

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 46-08

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

HOLBROOK ANNEXATIONS NO. 1, 2, 3, AND 4

**LOCATED AT 2525 D ROAD AND INCLUDING PORTIONS OF THE MONUMENT
ROAD AND D ROAD RIGHTS-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th 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:

HOLBROOK ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Heatheridge Estates Annexation No. 1, Ordinance No. 2297, City of Grand Junction, a distance of 41.06 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 85.25 feet; thence S71°21'59"W a distance of 2.00 feet to a point on the West line of said Right of Way; thence N19°18'42"W along the West line of said Right of Way, a distance of 86.34 feet to a point on the Southerly line of said Heatheridge Estates Annexation No. 1; thence N38°48'00"E along the Southerly line of said Heatheridge Estates Annexation a distance of 43.42 feet to the Point of Beginning.

Said parcel contains 0.01 acres (256.07 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 2

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the NW 1/4 Quarter NW 1/4 Quarter of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet; thence S19°18'42"E a distance of 2.36 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Holbrook Annexation No.1, a distance of 38.71 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the Easterly line of said Holbrook Annexation No.1, a distance of 86.16 feet; thence S71°21'59"W along a line being 2.00 feet South and parallel with the Southerly line of said Holbrook Annexation No.1, a distance of 2.00 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of said Right of way, a distance of 187.46 feet; thence S89°53'18"W along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 69.28 feet; thence N01°02'10"W to a point on the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 2.00 feet; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 66.50 feet; thence N19°18'42"W along the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 186.67 feet to the Southwest corner of said Holbrook Annexation No.1; thence along the Southeasterly line of said Holbrook Annexation No. 1 the following three (3) courses: (1) N71°21'59"E a distance of 2.00 feet; (2) N19°18'42"W a distance of 85.25 feet; (3) N38°48'00"E a distance of 41.06 feet to the Point of Beginning.

Said parcel contains 0.02 acres (765.09 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 3

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E a distance of 4.71 feet to the Point of Beginning; thence S19°18'42"E along the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 304.07 feet,

said line also being the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W along the West Right of Way for 25 1/4 Road, as same is recorded in Book 558, Page 88 of the Mesa County, Colorado public records, a distance of 20.00 feet; thence S89°53'18"W along a line being 20.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 291.03 feet; thence S02°05'38"E a distance of 165.72 feet; thence S02°28'35"W a distance of 295.00 feet; thence N87°31'25"W a distance of 20.00 feet to its intersection with the Easterly bank of the Redlands Power Canal; thence along the Easterly bank of the Redlands Power Canal the following two (2) courses: (1) N02°28'35"E a distance of 294.20 feet; (2) N02°05'38"W a distance of 185.63 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 15.49 feet; thence S01°02'10"E a distance of 2.00 feet; thence N89°53'18"E along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, said line also being the south line of Holbrook Annexation No. 2, a distance of 69.28 feet; thence along the Easterly line of said Holbrook Annexation No. 2 the following four (4) courses: (1) N19°18'42"W a distance of 187.46 feet; (2) N71°21'59"E a distance of 2.00 feet; (3) N19°18'42"W a distance of 86.16 feet; (4) N38°48'00"E a distance of 38.71 feet to the Point of Beginning.

Said parcel contains 0.58 acres (25,137.07 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 4

A certain parcel of land located in the West One-Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the North line of the NW 1/4 NW 1/4 of said Section 22 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E along the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 308.78 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W a distance of 20.00 feet to the Point of Beginning; thence S00°15'31"W a distance of 1292.23 feet; thence S00°27'56"W a distance of 821.40 feet to its intersection with the Easterly bank of the Redlands Power Canal, as same is recorded in Book 339, Page 119, public records of Mesa County, Colorado; thence along the Easterly bank of said Redlands Power Canal the following six (6) courses: (1) N41°11'42"W a distance of 204.24 feet; (2) N29°41'53"W a distance of 164.53 feet; (3) N18°50'29"W a distance of 253.33 feet; (4) N08°10'54"W a distance of 165.95; (5) N00°51'17"W a distance of 428.89 feet; (6) N02°28'35"E a distance of 524.58 feet to

the Southwest corner of Holbrook Annexation; thence along the Southeasterly line of said Holbrook Annexation No. 3 the following four (4) courses: (1) S87°31'25"E a distance of 20.00 feet; (2) N02°28'35"E a distance of 295.00 feet; (3) N02°05'38"W a distance of 165.72 feet; (4) N89°53'18"E a distance of 291.03 feet to the Point of Beginning.

Said parcel contains 13.68 acres (595,725.35 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 31st 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 this 31st day of March, 2008.

Attest:

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

/s/: Stephanie Tuin
City Clerk