

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 28-19**

**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  
ARLINGTON ANNEXATION, A SERIAL ANNEXATION COMPRISING ARLINGTON  
ANNEXATION NO. 1 AND ARLINGTON ANNEXATION NO. 2  
LOCATED AT 265 ARLINGTON DRIVE  
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:

**ARLINGTON ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, 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 Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°34'42" E, along said West line, a distance of 258.79 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°25'18" E, a distance of 93.19 feet; thence S 00°34'44" E, a distance of 199.42 feet to a point being the beginning of a 20.00 foot radius curve, concave South, whose long chord bears S 88°32'13" W with a long chord length of 37.60 feet; thence Westerly along the arc of said curve, thru a central angle of 140°04'24", an arc length of 48.89 feet; thence S 89°25'18" W, a distance of 55.60 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 200.00 feet, more or less, to the Point of Beginning.

CONTAINING 18,267 Square Feet or 0.419 Acres, more or less, as described.

**ARLINGTON ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'23" E, along the North line of the SE 1/4 NW 1/4 of said Section 30, a distance of 151.01 feet to a point on the East right of way for Arlington Drive, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence S 00°08'25" W, along said East right of way, a distance of 76.46 feet to a point being the beginning of a 808.89 foot radius curve, concave West, whose long chord bears S 07°55'09" W with a long chord length of 218.97 feet; thence Southerly along the arc of said curve, thru a central angle of 15°33'28", an arc length of 219.64 feet to a point being the beginning of a 20.00 foot radius curve, concave Northeast, whose long chord bears S 30°04'36" E, with a long chord length of 28.66 feet; thence Southeasterly along the arc of said curve, thru a central angle of 91°32'58", an arc length of 31.96 feet; thence S 04°05'57" W, a distance of 101.56 feet, more or less, to a point on the South right of way for Oxford Avenue, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado, being the beginning of a 20.00 foot radius curve, concave Southeast, whose long chord bears S 41°46'38" W, with a long chord length of 35.44 feet; thence Southwesterly along the arc of said curve, thru a central angle of 124°44'35", an arc length of 43.54 feet; thence S 29°15'54" W, a distance of 12.96 feet; thence N 00°34'44" W, a distance of 199.42 feet; thence S 89°25'18" W, a distance of 93.19 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 258.79 feet, more or less, to the Point of Beginning.

CONTAINING 42,773 Square Feet or 0.982 Acres, more or less, as described.

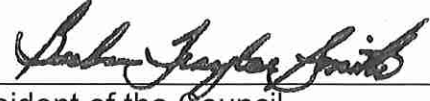
WHEREAS, a hearing on the petition was duly held after proper notice on the 3<sup>rd</sup> day of April, 2019; and

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

