

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 18-97

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

WHEREAS, on the 15th day of January, 1997, 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:

DESCRIPTION

A parcel of land situate in the SE 1/4 NW 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:

Commencing at the Center 1/4 corner of said Section 3, thence S 90°00'00" W along the east-west centerline of said Section 3 a distance of 25.00 feet to a point on the west right-of-way line for 25 1/2 Road; thence continuing along the east-west centerline of said Section 3 S 90°00'00" W a distance of 5.00 feet to a point on the west right-of-way line for said 25 1/2 Road; thence leaving said east-west centerline S 00°00'00" W along said west right-of-way line a distance of 20.00 feet to a point on the south right-of-way line for F 1/2 Road; thence S 90°00'00" W along the south right-of-way line for said F 1/2 Road a distance of 1173.17 feet to a point; thence crossing F 1/2 Road and along the west line of a parcel of land as described in Book 1480, at Page 789 of the records of the Mesa County Clerk and Recorder and extending to the northeasterly right-of-way line for the Grand Valley Canal N 00°02'16" E a distance of 1114.77 feet to a point on said northeasterly right-of-way line; thence along the northeasterly right-of-way line for said Grand Valley Canal the following 4 courses:

- 1) S 14°00'04" E a distance of 27.18 feet;
- 2) S 35°45'52" E a distance of 133.95 feet;
- 3) S 60°45'20" E a distance of 142.94 feet;
- 4) S 69°02'21" E a distance of 94.09 feet to a point on the west line of a parcel of land as described in Book 1305 at Page 141 of the records of said Mesa County Clerk and Recorder; thence N 00°00'00" W along the west line of said parcel of land a distance of 26.77 feet to the northwest corner of said parcel of land; thence S 69°02'21" E along the northeasterly line of

said parcel of land a distance of 97.49 feet to a point; thence continuing along said northeasterly line S 77°38'37" E a distance of 807.66 feet to a point on the west right-of-way line for 25 1/2 Road; thence S00°00'00" E along said west right-of-way line a distance of 675.27 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of February, 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 19th day of February, 1997.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk