

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 6-97

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS HYTECH HYDRONICS SYSTEMS, INC. ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 4th day of December, 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 West 60 feet of Lot 10 of Riverside Subdivision, Section 9, 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 southwest corner of Lot 10 of said Riverside Subdivision; thence N 00°00'00" E along the west line of said Lot 10 a distance of 325.32 feet to a point on the south line of Lot 1 of Matthews Subdivision (said south line also being the north bank of the Colorado River); thence S 84°29'56" E along the south line of said Lot 1 a distance of 60.19 feet to a point on the east line of the west 60 feet of Lot 10 of said Riverside Subdivision; thence S 00°00'00" W along said east line a distance of 319.54 feet to a point on the south line of Lot 10 of said Riverside Subdivision; thence N 90°00'00" W along the south line of said Lot 10 a distance of 60.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of January, 1997 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 January, 1997

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk