

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 53-01

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

LOCATED AT 3070 I-70B

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 4th day of April, 2001, 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
GAMBLE / SAGE ANNEXATION**

A parcel of land situate in the NE 1/4 SE 1/4 and in the NW 1/4 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 northeast corner of the NW 1/4 SE 1/4 of said Section 9; thence S 89°58'48" E along the north line of the NE 1/4 SE 1/4 of Section 9 a distance of 331.00 feet to a point; thence leaving the north line of said NE 1/4 SE 1/4 S 00°09'13" E a distance of 728.86 feet to the True Point of Beginning of the parcel described herein; thence S 00°09'13" E a distance of 525.40 feet to a point on the northerly right of way line for I-70B (said point also being the southwest corner of Lot 5 of 31 Road Business Park); thence N 68°45'00" E along the northerly right of way line for said I-70B a distance of 256.37 feet to a point; thence leaving said northerly right of way line S 00°18'27" E a distance of 237.05 feet to a point; thence S 72°50'00" W along a line 1.00 feet north of and parallel with the southerly right of way line for said I-70B a distance of 833.81 feet to a point; thence leaving said line N 00°09'13" W a distance of 208.23 feet to a point on the northerly right of way line for said I-70B; thence leaving said northerly right of way line N 00°09'13" W a distance of 537.87 feet to a point on the northerly right of way line for E 1/4 Road (said point also being the southwest corner of Lot 1 of Solar Horizons Village); thence N 73°04'12" E along the northerly right of way line for said E 1/4 Road a distance of 582.28 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 4th day of April, 2001; 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 16th day of May, 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk