

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 11-09

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

NIGHT HAWK DRIVE ANNEXATION

**LOCATED AT APPROXIMATELY 660 FEET WEST OF 30 ROAD AND ADJOINING B
ROAD ON THE NORTH AND EXTENDING SOUTHERLY FOR
APPROXIMATELY 2,060 FEET**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 15th day of December 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:

NIGHT HAWK DRIVE ANNEXATION

A certain parcel of land located in the East 1/2 of the Northeast Quarter (E 1/2 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 to bear N89°51'58"E with all bearings contained herein relative thereto; thence S00°06'53"W a distance of 30.00 feet along the West line of the NE 1/4 NE 1/4 of said Section 32; thence N89°51'58"E a distance of 625.77 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32 to the Point of Beginning; thence N89°51'58"E a distance of 30.00 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, said line also being the Southerly line of Hawks Nest Annexation No. 2, Ordinance No. 3737, City of Grand Junction; thence S00°15'22"W a distance of 2059.41 feet along the West line of Hawks Nest Subdivision Filing Two, as same is recorded in Book 4470, Pages 500 through 501, inclusive, public records of Mesa County, Colorado; thence N89°44'27"W a distance of 55.30 feet; thence N00°15'33"E a distance of 32.72 feet; thence 39.57 feet along the arc of a 25.00 foot radius curve, concave Southeast, having a central angle of 90°41'52" and a chord bearing N45°35'42"E a distance of 35.57 feet; thence N00°15'22"E a distance of 2001.47 feet to the Point of Beginning.

Said parcel contains 1.45 acres (63,101.43 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of January, 2009; 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 the 21st day of January, 2009.

Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk