

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 27-19**

**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  
HOSANNA ANNEXATION,  
LOCATED AT 743 24 ¾ ROAD  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 20<sup>th</sup> day of February 2019, 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:

**HOSANNA ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 33, 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 Northwest corner of the Southeast Quarter (SE 1/4) of said Section 33 and assuming the North line of the NW 1/4 SE 1/4 of said Section 33 bears S 89°53'19" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°53'19" E, along the North line of the NW 1/4 SE 1/4 of said Section 33 a distance of 658.53 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°53'19" E, along said North line, a distance of 270.28 feet; thence S 00°06'41" W, a distance of 25.00 feet to a point on the centerline of the existing Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal the following four (4) courses:

1. S 43°37'30" E, a distance of 36.75 feet,
2. S 41°37'54" E, a distance of 88.95 feet,
3. S 40°40'11" E, a distance of 192.33 feet,
4. S 43°12'52" E, a distance of 27.89 feet, more or less, to a point on the East line of Lot 1, Collins-Baumgartner Subdivision, as same is recorded in Book 4329, Page 69, Public Records of Mesa County, Colorado projected Northerly; thence...

S 00°07'13" E, along the East line of said Lot 1, a distance of 143.93 feet, more or less, to a point being the Northeast corner of Lot 2 of said Collins-Baumgartner Subdivision; thence N 89°54'18" W, along the North line of said Lot 2, a distance of 182.21 feet, more or less, to a point being the Northwest corner of said Lot 2; thence S 04°41'51" W, along the West line of said Lot 2, a distance of 231.92 feet, more or less, to a point on the North line of North Valley Subdivision Filing No. Four, as same is recorded in Plat Book 16, Pages 188 and 189, Public Records of Mesa County, Colorado; thence N 89°54'18" W, along the North line of said North Valley Subdivision Filing No. Four and the South

line of said Lot 1, Collins-Baumgartner Subdivision, a distance of 297.24 feet, more or less, to a point being the Southwest corner of said Lot 1; thence N 00°05'05" W, along the West line, and Northerly projection of said Lot 1, a distance of 659.09 feet, more or less, to the Point of Beginning.

CONTAINING 249,266 Square Feet or 5.722 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 3<sup>rd</sup> day of April, 2019; 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 3<sup>rd</sup> day of April, 2019.



\_\_\_\_\_  
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

