

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 10-95

**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**

NORTHRIDGE ADDITION ANNEXATION

LOCATED AT 412 NORTHRIDGE DRIVE

WHEREAS, on the 1st day of February, 1995 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:

A parcel of land situate in the SW 1\4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 8, Block 6 of Northridge Estates Filing No. Three as recorded in Plat Book 11 at Pages 327 and 328 of the records of the Mesa County Clerk and Recorder, whence the West 1\4 corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian bears N 69°03'32" W, 1407.76 feet; thence along the southerly Right-of-Way of the Grand Valley Canal S 85°37'21" E, 151.25 feet to a point; thence along the west line of a parcel of land as described in Book 1830 at Page 580 of the records of the Mesa County Clerk and Recorder S 00°02'00" E, 134.80 feet to a point on the south line of a parcel of land as described in Book 1130 at Page 556 of the records of the Mesa County Clerk and Recorder; thence along said south and north Right-of-Way line of Northridge Drive S 89°51'27" W, 150.80 feet to the southeast corner of said Lot 8, Block 6; thence along the east line of said Lot 8, Block 6 N 00°02'10" W, 146.72 feet to the Point of Beginning. Said parcel contains 0.49 acres more or less.

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 15th day of March, 1995, 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 without the consent of the landowner; 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 1st day of February, 1995

Attest:

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

/S/ Stephanie Nye
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/ Stephanie Nye
City Clerk

Published: February 3, 1995
February 10, 1995
February 17, 1995
February 24, 1995