

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 39-00**

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

**MILLER ANNEXATION, A SERIAL ANNEXATION COMPRISING MILLER ANNEXATION NO.1, MILLER ANNEXATION NO. 2 AND MILLER ANNEXATION NO. 3**

**LOCATED AT 2978 GUNNISON AVENUE**

WHEREAS, on the 15th day of March 2000, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
MILLER ANNEXATION**

A serial annexation comprising Miller Annexation No 1, Miller Annexation No. 2 and Miller Annexation No.3

**MILLER ANNEXATION NO.1**

A parcel of land situate in the NE 1/4 of Section 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 831.41 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north right of way line S 89°58'41" E a distance of 188.58 feet to a point of curvature; thence 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 89°58'41" and a long chord bearing N 45°01'24" E a distance of 28.29 feet to a point on the west right of way line for 30 Road; thence S 00°00'00" E along the west right of way line for said 30 Road a distance of 100.00 feet to a point of curvature; thence 31.41 feet along the arc of a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 90°01'18" and a long chord bearing N 44°59'02" W a distance of 28.28 feet to a point on the south right of way line for said Gunnison Avenue; thence leaving said south right of way line N 00°03'55" W a distance of 30.00 feet to a point; thence N 89°58'41" W along a line 30.00 feet south of and parallel with the north right of way line for said Gunnison Avenue a distance of 188.58 feet to a point; thence N 00°01'19" E a distance of 30.00 feet to the point of beginning.

## MILLER ANNEXATION NO.2

A parcel of land situate in the NE 1/4 of Section 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 831.41 feet to the True Point of Beginning of the parcel described herein; thence leaving said north right of way line S 00°01'19" W a distance of 30.00 feet to a point; thence S 89°58'41" E along a line 30.00 feet south of and parallel with the north right of way line for said Gunnison Avenue a distance of 188.58 feet to a point; thence S 00°03'55" E a distance of 30.00 feet to a point on the south right of way line for said Gunnison Avenue; thence N 89°58'41" W along said south right of way line a distance of 10.00 feet to a point; thence leaving the south right of way line for said Gunnison Avenue N 00°01'19" E a distance of 15.00 feet to a point; thence N 89°58'41" W along a line 15.00 feet north of and parallel with the south right of way line for said Gunnison Avenue a distance of 674.63 feet to a point; thence N 00°01'19" E a distance of 45.00 feet to a point on the north right of way line for said Gunnison Avenue; thence S 89°58'41" E along said north right of way line a distance of 496.00 feet to the point of beginning.

## MILLER ANNEXATION NO.3

A parcel of land situate in the NE 1/4 of Section 17, 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 335.41 feet to a point; thence leaving said north right of way line S 00°01'19" W a distance of 45.00 feet to a point; thence S 89°58'41" E along a line 15.00 feet north of and parallel with the south right of way line for Gunnison Avenue a distance of 674.63 feet to a point; thence S 00°01'19" W a distance of Lot 8; thence S 89°58'26" E along the north line of said Lot 8 a distance of 100.00 feet to the northeast 15.00 feet to a point on the south right of way line for said Gunnison Avenue; thence along the south right of way line for said Gunnison Avenue the following 3 courses:

N 89°58'41" W a distance of 1047.57 feet;

17.91 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 51°19'04" and a long chord bearing S 64°22'04" W a distance of 17.32 feet;

53.72 feet along the arc of a curve to the right, having a radius of 60.00 feet, a delta angle of 51°19'04" and a long chord bearing S 64°21'47" W a distance of 51.94 feet to the northwest corner of Lot 5 of said Banner Industrial Park Subdivision;

thence leaving the south right of way line for said Gunnison Avenue N 00°00'00" E a distance of 120.00 feet to the southwest corner of Lot 8 of said Banner Industrial Park Subdivision; thence N 00°00'00" W along the west line of said Lot 8 a distance of 269.70 feet to the northwest corner of said corner of said Lot 8; thence S 00°00'00" W along the

east line of said Lot 8 a distance of 299.69 feet to the southeast corner of said Lot 8 and point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 3<sup>rd</sup> day of May, 2000; 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 3rd day of May, 2000.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk