

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 59-08**

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

**PRATHER ANNEXATIONS NO 1 AND NO 2**

**LOCATED AT 243 29 ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 31<sup>st</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:

**PRATHER ANNEXATION NO 1**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, 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 Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

## **PRATHER ANNEXATION NO 2**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, 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 Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence S89°49'52"W a distance of 200.00 feet along the North line of Prather Annexation No. 1, City of Grand Junction to the Point of Beginning; thence S00°10'08"E a distance of 103.00 feet along the West line of said Prather Annexation No. 1; thence along the following (3) three courses: (1) S89°49'52"W a distance of 35.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 35.00 feet to the Point of Beginning

Said parcel contains 0.47 acres (20,600.00 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