

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 127-94

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS THE WILLOW RIDGE ANNEXATION  
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

**WHEREAS**, on the 16th day of November, 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**, a hearing on the petition was duly held after proper notice on the 21st day of December, 1994; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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:**

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

**ADOPTED** this 21st day of December, 1994.

Attest:

/s/ Reford C. Theobold  
President of the Council Pro Tem

/s/ Stephanie Nye  
City Clerk

WILLOW RIDGE ANNEXATION:

A tract or parcel of land situated in the Southeast Quarter of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the East line of said Section 16 from whence the Southeast Corner of said Section 16 bears S 02°16'30" E a distance of 900.0 feet;

thence S 69°13'00" W a distance of 184.30 feet;

thence S 65°37'30" W a distance of 487.20 feet;

thence N 00°28'00" E a distance of 663.07 feet to a point on the South line of the right-of-way of the Redlands Irrigation and Power Company Canal;

thence S 57°00'00" E a distance of 728.15 feet to the Point of Beginning.