

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 142-08**

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

**ALLEN ANNEXATION**

**LOCATED AT 811 22 ROAD AND INCLUDING A PORTION OF THE  
22 ROAD RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 3rd day of November, 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:

**ALLEN ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 SE 1/4 of said Section 25 and assuming the East line of the SE 1/4 SE 1/4 of said Section 25 to bear N00°03'11"E with all bearings contained herein relative thereto; thence N00°03'11"E a distance of 520.10 feet along the East line of the SE 1/4 SE 1/4 of said Section 25, said line also being the West line of Reigan/Patterson/Tek/Morario Annexation No. 1, Ordinance No. 4143, City of Grand Junction to the Point of Beginning; thence N89°53'09"W a distance of 670.00 feet along the North line of Gentry Annexation, Ordinance No. 4126, City of Grand Junction to a point on the East line of Younger Annexation, Ordinance No. 4102, City of Grand Junction; thence N00°03'19"E a distance of 474.91 feet along East line of said Younger Annexation; thence S89°52'11"E a distance of 379.60 feet; thence S00°03'19"W a distance of 150.00 feet; thence S89°52'11"E a distance of 290.39 feet to a point on the East line of the SE 1/4 SE 1/4 of said Section 25, said point also being on the West line of said Reigan/Patterson/Tek/Morario Annexation No. 1; thence S00°03'11"W a distance of 324.72 feet along the East line of the SE 1/4 SE 1/4 of said Section 25, said line also being the West line of said Reigan/Patterson/Tek/Morario Annexation No. 1 to the Point of Beginning.

Said parcel contains 6.00 acres (261,577.27 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of November, 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 17<sup>th</sup> day of November, 2008.

Attest:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin  
City Clerk