

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 32-95**

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

**WHEREAS**, on the 1st day of February, 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 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**, a hearing on the petition was duly held after proper notice on the 15th day of March, 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 March, 1995.

Attest:

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

/s/ Stephanie Nye  
City Clerk