

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 29-97

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

WHEREAS, on the 5th day of February, 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:

RITTER/BALERIO ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel situate in the Southwest 1/4 of Section 7, 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 South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;
- 3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
- 4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South

Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

- 1) S 16°36'35" W a distance of 15.57 feet;
- 2) S 41°15'00" W a distance of 129.74 feet to the point of beginning.

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

/s/ Linda Afman
President of the Council

Attest:

/s/ Stephanie Nye
City Clerk