

RESOLUTION NO. 97-04

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

INDIAN ROAD ANNEXATION

LOCATED BETWEEN C ½ ROAD AND D ROAD AT INDIAN ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 1st 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:

INDIAN ROAD ANNEXATION

INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 1

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

BEGINNING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37" W along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00° 07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian

Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

CONTAINING 1.017 Acres (44,321 Sq. Ft.) more or less, as described.

INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 2

A certain parcel of land lying in the North Half (N 1/2) of Section 24, 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 Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; 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 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence N 00°40'43" E a distance

of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

CONTAINING 33.789 Acres (1,471,878 Sq. Ft.) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th 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 6th day of October, 2004.

/s/ Bruce Hill
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk