

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 83-96

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

WHEREAS, on the 17th day of July, 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 Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, 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 northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, thence South along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east $\frac{1}{2}$ of 26 $\frac{1}{4}$ Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S 88°45'56" E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S 00°00'01" E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ N 89°35'40" W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 356.39 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of August, 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 21st day of August, 1996.

Attest:

/s/ Linda Afman
President of the Council

City Clerk

/s/ Stephanie Nye
City Clerk