

RESOLUTION NO. 105-04

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

D ROAD STORAGE ANNEXATION

LOCATED at 2755 D Road and including a portion of the D Road Right-of-Way

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 15th day of September, 2004, 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

D ROAD STORAGE ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24 and the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter (N 1/4) corner of said Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears S 89°59'19" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'19" E along the North line of the NE 1/4 of said Section 24, a distance of 198.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°08'44" E a distance of 28.00 feet; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 132.00 feet, more or less, to a point on the West line of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado, projected Northerly; thence S 00°08'44" W along the West line of said Indian Road Industrial Subdivision, a distance of 325.00 feet; thence N 89°59'19" W a distance of 132.00 feet; thence N 00°08'44" E a distance of 297.00 feet, more or less, to the Point of Beginning.

CONTAINS 0.985 Acres (42,900.1 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of October, 2004; and

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 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 20th day of October, 2004.

Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk