

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 56-08

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

**LOCATED AT 2793 D ROAD INCLUDING A PORTION OF THE D ROAD RIGHT-OF-
WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 31st day of March, 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:

CARTER-PAGE ANNEXATION

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 24, Southeast Quarter (SE 1/4) of Section 13, Southwest Quarter (SW 1/4) of Section 18, and the Northwest Quarter (NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 24 and assuming the East line of the NE 1/4 NE 1/4 of said Section 24 to bear N00°13'45"W with all bearings contained herein relative thereto; thence N00°05'00"E a distance of 28.00 feet along the East line of the SE 1/4 SE 1/4 of said Section 13 to the Point of Beginning; thence S89°39'16"E a distance of 663.37 feet along a line being 28.00 feet North and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19, said line also being the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S00°24'20"E a distance of 58.00 feet along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 19, said line also being the West line of Cooper-Tucker Annexation, Ordinance No. 4158, City of Grand Junction; thence N89°39'16"W a distance of 663.82 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 24, said line being 30.00 feet South and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19; thence N89°59'19"W a distance of 327.61 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence along the following three (3) courses: (1) S00°10'27"E a distance of 1294.20 feet to a point in the South line of the NE 1/4 NE 1/4 of said Section 24 (2) N89°52'15"W a distance of 131.60 feet along the South line of the NE 1/4 NE 1/4 of said Section 24 (3) N00°10'28"W a distance of 1293.93 feet; thence N89°59'19"W a distance of 122.20

feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°01'17"E a distance of 20.00 feet; thence N89°59'19"W a distance of 401.07 feet along a line being 50.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence N00°06'38"W a distance of 78.00 feet along the East line of Home Lumber Annexation, Ordinance No. 4059, City of Grand Junction; thence S89°59'19"E a distance of 982.67 feet along a line being 28.00 feet North and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the South line of said Darren Davidson Annexation to a point on the East line of the SE 1/4 SE 1/4 of said Section 13, said point also being the Point of Beginning

Said parcel contains 6.29 acres (273,799.30 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of May, 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 5th day of May, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk