

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 30-18

**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
TALLMAN ANNEXATION,
LOCATED AT 2734 B ¼ ROAD AND 2723 US HIGHWAY 50
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 4th day of April 2018, 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:

TALLMAN ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet;

thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of May, 2018; 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 16th day of May 2018.



President of the Council

Attest:



City Clerk



NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.



City Clerk