

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 71-08

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

SCHUCKMAN ANNEXATIONS NO 1, 2, 3

**LOCATED AT 231 28 1/2 ROAD INCLUDING A PORTION OF THE 28 1/2 ROAD
RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 3rd 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:

Schuckman Annexation No. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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:

Beginning at the Southwest corner of the NW 1/4 SE 1/4 of said Section 30 and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N89°57'44"W a distance of 30.00 feet along South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the North line of Grand Bud Annexation, Ordinance No. 3583, City of Grand Junction to the Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30; thence N00°04'16"E a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 5.00 feet; thence S00°04'16"W a distance of 99.00 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the South line of the NW 1/4 SE 1/4 of said Section 30; thence N89°53'49"W a distance of 20.00 feet along the South line of the NW 1/4 SE 1/4

of said Section 30, said line also being the North line of said Grand Bud Annexation to the Point of Beginning.

Said parcel contains 0.02 acres (719.93 sq. ft.), more or less, as described.

Schuckman Annexation No. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30, said point also being the Point of Beginning; thence N00°04'16"E a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°54'25"E a distance of 20.00 feet; thence S00°04'16"W a distance of 106.17 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 1, City of Grand Junction; thence N89°53'49"W a distance of 5.00 feet along the North line of said Schuckman Annexation No. 1; thence S00°04'16"W a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 1; thence N89°53'49"W a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.08 acres (3,533.10 sq. ft.), more or less, as described.

Schuckman Annexation No. 3

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30 and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a

distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1 to the Point of Beginning; thence N00°04'16"E a distance of 200.19 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence N89°54'25"W a distance of 169.00 feet along the South line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Southwest corner of said Lot 4; thence N00°04'16"E a distance of 125.00 feet along the West line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Northwest corner of said Lot 4; thence S89°54'25"E a distance of 218.92 feet along the North line of Lot 4 of said Orchard Villas Subdivision Filing No. 1; thence S00°04'16"W a distance of 125.00 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 2, City of Grand Junction; thence N89°54'25"W a distance of 20.00 feet along the North line of said Schuckman Annexation No. 2, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30; thence S00°04'16"W a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 2; thence N89°57'44"W a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.77 acres (33,352.02 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 14th day of April, 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 19th day of May, 2008.

Attest:

/s/Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk