

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 104-95

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

**WHEREAS**, on the 4th day of October, 1995, 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:

A parcel of land situate in the NW 1/4 NW 1/4 NW 1/4 of Section 8 and in the NE 1/4 NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of said Section 8, thence South along the West line of said Section 8 a distance of 508.00 feet to the True Point of Beginning of the parcel of land described herein; thence continuing along the West line of said Section 8, South a distance of 27.00 feet to the Northwest corner of a parcel of land as described in Book 1236 at Page 991 of the records of the Mesa County Clerk and Recorder; thence East along the North line of said parcel of land a distance of 330.00 feet to the Northeast corner of said parcel of land; thence South along the East line of said parcel of land a distance of 125.00 feet to the Southeast corner of said parcel of land; thence West along the South line of said parcel of land ( said South line also being the South line of said NW 1/4 NW 1/4 NW 1/4 ) a distance of 330.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land (said West line also being the East line of said Section 7 and West line of said Section 8 ) a distance of 32.00 feet to a point; thence crossing the West 1/2 of 29 Road and along the South line of a parcel of land as described in Book 959 at Page 39 of the records of said Mesa County Clerk and Recorder, N 89°59'00" W a distance of 122.00 feet to the Southwest corner of said parcel of land; thence North along the West line of said parcel of land a distance of 120.00 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land and extending across the West 1/2 of said 29 Road, S 89°59'00" E a distance of 122.00 feet to a point on the East line of said Section 7 and point of beginning. Said parcel of land contains 1.29 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the Graff Annexation pursuant to City Ordinance No.1988.

A parcel of land situate in the NE 1/4 of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 7, thence South along the East line of said Section 7 a distance of 508.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said Section 7 South a distance of 120.00 feet to a point; thence crossing the West 1/2 of 29 Road, N 89°59'00" W a distance of 30.00 feet to the Southeast corner of a parcel of land as described in Book 959 at Page 39

of the records of the Mesa County Clerk and Recorder; thence along the East line of said parcel of land North a distance of 120.00 feet to the Northeast corner of said parcel of land; thence crossing the West 1/2 of said 29 Road, S 89°59'00" E a distance of 30.00 feet to the point of beginning. Said parcel of land contains 0.08 acres more or less.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 15th day of November, 1995; 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 15th day of November, 1995.

Attest:

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/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
City Clerk