

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 115-08

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

SHADY ACRE ANNEXATION

**LOCATED AT 528 29 ROAD INCLUDING A PORTION OF THE 29 ROAD
RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 14th day of July 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:

SHADY ACRE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southwest corner of the NW 1/4 SW 1/4 of said Section 8 and assuming the South line of the NW 1/4 SW 1/4 of said Section 8 to bear N89°57'46"E with all bearings contained herein relative thereto; thence N00°03'15"W a distance of 165.75 feet along the West line of the NW 1/4 SW 1/4 of said Section 8, said line also being the East line of Central Fruitvale Annexation, Ordinance No. 1133, City of Grand Junction; thence N89°57'46"E a distance of 30.00 feet to a point on the West line of Lot 1 of Schumacher Subdivision, as same is recorded in Plat Book 7, Page 30, public records of Mesa County, Colorado; thence S00°03'15"E a distance of 1.00 foot to the Southwest corner of Lot 1 of said Schumacher Subdivision; thence N89°57'46"E a distance of 300.00 feet along the South line of said Schumacher Subdivision; thence S00°03'15"E a distance of 164.75 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 8; thence S89°57'46"W a distance of 330.00 feet along the South line of the NW 1/4 SW 1/4 of said Section 8 to the Point of Beginning.

Said parcel contains 1.25 acres (54,397.44 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18TH 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 this 18th day of August, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk