morario Annexation No. 1, Ordinance No. 4143, City of Grand Junction; thence S00°05'29"W a distance of 658.62 feet along a line being 40.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 31, said line also being the West line of Lot 1 of Loncar Subdivision, as same is recorded in Plat Book 19, Page 302, public records of Mesa County, Colorado, said line also being the West line of Lot 2 of T.I.C. Industrial Park, as same is recorded in Plat Book 13, Page 92, public records of Mesa County, Colorado; thence N89°59'49"E a distance of 621.18 feet along the South line of said Lot 2 of T.I.C. Subdivision; thence N00°06'56"E a distance of 658.62 feet along the East line of said Lot 2 of T.I.C. Subdivision to a point on the North line of the NW 1/4 NW 1/4 of said Section 31; thence N89°59'50"E a distance of 317.99 feet along the North line of the NW 1/4 NW 1/4 of said Section 31; thence along the following eight (8) courses: (1) S14°10'46"W a distance of 146.75 feet; (2) S13°40'43"W a distance of 272.98 feet; (3) S14°03'32"W a distance of 167.69 feet; (4) S15°34'04"W a distance of 205.24 feet; (5) S16°26'23"W a distance of 308.08 feet; (6) S14°05'48"W a distance of 106.88 feet; (7)

S21°51'06"W a distance of 29.17 feet; (8) S00°06'56"W a distance of 94.39 feet to a point on the North line of Right of Way of the Grand Valley Canal, as same as recorded in Book 80, Page 320 of the Mesa County, Colorado public records; thence along the said North line of Right of Way of the Grand Valley Canal the following two (2) courses: (1) N69°21'09"W a distance of 243.90 feet; (2) N84°43'08"W a distance of 434.44 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 31, said point also being on the East line of Persigo Annexation No. 2, Ordinance No. 2556, City of Grand Junction; thence N00°05'29"E a distance of 1162.47 feet along the West line of the NW 1/4 NW 1/4 of said Section 31, said line also being the East line of said Persigo Annexation No. 2 to the Point of Beginning. Said parcel contains 13.20 acres (575,032.28 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th 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 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 6th day of August, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk