

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 100-96

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS HIGH COUNTRY BUSINESS PARK ANNEXATION LOCATED ON RIVER ROAD WEST OF HIGHWAY 340 IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

**WHEREAS**, on the 4th day of September, 1996, 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 Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S 89°56'10" W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N 80°55'52" W a distance of 76.01 feet;
- 2) N 53°30'26" W a distance of 229.15 feet;
- 3) N 51°11'13" W a distance of 303.64 feet;
- 4) N 72°58'53" W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N 84°25'29" E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road; thence S 40°50'31" E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence S 89°56'10" W along the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 692.03 feet to the point of beginning.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th day of October, 1996; 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 16th day of October, 1996.

Attest:

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk