

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 51-00**

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

**GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION**

**IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 ½ Road (2648 COTTONWOOD DRIVE AND INCLUDING PORTIONS OF THE COTTONWOOD DRIVE AND 26 ½ ROAD RIGHTS-OF-WAY.**

**WHEREAS**, on the 5th day of April, 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:

**GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION**

A parcel of land situate in the NE 1/4 and in the NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 35; thence N 00°01'30" E along the north – south centerline of said Section 35 a distance of 397.60 feet to the True Point of Beginning of the parcel described herein; thence S 76°56'00" W a distance of 33.88 feet to the northeast corner of Lot 3 of North Rolling Acres Filing No. Two Subdivision; thence along the southeasterly right of way line for Cottonwood Drive the following 2 courses:

1) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°21'59" and a long chord bearing S 66°30'56" W a distance of 79.80 feet to a point;

2) S 49°01'30" W a distance of 128.32 feet to a point;

thence crossing Cottonwood Drive N 40°58'30" W a distance of 56.00 feet to the southwest corner of Lot 9 of North Rolling Acres Subdivision; thence N 34°18'29" W along the westerly line of said Lot 9 a distance of 167.57 feet to a point on the southeasterly right of way line for Interstate 70; thence along the southeasterly right of way line for said Interstate 70 the following 2 courses:

1) N 70°32'30" E a distance of 174.24 feet to a point;

2) N 69°32'00" E a distance of 125.00 feet to a point;

thence N 69°21'56" E a distance of 90.62 feet to a point; thence N 71°36'00" E a distance of 43.94 feet to a point on the southeasterly right of way line for said Interstate

70; thence S 11°30'30" W along said southeasterly right of way line a distance of 209.00 feet to a point; thence continuing along said southeasterly right of way line N 89°40'00" W a distance of 32.00 feet to the point of beginning.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 17th day of May 9, 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 17th day May, 2000.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Theresa F. Martinez  
Deputy City Clerk