

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 66-17**

**A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT THE 2.833 ACRE HOLDER ANNEXATION, LOCATED AT 3040 E ROAD, IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 6<sup>th</sup> day of September, 2017, 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:

**HOLDER ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East 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 SE 1/4 SW 1/4 of said Section 9 and assuming the South line of the SE 1/4 SW 1/4 of said Section 9 bears S 89°54'32" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'46" W along the East line of the SE 1/4 SW 1/4 of said Section 9, a distance of 2.00 feet; thence S 89°54'32" W, along the North line of Timm Annexation No. 2, Ordinance No. 3186 as recorded in Book 2646, Page 308, Public Records of Mesa County, Colorado, being a line 2.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 9, a distance of 201.67 feet; thence N 00°05'37" W along the East line Timm Annexation No. 1, Ordinance No. 3185 as recorded in Book 2646, Page 305, Public Records of Mesa County, Colorado, a distance of 2.00 feet; thence S 89°54'32" W, along the North line of said Timm Annexation No. 1, being a line 4.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 9, a distance of 100.34 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°54'32" E, a distance of 302.00 feet; thence N 00°05'27" W, along the West line of that certain parcel of land described in Book 2150, Page 734, Public Records of Mesa County, Colorado, a distance of 362.71 feet, more or less, to the South line of Southern Pacific Railroad Annexation No. 2, Ordinance No. 3159 as recorded in Book 2616, Page 715, Public Records of Mesa County, Colorado; thence N 72°58'00" E, along the South line of said annexation, a distance of 315.70 feet; thence S 00°05'24" E, along the East line of said parcel of land recorded in Book 2616, Page 715 and the West line of Pine E Road Commercial Annexation, Ordinance No. 3186 as recorded in Book 4253, Page 720, Public Records of Mesa County, Colorado, a distance of 454.71 feet, more or less, to the Point of Beginning.

CONTAINING 123,430 Square Feet or 2.833 Acres, as described above.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of November, 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 1<sup>st</sup> day of November, 2017.



Attest:

*Wanda Wukelmann*

City Clerk

A handwritten signature in blue ink, appearing to read "Burt A. Burkitt", is written over a horizontal line.

Mayor Pro Tem of the Council