

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 37-03

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

SERIANI ANNEXATION

**A Serial Annexation Comprising Seriani Annexation No. 1
and Seriani Annexation No. 2**

LOCATED AT 2986 Gunnison Avenue

WHEREAS, on the 19th day of February, 2003, a petition was referred 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

SERIANI ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter (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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet; thence S 89°58'41" E a distance of 100.00 feet to a point on the East line of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 150.00 feet to a point being the Southeast corner of said Lot 12; thence N 89°58'41" W along the South line of said Lot 12, also being the North Right of Way for Gunnison Avenue, a distance of 100.00 feet, more or less, to the Point of Beginning

CONTAINING 0.3444 Acres (15,000.00 Sq. Ft.), more or less, as described.

SERIANI ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter (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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of said Lot 12, a distance of 149.67 feet, more or less, to a point being the Northwest corner of said Lot 12; thence S 89°58'26" E along the North line of said Lot 12, a distance of 100.00 feet to a point being the Northeast corner of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 149.66 feet; thence N 89°58'41" W a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3436 Acres (14,966.50 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of February, 2003;

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore; 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 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:

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 April, 2003.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council