

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 14-96

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

WHEREAS, on the 3rd day of January, 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 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 3, thence S 00°00'00" w along the North-South centerline of said Section 3 (said centerline also being the centerline of 25 1/2 Road) a distance of 688.50 feet to the True Point of Beginning of the parcel described herein; thence crossing the East 1/2 of said 25 1/2 Road and along the South line of Lot 3 of Grisier-Ritter Minor Subdivision as recorded in Plat Book 14 at Page 319 of the records of the Mesa County Clerk and Recorder N 89°59'57" E a distance of 265.00 feet to the Northeast corner of a parcel of land as described in Book 1915 at Page 242 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" W along the East line of said parcel of land a distance of 617.50 feet to the Southeast corner of said parcel of land; thence S 89°59'00" W along the South line of said parcel of land a distance of 265.00 feet to a point on the North-South centerline of said Section 3; thence N 00°00'00" E along said centerline a distance of 617.50 feet to the point of beginning. Said parcel of land contains 3.76 acres.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of February, 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 7th day of February, 1996.

Attest:

/s/ Ron Maupin
President of the Council

/s/ Theresa F. Martinez
Deputy City Clerk