

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 36-15

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

RODGERS ANNEXATION

LOCATED AT 2075 SOUTH BROADWAY

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th day of May, 2015, 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:

RODGERS ANNEXATION

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

1. S 00°00'00" W, a distance of 102.60 feet; thence
2. S 28°15'00" E, a distance of 189.26 feet; thence
3. S 18°44'00" E, a distance of 193.90 feet; thence
4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line, N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

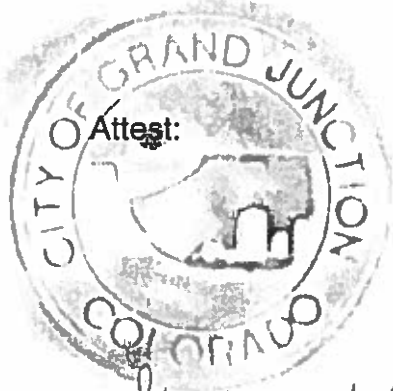
WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of July 2015; and

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:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 1st day of July, 2015.



Stephanie Yun
City Clerk

Quyllis Torrie
President of the Council