

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 09-17

**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
MCHUGH ANNEXATION, LOCATED AT 115 VISTA GRANDE ROAD,
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7th day of December, 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:

MCHUGH ANNEXATION

A certain parcel of land lying in Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 17 and assuming the South line of the NW 1/4 of said Section 17 bears S 89°54'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 74°25'14" E, a distance of 1,359.93 feet to a point on the South line of the Sycamore Creek Annexation No. 2, Ordinance No. 3752, as same is recorded in Book 3881, Page 459, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 05°57'51" W, a distance of 2.00 feet; thence N 84°02'09" W, a distance of 350.13 feet; thence N 76°52'24" W, a distance of 433.19 feet; thence N 60°00'34" W, a distance of 280.23 feet; thence N 40°48'39" W, a distance of 141.51 feet; thence N 55°35'23" W, a distance of 933.06 feet, more or less, to a point on the Westerly right of way of Vista Grande Road extended Southerly, per the Carolina Hills Subdivision, as same is recorded in Plat Book 7, Page 41, Public Records of Mesa County, Colorado; thence N 44°49'33" E, along said right of way and its Southerly extension, a distance of 194.88 feet; thence N 35°12'11" E, continuing along said Westerly right of way, a distance of 154.54 feet to a point being the Southwest corner of Lot 2 of said Carolina Hills Subdivision; thence N 40°30'12" W, along the Southerly line of said Lot 2, a distance of 118.26 feet; thence N 12°43'25" W, along said the Westerly line of said Lot 2, a distance of 160.30 feet; thence N 20°40'50" E, along the Northerly line of said Lot 2, a distance of 168.99 feet, more or less, to a point being the Northeast corner of said Lot 2; thence S

40°16'10" E, along the Easterly line of said Lot 2 and its Easterly extension, a distance of 322.45 feet, more or less, to a point on the Easterly right of way of said Vista Grande Road; thence S 46°11'09" W, along said Easterly right of way, a distance of 32.43 feet; thence S 35°12'11" W, a distance of 344.55 feet; thence S 44°49'33" W, along said Easterly right of way and its Southerly extension, a distance of 189.85 feet; thence S 55°35'23" E, a distance of 902.45 feet; thence S 40°48'39" E, a distance of 141.43 feet; thence S 60°00'34" E, a distance of 279.59 feet; thence S 76°52'24" E, a distance of 432.77 feet; thence S 84°02'09" E, a distance of 350.00 feet, more or less, to the Point of Beginning.

CONTAINING 73,722 Square Feet or 1.692 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of January, 2017; 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 18th day of January, 2017.

Attest:


President of the Council


City Clerk

