

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 42-96

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

WHEREAS, on the 6th day of March, 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 SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of April, 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 17th day of April, 1996.

Attest:

/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk