

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 127-08

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

KROGH ANNEXATION

**LOCATED AT 2932 B 1/2 ROAD INCLUDING A PORTION OF THE B 1/2 ROAD
RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 4th day of August, 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:

KROGH ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, 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 SE 1/4 NW 1/4 of said Section 29 and assuming the West line of the SE 1/4 NW 1/4 of said Section 29 to bear N00°10'25"W with all bearings contained herein relative thereto; thence N00°10'25"W a distance of 30.00 feet along the West line of the SE 1/4 NW 1/4 of said Section 29, said line also being the East line of Level III Annexation, City of Grand Junction; thence N89°50'36"E a distance of 125.00 feet; thence N00°10'24"W a distance of 218.03 feet; thence N78°25'24"W a distance of 127.68 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 29, said point also being on the East line of said Level III Annexation; thence N00°10'25"W a distance of 1045.99 feet along the West line of the SE 1/4 NW 1/4 of said Section 29 to the Northwest corner of the SE 1/4 NW 1/4 of said Section 29, said point also being on the South line of Riverview Estates, as same is recorded in Book 4354, Pages 734 through 737, inclusive, public records of Mesa County, Colorado; thence N89°50'55"E a distance of 330.04 feet along the North line of SE 1/4 NW 1/4 of said Section 29, said line also being the South line of said Riverview Estates; thence S00°10'03"E a distance of 1319.96 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence N89°50'36"E a distance of 18.39 feet along the South line of the SE 1/4 NW 1/4 of said Section 29 to the Northwesterly corner of Crista Lee Annexation, Ordinance No. 3471, City of Grand Junction; thence S00°10'41"E a distance of 40.00 feet along the Westerly line of said Crista Lee Annexation; thence

S89°50'36"W a distance of 261.36 feet along a line being 40.00 feet South of and parallel with the South line of the SE 1/4 NW 1/4 of said Section 29 to a point on the Easterly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence N00°10'28"W a distance of 40.00 feet along the Easterly line of said Larson Annexation No. 3 to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence S89°50'36"W a distance of 86.93 feet along the South line of the SE 1/4 NW 1/4 of said Section 29, said line also being the North line of said Larson Annexation No. 3 to the Point of Beginning.

Said parcel contains 9.58 acres (417,127.99sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of September, 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 15th day of September, 2008.

Attest:

/s/ Teresa Coons

President of the Council Pro Tem

/s/ Stephanie Tuin

City Clerk