

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 39-09**

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

**LOCATED AT 2751 RIVERSIDE PARKWAY AND INCLUDING A PORTION OF 27 ½  
ROAD RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 18<sup>th</sup> day of February, 2009, a petition was referred 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:

**REIMER ANNEXATION**

A certain parcel of land located in the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of Section 24, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 24 and assuming the West line of the NW 1/4 NE 1/4 of said Section 24 to bear S00°08'44"W with all bearings contained herein relative thereto; thence S00°08'44"W a distance of 30.00 feet along the West line of the NW 1/4 NE 1/4 of said Section 24 to the Point of Beginning; thence S89°59'19"E a distance of 131.99 feet along a line being 30.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 24, said line also being the Southerly line of Riverside Parkway Annexation No. 1, Ordinance No. 4319, City of Grand Junction; thence S00°00'41"W a distance of 168.00 feet; thence N89°58'41"W a distance of 165.39 feet; thence N00°08'44"E a distance of 167.97 feet along a line being 33.00 feet West of and parallel with the West line of the NW 1/4 NE 1/4 of said Section 24 to a point on the Southerly line of said Riverside Parkway Annexation No. 1; thence S89°59'19"E a distance of 33.00 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 24, said line also being the Southerly line of said Riverside Parkway Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.64 acres (27,749.34 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> of April, 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** this 1<sup>st</sup> day of April, 2009.

Attest:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin  
City Clerk