

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 34-16

**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
RETFERFORD ANNEXATION, LOCATED AT 2089 BROADWAY,
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1st day of June, 2016, 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:

RETFERFORD ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W, along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 feet, more or less, to the Point of Beginning.

CONTAINING 36,890 Square Feet or 0.847 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of July, 2016; 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 20th day of July, 2016.



Stephanie Lu
City Clerk

Stephanie Lu
President of the Council