

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 30-97

**A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION,
MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY
KNOWN AS SMITH/ASHLEY/CROWLEY/ROBINSON 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:

SMITH/ASHLEY/CROWLEY/ROBINSON ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel of land situate in the Southeast 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 34; thence N 00°00'00" E along the west line of the Southeast 1/4 of said Section 34 a distance of 380.90 feet to a point; thence leaving said west line S 90°00'00" E a distance of 551.90 feet to a point; thence S 01°51'00" W a distance of 119.87 feet to a point; thence S 35°19'00" W a distance of 320.00 feet to a point on the south line of the Southeast 1/4 of said Section 34; thence S 90°00'00" W along the south line of said Southeast 1/4 a distance of 363.00 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

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk