

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 81-08

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

SIMON ANNEXATION

**LOCATED AT 3076 AND 3080 F 1/2 ROAD INCLUDING A PORTION OF THE F 1/2
ROAD RIGHT-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 5th day of May, 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:

SIMON ANNEXATION NO. 1

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

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 4 and assuming the South line of the SE 1/4 NE 1/4 of said Section 4 to bear N89°58'59"E with all bearings contained herein relative thereto; thence N00°13'10"W a distance of 248.00 feet along the West line of the SE 1/4 NE 1/4 of said Section 4; thence N89°58'59"E a distance of 262.42 feet; thence S00°13'12"E a distance of 228.00 feet; thence N89°58'59"E a distance of 129.78 feet along a line being 20.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4; thence S15°27'40"E a distance of 20.75 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 4; thence S89°58'59"W a distance of 8.31 feet along the SE 1/4 NE 1/4 of said Section 4; thence S00°11'24"E a distance of 25.00 feet; thence S89°58'59"W a distance of 114.10 feet along a line being 25.00 feet South of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4 to a point on the Easterly line of Thunder Hog Estates Annexation No. 2, Ordinance No. 3909, City of Grand Junction; thence N00°15'04"W a distance of 25.00 feet along the Easterly line of said Thunder Hog Estates Annexation No. 2 to a point on the South line of the SE 1/4 NE 1/4 of said Section 4; thence S89°58'59"W a distance of 275.22 feet along the South line of the SE 1/4 NE 1/4 of said Section 4, said line also being the North line of said Thunder Hog Estates Annexation No. 2 to the Point of Beginning

Said parcel contains 1.62 acres (1,336.59 sq. ft.), more or less, as described.

AND

SIMON ANNEXATION NO. 2

A certain parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 4, 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 Southwest corner of the SE 1/4 NE 1/4 of said Section 4 and assuming the West line of the SE 1/4 NE 1/4 of said Section 4 to bear N00°13'10"W with all bearings contained herein relative thereto; thence N00°13'10"W a distance of 248.00 feet along the West line of the SE 1/4 NE 1/4 of said Section 4 to the Point of Beginning; thence N00°13'10"W a distance of 743.63 feet along the West line of the SE 1/4 NE 1/4 of said Section 4 to the Southwest corner of Right of Way of U.S.

Government Highline Canal, as same is recorded in Book 1505, Page 762, public records of Mesa County, Colorado; thence S80°28'06"E a distance of 19.89 feet along the South line of said Right of Way; thence along the approximate centerline of Lewis Wash the following fourteen (14) courses: (1) S09°42'39"E a distance of 59.97 feet; (2) S18°38'00"E a distance of 41.06 feet; (3) S54°08'10"E a distance of 113.30 feet; (4) S45°52'19"E a distance of 88.37 feet; (5) S34°09'35"E a distance of 132.84 feet; (6) S23°37'54"E a distance of 50.69 feet; (7) S10°34'42"E a distance of 91.57 feet; (8) S25°53'11"E a distance of 68.33 feet; (9) S35°40'10"E a distance of 43.82 feet; (10) S14°28'05"E a distance of 37.92 feet; (11) S06°08'39"E a distance of 73.89 feet; (12) S17°19'50"W a distance of 115.52 feet; (13) S02°40'35"E a distance of 6.92 feet; (14) S15°27'40"E a distance of 177.91 feet to the Northeasterly corner of Simon Annexation No. 1, City of Grand Junction; thence S89°58'59"W a distance of 129.78 feet along a line being 20.00 feet North and parallel with the South line of the SE 1/4 NE 1/4 of said Section 4, said line also being the Northerly line of said Simon Annexation No. 1; thence N00°13'12"W a distance of 228.00 feet along the Easterly line of said Simon Annexation No. 1; thence S89°58'59"W a distance of 262.42 feet along the Northerly line of said Simon Annexation No. 1 to the Point of Beginning

Said parcel contains 4.68 Acres (203,990.60 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of June, 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 16th day of June, 2008.

Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk