

RESOLUTION NO. 14-08

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

FOSTER INDUSTRIAL ANNEXATION

**LOCATED AT 381 27 1/2 ROAD AND INCLUDING A PORTION OF
THE 27 1/2 ROAD RIGHT OF WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 17th day of December, 2007, 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:

FOSTER INDUSTRIAL ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 24, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southwest corner of the NW 1/4 NE 1/4 of said Section 24 and assuming the South line of the NE 1/4 NW 1/4 of said section 24 to bear N89°51'16"W with all bearing contained herein relative thereto; thence N89°51'16"W along the South line of the NE 1/4 NW 1/4 of said section 24, a distance of 20.00 feet to the Southeast corner of Lot 11 of Amelang Subdivision as recorded in Plat Book 9, Page 162 public records of Mesa County, Colorado; thence N00°08'44"E along the East line of said Amelang Subdivision a distance of 215.75 feet; thence N89°51'16"W along a line being 10.00 feet South of and parallel with, the South line of Lot 7 of said Amelang Subdivision, a distance of 138.00 feet to a point on the East line of Lot 6 of said Amelang Subdivision; thence N00°08'44"E along the East line of Lot 6 of said Amelang Subdivision, a distance of 85.00 feet; thence S89°51'16"E along the North line of said Lot 7 of Amelang Subdivision a distance of 158.00 feet to a point on the West line of the NW 1/4 NE 1/4; thence S00°08'44"W along the West line of the NW 1/4 NE 1/4 a distance of 300.75 feet to the Point of Beginning.

Said parcel contains 0.41 acres (17,745 sq. ft.), more or less, as described.

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

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk