

**RESOLUTION NO. 99-06**

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

**PINE INDUSTRIAL NO.1 ANNEXATION #1 AND #2**

**LOCATED AT 2769 D ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 19<sup>th</sup> day of June, 2006, 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:

**PINE INDUSTRIAL NO.1 ANNEXATION #1**

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 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:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence N89°59'19"W a distance of 5.00 feet; thence N00°00'42"E along a line being 5.00 feet West and parallel with said East line, a distance of 750.00 feet; thence N89°59'19"W along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 of said Section 24 to a point on the West line of said parcel, a distance of 158.89 feet; thence N00°02'07"E along the West line of said parcel, a distance of 58.00 feet to a point on the south line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°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 163.87 feet; thence S00°00'42"W a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.30 acres (13,256 square feet), more or less, as described.

**PINE INDUSTRIAL NO. 1 ANNEXATION # 2**

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 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:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence S00°00'42"W along the East line of said parcel a distance of 541.47 feet to a point on the North line of Lot 7, Block Three of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado; thence N89°52'24"W along said North line of said Lot 7, Block Three a distance of 164.42 feet to the Southwest corner of said parcel; thence N00°02'07"E along the West line of said parcel a distance of 1291.14 feet to the Northwest corner; thence S89°59'19"E along a line being 30.00 feet South of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 158.89 feet; thence S00°00'42"W along a line being 5.00 feet West of and parallel with the East line of said parcel, a distance of 750.00 feet; thence S89°59'19"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 4.78 acres (208,229 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2<sup>nd</sup> day of August, 2006; 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 2<sup>nd</sup> day of August, 2006.

Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk