

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 57-08**

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

**WILLOW WOOD VILLAGE ANNEXATION NO 1 AND NO 2**

**LOCATED AT 3147 E ROAD INCLUDING A PORTION OF THE E ROAD  
RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 17<sup>th</sup> 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:

**WILLOW WOOD VILLAGE ANNEXATION NO. 1**

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 15, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of Sundown Village No. 2 Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado; thence S89°52'21"E a distance of 327.13 feet to a point on the East line of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 593.09 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of said Summit View Meadows Subdivision, said point also being the Northeast corner of said Summit View Meadows Annexation; thence N89°52'21"W a distance of 327.24 feet along the North line of said Summit View Meadows Subdivision, said line also being the North line of said Summit View Meadows Annexation to the Point of Beginning.

Said parcel contains 4.45 acres (194,047.91 sq. ft.), more or less, as described.

## **WILLOW WOOD VILLAGE ANNEXATION NO. 2**

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 15, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of Sundown Village No. 2 Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado to the Point of Beginning; thence N00°02'25"W a distance of 249.97 feet along the East line of said Sundown Village No. 2 Subdivision to the Southwest corner of that certain Parcel of land described in Book 4203, Page 10, public records of Mesa County, Colorado; thence S89°50'37"E along the South line of said Parcel of land a distance of 125.00 feet; thence N00°02'25"W along the East line of said Parcel of land a distance of 348.46 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 15; thence S89°51'00"E a distance of 202.02 feet along the North line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 598.29 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of Willow Wood Village Annexation No. 1, City of Grand Junction; thence N89°52'21"W a distance of 327.13 feet along the North line of said Willow Wood Village Annexation No. 1 to the Point of Beginning.

Said parcel contains 3.49 acres (152,149.65 sq. ft.), more or less, as described.

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

Attest:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin  
City Clerk