

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 54-96

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

**WHEREAS**, on the 3rd day of April, 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 NW 1/4 of the NW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 22; thence S 00°07'00" W along the West line of said Section 22 a distance of 841.79 feet to a point; thence N 89°29'00" E a distance of 239.72 feet to a point on the Easterly right-of-way line for Monument Road and True Point of Beginning of the parcel described herein; thence leaving said Easterly right-of-way line and along the South line of a parcel of land described as Parcel 2 in Book 2108 at Page 229 of the records of the Mesa County Clerk and Recorder N 89°29'00" E a distance of 181.12 feet to a point on the Westerly right-of-way line for South Redlands Road and Southeast corner of said Parcel 2; thence along the Westerly right-of-way line for said South Redlands Road the following 3 courses:

- 1) N 16°53'00" E a distance of 178.50 feet to the Northeast corner of said Parcel 2;
- 2) S 89°29'00" W a distance of 13.55 feet to the Southeast corner of a parcel of land as described as Parcel 1 in said Book 2108 at Page 229;
- 3) N 10°45'00" E a distance of 207.22 feet to the Northeast corner of said Parcel 1; thence continuing along said Westerly right-of-way line N 48°27'29" W a distance of 114.81 feet to a point on the Easterly right-of-way line for said Monument Road; thence 485.19 feet along said Easterly right-of-way line and curve concave to the West having a radius of 1939.86 feet and whose chord bears S 20°50'36" W a distance of 483.95 feet to the point of beginning.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 15th day of May, 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 15th day of May, 1996.

Attest:

/s/ Linda Afman  
President of the Council

/s/ Stephanie Nye  
City Clerk