

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 12-09**

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

**APPROXIMATELY 15.0 ACRES  
LOCATED AT FIVE SECTIONS OF RIVERSIDE PARKWAY RIGHT-OF-WAY, 29 ROAD  
FROM 29 ROAD SOUTHERLY TO I-70 BUSINESS LOOP AND I-70 BUSINESS LOOP  
FROM 29 ROAD NORTHEASTERLY APPROXIMATELY 2,400 FEET**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 15<sup>th</sup> day of December, 2008, 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:

**RIVERSIDE PARKWAY AND OVERPASS ANNEXATION**

**Riverside Parkway Annexation No. 1**

A certain parcel of land lying in the North Half (N1/2) of Section 24 and the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of D Road Storage Annexation, City Ordinance No. 3683, and considering the North line of the N1/2 of said Section 24 to bear S89°59'19"E with all bearings herein relative thereto; thence S00°08'44"W, along the west line of said D Road Storage Annexation, a distance of 58.57 feet; thence N89°29'49"W a distance of 150.72 feet; thence S89°28'17"W a distance of 80.30 feet; thence N 89°59'09"W a distance of 115.99 feet to a point of tangency; thence 353.44 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 32°24'03" and which chord bears S73°30'38"W a distance of 348.75 feet to a point of non-tangent compound curvature; thence 105.94 feet along the arc of a 625.00 foot radius curve, concave southeast, through a central angle of 09°42'42" and which chord bears S51°05'48"W a distance of 105.81 feet to a point of non-tangent compound curvature; thence 407.40 feet along the arc of a 622.50 foot radius curve, concave southeast; through a central angle of 37°29'52" and which chord bears S28°49'57"W a distance of 400.17 feet to a point of tangency; thence S10°05'01"W a distance of 783.78 feet to the North line of South Fifteenth Street Annexation, City Ordinance No. 2312; thence N89°52'24"W, along said North line, a distance of 77.16 feet; thence N10°05'01"E a

distance of 797.12 feet to a point of tangency; thence 428.01 feet along the arc of a 698.50 foot radius curve, concave southeast, through a central angle of 35°06'31" and which chord bears N27°38'18"E a distance of 421.35 feet to a point of non-tangency; thence N00°00'10"E a distance of 71.19 feet; thence N49°13'37"W a distance of 84.97 feet; thence N89°59'19"W a distance of 290.65 feet; thence N00°00'41"E a distance of 33.00 feet to a point on the north line of the NE1/4NW1/4 of said Section 24; thence N89°59'19"W, along the north line of the NE1/4NW1/4 of said Section 24, a distance of 358.46 feet to the southeast corner Keith's Addition as recorded in Plat Book 1, Page 13, in the office of the Mesa County Clerk; thence N00°09'05"E, along the east line of said Keith's Addition, a distance of 28.00 feet to a point on the south line of the two-foot strip for Darren Davidson Annexation, City Ordinance No. 3205, said south line running 28.00 feet north of and parallel with the North line of said Section 24; thence S89°59'19"E, along said south line, a distance of 1,549.47 feet, more or less, to the point of beginning.

CONTAINING 205,909 square feet, or 4.7 Acres, more or less, as described.

#### Riverside Parkway Annexation No. 2

A certain parcel of land lying in the North Half (N1/2) of Section 24 and in the South Half (S1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

That portion of the North 30.00 feet of said Section 24 lying east of Indian Road Industrial Subdivision, City Ordinance No. 3677 and West of Pine Industrial No. 1 Annexation No. 1, City Ordinance No. 3942, together with that portion of the South 28.00 feet of said Section 13, being South of and adjacent to the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No. 3205, Lying east of said Indian Road Industrial Subdivision and West of said Pine Industrial No. 1 Annexation No. 1.

CONTAINING 9,512 square feet, or 0.218 Acres, more or less, as described

#### Riverside Parkway Annexation No. 3

A certain parcel of land lying in the South Half (S1/2) of Section 13 and the North Half (N1/2) of Section 24, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

That portion of the D Road right of way, being 58.00 feet in width, bounded on the East and West by Home Lumber Annexation, City Ordinance No. 4059, and bounded on the North by the South line of the 2.00 foot strip for Darren Davidson Annexation, City Ordinance No 3205.

CONTAINING 9,512 square feet, or 0.218 acres, more or less, as described.

#### Riverside Parkway Annexation No. 4

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northeast corner of the NE 1/4 NW 1/4 of said Section 19 and assuming the North line of the NE 1/4 NW 1/4 of said Section 19 to bear N89°39'17"W with all bearings contained herein relative thereto; thence S00°04'09"E a distance of 50.00 feet along the East line of the NE 1/4 NW 1/4 of said Section 19, said line also being the West line of White Willows Annexation, Ordinance No. 3242, City of Grand Junction; thence N89°39'17"W a distance of 430.36 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19; thence N00°06'11"W a distance of 20.00 feet; thence N89°39'17"W a distance of 435.79 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19 to a point on the East line of Tomkins Annexation, Ordinance No. 3602, City of Grand Junction; thence N00°34'23"W a distance of 58.00 feet along the East line of said Tomkins Annexation to a point on the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S89°39'17"E a distance of 866.67 feet along a line being 28.00 North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 19, said line also being the South line of said Darren Davidson Annexation; thence S00°04'18"E a distance of 28.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of said White Willows Annexation to the Point of Beginning.

Said parcel contains 1.99 acres (86,834.52 sq. ft.), more or less, as described.

#### Riverside Parkway Annexation No. 5

A certain parcel of land located in the Southwest Quarter (SW 1/4) of Section 18, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of the SW 1/4 SW 1/4 of said Section 18 and assuming the South line of the SW 1/4 SW 1/4 of said Section 18 to bear S89°39'17"E with all bearings contained herein relative thereto; thence N00°14'14"E a distance of 30.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 18 to the Southeast corner of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction, said point also being the Point of Beginning; thence N00°14'14"E a distance of 33.72 feet along the West line of the SE 1/4 SW 1/4 of said Section 18, said line also being the Easterly line of said Southern Pacific Railroad Annexation No. 1; thence S89°39'17"E a distance of 46.48 feet; thence S54°07'20"E a distance of 35.63 feet; thence S89°39'17"E a distance of 2221.84 feet along a line being 43.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 18; thence along the following five (5) courses: (1) N71°00'15"E a distance of 31.70 feet; (2) S89°39'17"E a distance of 63.23 feet; (3) S70°21'54"E a distance of 31.78 feet; (4) S89°39'17"E a distance of 27.38 feet; (5) S78°20'43"E a distance of 40.79 feet; thence S89°39'17"E a distance of 166.49 feet along a line being 35.00 North of and parallel

with the South line of the SE 1/4 SW 1/4 of said Section 18 to a point on the East line of the SE 1/4 SW 1/4 of said Section 18; thence S00°06'45"E a distance of 5.00 feet along the East line of the SE 1/4 SW 1/4 of said Section 18, said line also being the West line of Mesa State Annexation, Ordinance No. 4801, City of Grand Junction; thence N89°39'17"W a distance of 2654.30 feet along a line being 30.00 North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 18, said line also being the North line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction to the Point of Beginning.

Said parcel contains 0.81 acres (35,323.20 sq. ft.), more or less, as described.

#### Overpass Annexation

A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

All that portion of 29 Road and I-70B right of way, as exists prior to the effective date shown hereon, lying South of Flynn Annexation, City of Grand Junction Ordinance No. 1864; and East of the following three Annexations:

- 1) Central Fruitvale Annexation, by Court Order No. 16298;
- 2) Sonrise Church Annexation No. 1, City of Grand Junction Ordinance No. 3090;
- 3) Sonrise Church Annexation No. 2, City of Grand Junction Ordinance No. 3091;

And North of the 1 foot strip of Wells Annexation, City Ordinance No. 3092, as runs parallel with and 2 feet northwesterly of Southern Pacific Railroad Annexation No. 1, City Ordinance No. 3158; and West of the East line of the Northwest Quarter Northwest Quarter (NW1/4NW1/4) said Section 17.

CONTAINING 6.9 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21<sup>st</sup> day of January, 2009; 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** the 21<sup>st</sup> day of January, 2009.

Attest:

/s/: Gregg Palmer  
President of the Council

/s/: Stephanie Tuin