

RESOLUTION NO. 21-08

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

MEENS ANNEXATION

**LOCATED AT 2475 MONUMENT ROAD
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 19th 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:

MEENS ANNEXATION

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 21 and assuming the South line of the Southwest Quarter of the Northeast (SW 1/4 NE 1/4) bears S89°13'42"W with all other bearings contained herein being relative thereto; thence S89°13'42"W along the South line of the SW 1/4 NE 1/4 of said Section 21 a distance of 411.88 feet to a point on the Easterly boundary of Three Sisters Annexation, Ordinance No. 4087, City of Grand Junction; thence along the Easterly boundary of said Three Sisters Annexation the following eight (8) courses: (1) 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing N59°29'16"E a distance of 18.91; (2) N62°55'09"E a distance of 241.04 feet; (3) 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing N50°20'43"E a distance of 181.56 feet; (4) 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing N50°29'46"E a distance of 56.39 feet; (5) 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing N22°10'12"E a distance of 205.56 feet; (6) N18°52'51"W a distance of 128.01 feet; (7) N26°07'09"E a distance of 42.43 feet; (8) N19°02'28"W a distance of 29.45 feet more or less to the centerline of an old county road as described in Book 649, Page 30 of the Mesa County, Colorado public records; thence along said centerline the following two (2) courses: (1) N71°07'15"E a distance of 157.58 feet; (2) N64°29'57"E a distance of 367.32 feet to a point on the right of way of Glade Park Road as dedicated on the plat of Mesa Vista Subdivision, recorded in Plat Book 5, Page 17 of the Mesa County, Colorado public records; thence along said right of way of Glade Park

Road the following three (3) courses: (1) S26°19'30"E a distance of 12.47 feet; (2) thence 294.13 feet along the arc of a 736.13 foot radius curve concave Northwest, having a central angle of 22°53'34" and a chord bearing N53°30'34"E a distance of 292.17 feet; (3) N41°45'43"E a distance of 380.99 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 21; thence N89°16'39"E along the North line of the SE 1/4 NE 1/4 of said Section 21 a distance of 304.01 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 21; thence S00°05'14"E along the East line of the SE 1/4 NE 1/4 of said Section 21 a distance of 216.05 feet; thence S68°39'32"W a distance of 207.07 feet; thence S36°50'01"W a distance of 411.11 feet; thence S28°25'04"W a distance of 285.27 feet; thence S16°43'46"E a distance of 182.53 feet; thence S03°41'49"W a distance of 260.11 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 17.07 feet; thence 141.37 feet along the arc of a 45.00 foot radius curve concave South, having a central angle of 180°00'00" and a chord bearing N89°46'39"W a distance of 90.00 feet returning to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 680.28 feet to the Point of Beginning.

Except that certain 1.00 strip of land lying North of and adjacent to the Southerly right of way line of Monument Road as recorded in Book 947, Page 530 of the Mesa County, Colorado public records, lying within the Painted Bowl Annexation No. 1, Ordinance No. 2490, City of Grand Junction.

Said parcel contains 19.39 acres (844,672 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th 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 the 6th day of February, 2008.

Attest:

/s/: Stephanie Tuin
City Clerk

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