

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 60-99

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

**LOCATED AT 2980 NORTH AVENUE
AND INCLUDING PORTIONS OF THE I-70 BUSINESS LOOP RIGHTS-OF-WAY.**

WHEREAS, on the 17TH 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:

A STORAGE PLACE ANNEXATION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 17 and in the SE 1/4 SE 1/4 of Section 8 all in 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 17; thence S 89°51'00" W along the north line of the NE 1/4 NE 1/4 of said Section 17 a distance of 661.61 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NE 1/4 S 00°16'28" E a distance of 28.00 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for I-70 B the following 7 courses:

- 1) S 89°51'00" W a distance of 28.00 feet;
- 2) S 62°29'00" W a distance of 4.80 feet;
- 3) S 00°00'00" W a distance of 14.77 feet;
- 4) S 75°09'30" W a distance of 53.13 feet;
- 5) 221.10 feet along the arc of a curve concave to the southeast, having a radius of 1334.50 feet, a delta angle of 9°29'34" and a long chord bearing S 55°06'47" W a distance of 220.85 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
- 7) 61.13 feet along the arc of a curve concave to the northwest, having a radius of 1530.50 feet, a delta angle of 2°17'18" and a long chord bearing S 51°30'35" W a distance of 61.12 feet; thence leaving said line N 00°00'00" W a distance of 468.90 feet to a point on the northerly right of way line for said I-70 B; thence along said northerly right of way line the following 2 courses:
 - 1) N 58°24'30" E a distance of 103.05 feet;
 - 2) N 77°39'30" E a distance of 128.26 feet; thence leaving said northerly right of way line and along the easterly right of way line for Centennial Road the following 5 courses:
 - 1) N 12°20'30" W a distance of 20.61 feet;
 - 2) 224.46 feet along the arc of a curve to the left, having a radius of 225.00 feet, a delta angle of 57°09'30" and a long chord bearing N 40°55'15" W a distance of 215.27 feet;
 - 3) N 69°30'00" W a distance of 34.73 feet;
 - 4) 211.54 feet along the arc of a curve to the right, having a radius of 175.00 feet, a delta angle of 69°15'30" and a long chord bearing N 34°52'15" W a distance of 198.99 feet;
 - 5) N 00°14'30" W a distance of 198.72 feet; thence N 89°51'00" E along the

south line of the north 60.00 feet of the south 750.00 feet of the W 1/2 SE 1/4 SE 1/4 of Section 8 a distance of 611.21 feet to a point; thence S 00°16'28" E along the east line of the W 1/2 SE 1/4 SE 1/4 of said Section 8 a distance of 467.21 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line and continuing along said east line S 00°16'28" E a distance of 222.79 feet to the southeast corner of said W 1/2 SE 1/4 SE 1/4 and point of beginning, containing 10.65 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st 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 21st day April, 1999.

Attest:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of the Council