

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 54-94

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

NORTH VALLEY ANNEXATION

LOCATED AT 24 3/4 ROAD, NORTH OF G ROAD

WHEREAS, on the 15th day of June, 1994, a petition was referred 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 20th day of July, 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 15th day of June, 1994.

Attest:

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

/s/ Stephanie Nye  
City Clerk

NORTH VALLEY ANNEXATION:

A tract of land being a part of Lot 49 of Pomona Park, situated in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 33, and considering the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  to bear N 00°07'32" W with all bearings contained herein being relative thereto;

thence N 00°07'32" W along the East line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 658.98 feet to the True Point of Beginning;

thence N 89°57'57" W a distance of 25.0 feet to a point on the West right-of-way line of 24-3/4 Road, said point also being the Northeast Corner of Payton Subdivision;

thence N 89°57'57" W along the North boundary line of Payton Subdivision a distance of 502.82 feet to the Northwest Corner of Payton Subdivision;

thence N 89°56'41" W a distance of 132.0 feet to the Southwest Corner of Lot 49 of Pomona Park;

thence N 00°05'23" W along the West boundary line of said Lot 49 a distance of 659.05 feet to the Northwest Corner of said Lot 49;

thence S 89°57'57" E along the North boundary line of said Lot 49 a distance of 634.42 feet to a point on the West right-of-way line of 24-3/4 Road;

thence S 00°07'32" E along the West right-of-way line of 24-3/4 Road a distance of 188.60 feet to a point;

thence S 89°57'57" E a distance of 25.0 feet to the East line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 33;

thence S 00°07'32" E along said East line a distance of 470.50 feet to the True Point of Beginning.