

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 57-95

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

WHEREAS, on the 5th day of April, 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 situated in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 5, thence along the East line of said SE 1/4 NE 1/4 (said East line also being the centerline of 30 Road) N 00°00'03" E a distance of 424.21 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said SE 1/4 NE 1/4 N 00°00'03" E a distance of 888.84 feet to the Northeast corner of said SE 1/4 NE 1/4; thence along the North line of said SE 1/4 NE 1/4 N 89°28'00" W a distance of 33.00 feet to the Northeast corner of Lot 1, Block 1 of Brookwood Subdivision as recorded in Plat Book 13 at Pages 65 and 66 of the records of the Mesa County Clerk and Recorder; thence along the North line of Lots 1 thru 14, Block 1 and Lots 1 thru 5, Block 2 of said Brookwood Subdivision (said North line also being the North line of said SE 1/4 NE 1/4) N 89°28'00" W a distance of 1288.57 feet to the Northwest corner of said Lot 5, Block 2 (said Northwest corner also being the Northwest corner of said SE 1/4 NE 1/4); thence along the West line of Lot 5, Block 2 and Lots 1 thru 3, Block 5 of said Brookwood Subdivision S 00°02'34" W a distance of 403.93 feet to a point; thence along the Southwesterly line of Lots 3 thru 6, Block 5 of said Brookwood Subdivision S 55°01'42" E a distance of 234.85 feet to a point; thence along the Southwesterly line of said Lot 6, Block 5 and Lots 19 thru 17, Block 6 of said Brookwood Subdivision S 45°32'26" E a distance of 273.06 feet to a point; thence along the Southerly line of said Lot 17, Block 6, Lots 16 thru 12, Block 6 of said Brookwood Subdivision S 76°45'07" E a distance of 364.69 feet to a point; thence along the Southerly line of said Lot 12, Block 6 and Lots 11 and 10, Block 6 of said Brookwood Subdivision S 75°05'49" E a distance of 134.95 feet to the Southwest corner of Lot 2, Replat of Lots 7, 8 and 9, Block 6, Brookwood Subdivision as recorded in Plat Book 14 at Page 52 of the records of the Mesa County Clerk and Recorder; thence along the Southerly line of said Lot 2 S 75°05'49" E a distance of 61.94 feet to a point; thence continuing along the Southerly line of said Lot 2 S 84°32'56" E a distance of 64.00 feet to the Southwest corner of Lot 6, Block 6 of said Brookwood Subdivision; thence along the Southerly line of Lots 6, 5 and 3, Block 6 of said Brookwood Subdivision S 84°32'56" E a distance of 293.84 feet to the Southeast corner of said Lot 3, Block 6; thence S 84°32'56" E a distance of 33.15 feet to the point of beginning. Said parcel contains 22.57 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of May, 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 17th day of May, 1995.

Attest:

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/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk