

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 22-99**

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS WELLS ANNEXATION  
IS ELIGIBLE FOR ANNEXATION**

**WHEREAS**, on the 6<sup>th</sup> day of January 1999, 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:

A parcel of land situate in Sections 9, 16 & 17, 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 Northwest corner of Section 17; thence S 00°16'00" E along the west line of said Section 17 a distance of 1464.40 feet to a point on the northerly right-of-way line for I-70 B; thence continuing along the west line of said Section 17 S 00°16'00" E a distance of 257.05 feet to the True Point of Beginning of the parcel described herein; thence along a line 2.00 feet north of and parallel with the southerly right-of-way line for said I-70 B the following 10 courses:

- 1) N 72°52'00" E a distance of 2072.52 feet to a point;
- 2) N 73°59'30" E a distance of 345.71 feet to a point;
- 3) N 73°13'30" E a distance of 1627.90 feet to a point;
- 4) 319.18 feet along a 1530.50 foot radius curve concave to the northwest, having a delta angle of 11°56'56" and a long chord bearing N 56°20'24" E a distance of 318.60 feet to a point;
- 5) N 50°22'00" E a distance of 306.90 feet to a point;
- 6) 221.10 feet along a 1334.50 foot radius curve concave to the southeast, having a delta angle of 09°29'34" and a long chord bearing N 55°06'47" E a distance of 220.85 feet to a point;
- 7) N 75°09'30" E a distance of 53.13 feet to a point;
- 8) N 00°00'00" E a distance of 14.77 feet to a point;
- 9) N 62°29'00" E a distance of 4.80 feet to a point;
- 10) N 89°51'00" E a distance of 634.49 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point 1.00 feet north of the southerly right-of-way line for said I-70 B; thence along a line 1.00 feet north of and parallel with said southerly right-of-way line the following 3 courses:
  - 1) N 90°00'00" E a distance of 427.47 feet to a point;
  - 2) N 72°52'00" E a distance of 351.85 feet to a point;
  - 3) N 72°50'00" E a distance of 3989.53 feet to a point; thence N 00°18'27" W a distance of 237.05 feet to a point on the northerly right-of-way line for said I-70 B; thence S 68°45'00" W along said northerly right-of-way line a distance of 63.18 feet to the southeast corner of Lot 5 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence continuing along the northerly right-of-way line for said I-70 B S 68°45'00" W a distance of 193.19 feet to the southwest corner of said Lot 5; thence leaving said northerly right-of-way line N 00°23'19" W a distance of 230.91 feet to the northwest corner of said Lot 5; thence N 70°44'48" E a distance of 191.11 feet to the northeast corner of said Lot 5; thence crossing Hoover Drive N 70°44'48" E a distance of 63.44 feet to the northwest corner of Lot 6 of said 31 Road Business Park; thence S 00°18'27" E along the east right-of-way line for said Hoover Drive a distance of 221.54 feet to the southwest corner of said Lot 6 and northerly right-of-way line for said I-70 B; thence S 00°18'27" E a distance of 238.17 feet to a point on the southerly right-of-way line for said I-70 B; thence along the southerly right-of-way line for said I-70 B the following 3 courses:

- 1) S 72°50'00" W a distance of 3990.27 feet to a point;
- 2) S 72°52'00" W a distance of 352.00 feet to a point;
- 3) S 90°00'00" W a distance of 428.62 feet to a point; thence N 00°00'00" E a distance of 1.00 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-70 B the following 10 courses:
  - 1) S 89°51'00" W a distance of 633.25 feet to a point;
  - 2) S 62°29'00" W a distance of 3.95 feet to a point;
  - 3) S 00°00'00" W a distance of 14.94 feet to a point;
  - 4) S 75°09'30" W a distance of 53.76 feet to a point;
  - 5) 220.80 feet along the arc of a 1333.50 foot radius curve concave to the southeast, having a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet to a point;
  - 6) S 50°22'00" W a distance of 306.90 feet to a point;
  - 7) 319.48 feet along the arc of a 1531.50 radius curve concave to the northwest, having a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet to a point;
  - 8) S 73°13'30" W a distance of 1628.00 feet to a point;
  - 9) S 73°59'30" W a distance of 345.70 feet to a point;
  - 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 1.04 feet to the point of beginning, containing 1.49 acres more or less.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 17th day of February, 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:**

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

**ADOPTED** this 17th day of February, 1999.

Attest:

/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk