

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 128-08

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

GREEN LEAF ANNEXATION

LOCATED AT 3109 E ROAD

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:

GREEN LEAF ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 15, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of the NW 1/4 NW 1/4 of said Section 15 and assuming the North line of the NW 1/4 NW 1/4 of said Section 15 to bear S89°50'35"E with all bearings contained herein relative thereto; thence S89°50'35"E a distance of 164.29 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction to the Point of Beginning; thence S89°50'35"E a distance of 330.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of said Pellam Annexation; thence S00°02'15"W a distance of 302.40 feet along the Northwesterly line of Summit View Ranch Filing No. 2, as same is recorded in Plat Book 18, Pages 60 through 61, inclusive, public records of Mesa County, Colorado; thence N89°50'35"W a distance of 330.00 feet along the Northerly line of said Summit View Ranch Filing No. 2; thence N00°02'15"E a distance of 302.40 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 15 and the Point of Beginning.

Said parcel contains 2.29 acres (99,791.79 sq. 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