

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 60-95

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

WHEREAS, on the 3rd day of May, 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:

Commencing at the Southeast corner of Section 16, Township 1 South, Range 1 West, thence N 90°00'00" W a distance of 655.50 feet to a point; thence N 00°00'00" W a distance of 486.19 feet to a point on the centerline of Colorado State Highway No.340 (Broadway) and True Point of Beginning of the parcel of land as described herein; thence N 00°00'00" E a distance of 141.26 feet to the Southeast corner of Lot 21, Block 1 of May's Subdivision as recorded in Plat Book 9 at Page 183 of the records of the Mesa County Clerk and Recorder; thence along the East line of Lots 21,20,19,18, 17 and 16, Block 1 of said May's Subdivision N 00°00'00" E a distance of 668.00 feet to the Northeast corner of said Lot 16; thence along the Northerly line of Lots 15,14,13 and 12, Block 1 of said May's Subdivision the following 3 courses:

- 1) Thence N 54°30'00" W a distance of 189.92 feet;
- 2) Thence N 75°15'00" W a distance of 120.00 feet;
- 3) Thence S 68°03'00" W a distance of 345.65 feet to the Northwest corner of said Lot 12; thence along the Westerly line of Lots 11,10 and 9, Block 1 of said May's Subdivision the following 4 courses:
 - 1) Thence S 10°47'00" W a distance of 192.26 feet;
 - 2) Thence S 79°13'00" E a distance of 23.60 feet;
 - 3) Thence S 27°45'00" E a distance of 109.50 feet;
 - 4) Thence S 10°47'00" W a distance of 224.60 feet to the Southwest corner of said Lot 9; thence along the Northerly line of Lot 7, Block 1 of said May's Subdivision N 79°13'00" W a distance of 91.50 feet to the Northwest corner of said Lot 7; thence along the Westerly line of said Lot 7 and Lots 6 and 5, Block 1 of said May's Subdivision and extending to the centerline of Colorado State Highway No. 340 (Broadway) S 10°47'00" W a distance of 374.76 feet; thence along the centerline of said Colorado State Highway No.340 and 762.59 feet along the arc of a curve concave to the North having a radius of 1637.10 feet, whose chord bears N 86°53'01" E a distance of 755.72 feet to the Point of Beginning. Said parcel contains 13.82 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 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 7th day of June, 1995.

Attest:

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/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk