

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 39-08**

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

**LUSK ANNEXATION**

**LOCATED AT 2105 SOUTH BROADWAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 6<sup>th</sup> day of February, 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:

**LUSK ANNEXATION**

A certain parcel of land located in the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27, Township Eleven South, Range One Hundred One West of the Sixth Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of Hacienda Acres Subdivision, as recorded in Plat Book 11, Page 154 Public Records of Mesa County, Colorado and assuming the East line of said Hacienda Acres Subdivision bears N 23°43'22" E with all other bearings contained herein are relative thereto; thence from said Point of Beginning, S88°53'14"E along a line being the South line of South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759, a distance of 524.35 feet; thence S40°16'37"E a distance of 276.30 feet; thence S55°59'15"W a distance of 690.17 feet to a point on the North line of Wildwood Subdivision, as recorded in Plat Book 11, Page 141 Public Records of Mesa County, Colorado; thence N88°21'54"W a distance of 392.78 feet to a point on the East line of Lot 4 of said Hacienda Acres Subdivision; thence N23°43'22"E along the East line of Lot 4 of said Hacienda Acres Subdivision, a distance of 650.83 feet to the Point of Beginning.

CONTAINING 8.53 Acres or 371,669 Square Feet, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of March, 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 19<sup>th</sup> day of March, 2008.

Attest:

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

/s/: Stephanie Tuin  
City Clerk