

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 10-99

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS SONRISE CHURCH ANNEXATIONS NO. 1 AND 2 IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 2nd day of December 1998, a petition was submitted 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:

Sonrise Church Annexation No.1

A parcel of land situate in the NE 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1464.40 feet to a point on the northerly right-of-way line for I-70B and True Point of Beginning of the parcel described herein; thence along the northerly right-of-way line of said I-70B the following 3 courses:

- 1) S 73°32'00" W a distance of 31.20 feet to a point;
- 2) S 36°38'00" W a distance of 80.00 feet to a point;
- 3) S 73°32'00" W a distance of 1891.50 feet to a point; thence leaving said northerly right of way

line S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1891.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1666.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1711.40 feet to a point on the east line of said Section 18; thence N 00°16'00" W along the east line of said Section 18 a distance of 180.19 feet to the point of beginning, containing 3.34 acres more or less.

Sonrise Church Annexation No.2

A parcel of land situate in the N 1/2 of Section 17 and in the NE 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1644.59 feet to the True Point of Beginning of the parcel described herein; thence S 73°32'00" W a distance of 1711.40 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1666.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a

point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1891.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point on the northerly right-of-way line for I-70B; thence along the northerly right-of-way line for said I-70B the following 4 courses:

- 1) 622.30 feet along the arc of a curve to the right having a radius of 5630.00 feet, a delta angle of 6°20'00" and a long chord bearing S 76°42'00" W a distance of 622.00 feet;
- 2) S 79°52'00" W a distance of 69.80 feet;
- 3) N 50°04'00" W a distance of 60.50 feet;
- 4) N 90°00'00" W a distance of 22.80 feet to a point on the west line of the NE 1/4 of said Section

18; thence S 00°00'00" W along the west line of said NE 1/4 a distance of 254.40 feet to a point on the southerly right-of-way line for said I-70B; thence along the southerly right-of-way line for said I-70B the following 13 courses:

- 1) N 79°52'00" E a distance of 175.90 feet;
- 2) 644.40 feet along the arc of a non-tangent curve to the left having a radius of 5830.00 feet, a delta angle of 6°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet;
- 3) N 75°13'00" E a distance of 562.30 feet;
- 4) N 72°52'00" E a distance of 3425.50 feet;
- 5) N 73°59'30" E a distance of 345.70 feet;
- 6) N 73°13'30" E a distance of 1628.10 feet;
- 7) 319.80 feet along the arc of a non-tangent curve to the left having a radius of 1532.50 feet, a delta angle of 11°57'21" and a long chord bearing N 56°20'37" E a distance of 319.21 feet;
- 8) N 50°22'00" E a distance of 306.90 feet;
- 9) 220.50 feet along the arc of a non-tangent curve to the right having a radius of 1332.50 feet, a delta angle of 09°28'52" and a long chord bearing N 55°06'26" E a distance of 220.25 feet;
- 10) N 75°09'30" E a distance of 54.40 feet;
- 11) N 00°00'00" E a distance of 15.10 feet;
- 12) N 62°29'00" E a distance of 3.10 feet;
- 13) N 89°51'00" E a distance of 632.00 feet to a point on the west right-of-way line for 30 Road, (whence the northeast corner of Section 17 bears N 89°51'00" E a distance of 40.00 feet and N 00°00'00" E a distance of 30.00 feet); thence S 00°00'00" E along the west right-of-way line for said 30 Road (said west right-of-way line is 40.00 feet west of and parallel with the east line of said Section 17) a distance of 679.42 feet to the northeast corner of a parcel of land found described in Book 1933 at Page 12 of the records of the Mesa County Clerk and Recorder; thence N 89°57'07" W along the north line of said parcel of land a distance of 971.44 feet to the northwest corner of said parcel of land; thence S 00°00'00" W along the west line of said parcel of land a distance of 279.82 feet to the southwest corner of said parcel of land; thence S 89°57'20" E along the south line of said parcel of land a distance of 971.44 feet to the southeast corner of said parcel of land; thence S 89°57'20" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet east of and parallel with the west right-of-way line for said 30 Road a distance of 960.17 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right-of-way line for said I-70B the following 10 courses:

- 1) S 89°51'00" W a distance of 633.25 feet;
- 2) S 62°29'00" W a distance of 3.95 feet;
- 3) S 00°00'00" W a distance of 14.94 feet;
- 4) S 75°09'30" W a distance of 53.76 feet;
- 5) 220.80 feet along the arc of a non-tangent curve to the left having a radius of 1333.50 feet, a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
- 7) 319.50 feet along the arc of a non-tangent curve to the left having a radius of 1531.50 feet, a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet;
- 8) S 73°13'30" W a distance of 1628.00 feet;
- 9) S 73°59'30" W a distance of 345.70 feet;
- 10) S 72°52'00" W a distance of 2072.81 feet to a point on the west line of said Section 17; thence N 00°16'00" W along the west line of said Section 17 a distance of 77.91 feet to the point of beginning, containing 16.09 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of January, 1999; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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 THAT:

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 20th day of January, 1999.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk