

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 4-94

**A RESOLUTION
SUBMITTING A PETITION FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION**

**NICHOLS ANNEXATION
APPROXIMATELY 1/4 ACRE
LOCATED AT 575 29 ROAD**

WHEREAS, on the 5th day of January, 1994, 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:

(insert legal description)

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That a hearing will be held on the 16th day of February, 1994, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

ADOPTED this 5th day of January, 1994.

Attest:

/s/ R.T. Mantlo
President of the Council Pro Tem

/s/ Stephanie Nye
City Clerk

Nichols Annexation:

A tract of land situated in the SE1/4 of the NE1/4 of Section 7, in Township 1 S, Range 1 E of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at a point that is 81 feet South and 30 feet West of the NE corner of the SE1/4 of the NE1/4 of Section 7, Township 1 S, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado; thence South 88.00 feet, thence West 136.50 feet, thence North 88.00 feet, thence East 136.50 feet to the Point of Beginning