

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 52-99

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS
EBERHART ANNEXATION No. 1 AND EBERHART ANNEXATION No. 2
IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT 543 31 ROAD
AND INCLUDING PORTIONS OF THE I-70 BUSINESS LOOP AND 31 ROAD RIGHTS-OF-WAY.**

A serial annexation comprising: Eberhart Annexation No.1 and Eberhart Annexation No. 2

WHEREAS, on the 3rd day of March, 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:

EBERHART ANNEXATION NO.1

A parcel of land situate in the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of Lot 6 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 N 69°03'27" E along the northerly right of way line for I-70 B a distance of 310.44 feet to a point; thence continuing along the northerly right of way line for said I-70 B N 72°04'12" E a distance of 164.77 feet to a point; thence leaving said northerly right of way line S 17°55'48" E a distance of 1.00 feet to a point; thence S 72°04'12" W along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B a distance of 164.74 feet to a point; thence continuing along a line 1.00 feet south of and parallel with said northerly right of way line S 69°03'27" W a distance of 309.73 feet to a point; thence S 00°00'00" W a distance of 237.18 feet to a point on the southerly right of way line for said I-70 B; thence S 73°08'27"W along said southerly right of way line a distance of 1.04 feet to a point; thence leaving said southerly right of way line N 00°00'00" E a distance of 238.17 feet to the point on the northerly right of way line for said I-70 B and point of beginning, containing .02 acres more or less.

EBERHART ANNEXATION NO.2

A parcel of land situate in the SE 1/4 of Section 9, 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 southwest corner of Lot 6 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 S 00°00'00" W a distance of 238.17 feet to a point on the southerly right of way line for I-70 B; thence N 73°08'27" E along said southerly right of way line a distance of 1.04 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" E a distance of 237.18 feet to a point; thence along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

1) N 69°03'27" E a distance of 309.73 feet to a point;

2) N 72°04'12" E a distance of 164.74 feet to a point; thence N 17°55'48" W a distance of 1.00 feet to a point on the northerly right of way line for said I-70 B; thence N 72°04'12" E along said northerly right of way line a distance of 121.49 feet to a point on the west right of way line for 31 Road; thence N 00°11'04" W along the west right of way line for 31 Road a distance of 260.39 feet to the southeast corner of Lot 1 of said 31 Road Business Park; thence S 73°00'00" W along the southerly line of said Lot 1 a distance of 209.31 feet to the southwest corner of said Lot 1; thence N 00°00'00" E along the west line of said Lot 1 a distance of 156.01 feet to the northwest corner of said Lot 1; thence N 73°03'02" E along the southerly right of way line for E 1/4 Road a distance of 281.84 feet to a point on the east right of way line for 31 Road; thence S 00°11'04" E along the east right of way line for said 31 Road (said east right of way line also being the west boundary line for East Park Subdivision, Plat Bk. 11, P. 173) a distance of 414.75 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line S 00°11'04" E a distance of 2.10 feet to a point; thence along a line 2.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

- 1) S 72°04'12" W a distance of 359.06 feet to a point;
- 2) S 69°03'27" W a distance of 309.01 feet to a point; thence S 00°00'00" W a distance of 236.19 feet to a point on the southerly right of way line for said I-70 B; thence S 73°08'27" W along said southerly right of way line a distance of 1.04 feet to the point of beginning, containing 1.41 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of April, 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 7th day April, 1999.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk