

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 64-09

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

**LOCATED AT 2152 BROADWAY AND INCLUDES PORTIONS OF RIGHT-OF-WAY
FOR MONUMENT VILLAGE DRIVE AND RIO HONDO ROAD AND ALL OF
MONUMENT LANE**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 15th day of June 2009, 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:

MONUMENT VILLAGE COMMERCIAL CENTER ANNEXATION

A certain parcel of land located in the North Half (N 1/2) of Section 23, Township Eleven South (11S), Range One Hundred One West (101W) of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southeast corner of Block 1 of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, public records of Mesa County, Colorado and assuming the Easterly line of Block 1 of said Monument Village Commercial Center to bear S31°49'46"W with all bearings contained herein relative thereto; thence N59°06'25"W a distance of 549.53 feet along the Northerly Right of Way of Colorado State Highway 340; thence N30°53'25"E a distance of 10.24 feet along the Northerly line of Ace Hardware Annexation No. 2, Ordinance No. 3831, City of Grand Junction to a point on the Southerly line of Monument Village Shopping Center Filing 2, as same is recorded in Plat Book 15, Pages 59 through 60 inclusive of the Mesa County, Colorado public records; thence along the Easterly line of Lot 2 of said Monument Village Shopping Center Filing 2 the following three (3) courses: (1) 62.83 feet along the arc of a 40.00 foot radius curve, concave Northwest, having a central angle of 89°59'39" and a chord bearing N75°58'15"E a distance of 56.57 feet; (2) N30°58'06"E a distance of 135.67 feet; (3) 171.78 feet along the arc of a 357.69 foot radius curve, concave Northwest, having a central angle of 27°30'55" and a chord bearing N17°12'52"E a distance of 170.13 feet; thence N89°46'42"E a distance of 80.12 feet to a point on the Westerly line of Lot 1 of Monument Village Filing No. 6, as same is recorded in Plat Book 18, Page 85 of the Mesa County, Colorado public records; thence along the South line of said Monument Village Filing No. 6 the following

three (3) courses: (1) S43°42'08"E a distance of 36.28 feet; (2) N89°46'42"E a distance of 335.90 feet; (3) N47°21'37"E a distance of 33.73 feet to a point on the West Right of Way of Rio Hondo Road, as same is recorded in Book 945, Page 602 of the Mesa County, Colorado public records; thence S85°03'29"E a distance of 50.00 feet to a point on the said East Right of Way of Rio Hondo Road; thence S04°56'31"W a distance of 350.32 feet along the East Right of Way of said Rio Hondo; thence N85°03'29"W a distance of 50.00 feet to a point on the West Right of Way of said Rio Hondo; thence S31°49'46"W a distance of 273.88 feet to the Point of Beginning.

Said parcel contains 5.77 acres (251,451.33 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 3rd day of August, 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 3rd day of August 2009.

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk