

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 125-96

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS STASSEN ANNEXATIONS NO. 1, 2 & 3

LOCATED EAST AND NORTH OF F 3/4 AND 20 1/2 ROADS AND 673 20 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 6th day of November, 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:

Stassen Annexation No.1

A parcel of land situate in the Southeast $\frac{1}{4}$ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southeast corner of said Section 35, thence N $00^{\circ}20'54''$ E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N $89^{\circ}31'00''$ W a distance of 1333.59 feet to the northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 35; thence N $89^{\circ}31'00''$ W along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 390.90 feet to a point; thence leaving said north line S $00^{\circ}00'00''$ W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N $89^{\circ}59'46''$ E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning.

Stassen Annexation No.2

A parcel of land situate in the north $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal 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 $89^{\circ}32'00''$ E along the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 937.50 feet to a point; thence N $00^{\circ}00'00''$ E a distance of 25.00 feet to a point on the north right-of-way line for F $\frac{3}{4}$ Road; thence S $89^{\circ}32'00''$ E along the north right-of-way line for said F $\frac{3}{4}$ Road a distance of 402.21 feet to a point; thence N $00^{\circ}00'00''$ E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S $89^{\circ}59'46''$ W a distance of 1332.07 feet; thence N $89^{\circ}59'46''$ E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N $89^{\circ}59'46''$ E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N $90^{\circ}00'00''$ E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses:

- 1) S $02^{\circ}01'55''$ W a distance of 422.33 feet to Manhole No.2A;
- 2) S $75^{\circ}56'31''$ W a distance of 105.51 feet to Manhole No. 3;
- 3) S $38^{\circ}34'24''$ W a distance of 99.86 feet to Manhole No.3A;

S $08^{\circ}07'12''$ E a distance of 133.31 feet to Manhole No. 4; thence S $32^{\circ}06'16''$ E a distance of 108.88 feet to a point; thence S $52^{\circ}05'59''$ E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses:

- 1) S $12^{\circ}35'00''$ W a distance of 115.50 feet to a point;
- 2) S $01^{\circ}34'00''$ W a distance of 85.00 feet to a point;

S $32^{\circ}17'00''$ E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No.7; thence N $89^{\circ}21'30''$ W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S $00^{\circ}27'00''$ E along the west boundary line of said Panorama Subdivision Filing No.7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 $\frac{1}{2}$ Road N $87^{\circ}37'40''$ W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 $\frac{1}{2}$ Road; thence N $00^{\circ}52'20''$ E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F $\frac{3}{4}$ Road; thence N $89^{\circ}32'00''$ W along the south right-of-way line for said F $\frac{3}{4}$ Road a distance of 1300.00 feet to a point on the west line of the

SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence N 00°25'33" E along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 20.00 feet to the point of beginning.

Stassen Annexation No.3

A parcel of land situate in the north $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S 00°25'33" W along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 20.00 feet to a point on the south right-of-way line for F $\frac{3}{4}$ Road; thence S 89°32'00" E along the south right-of-way line for said F $\frac{3}{4}$ Road a distance of 1300.00 feet to a point on the west right-of-way line for 20 $\frac{1}{2}$ Road; thence S 00°52'20" W along the west right-of-way line for said 20 $\frac{1}{2}$ Road a distance of 230.17 feet to a point; thence S 87°37'40" E a distance of 20.01 feet to a point on the north-south centerline of said Section 15; thence S 00°52'20" W along said north-south centerline a distance of 598.16 feet to a point, from which the Center $\frac{1}{4}$ corner of said Section 15 bears S 00°52'20" W a distance of 471.00 feet; thence leaving said north-south centerline N 89°55'00" W a distance of 620.00 feet to a point; thence S 00°05'00" W a distance of 240.00 feet to a point; thence N 89°55'00" W a distance of 695.00 feet to a point on the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence N 00°25'33" E along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1077.77 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of December, 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 18th day of December, 1996.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk