

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 64-98

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS RITE AID ANNEXATIONS NO. 1, 2 AND 3 IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 2nd of September 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:

RITE AID ANNEXATION NO. 1

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 4 of Cody Subdivision, recorded in Plat Book 14 at Page 178 of the records of the Mesa County Clerk and Recorder; thence N 00°06'31" W along the west line of the NE 1/4 NE 1/4 of said Section 8 a distance of 50.00 feet to the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of said Mesa County Clerk and Recorder; thence N 89°58'25" E along the north right-of-way line for Patterson Road (F Road) a distance of 5.00 feet to a point; thence leaving said north right-of-way line S 00°10'09" E a distance of 95.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 85.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point on the south right-of-way line for said Patterson Road (F Road); thence S 89°58'25" W a distance of 25.00 feet to the point of beginning.

RITE AID ANNEXATION NO. 2

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of the Mesa County Clerk and Recorder; thence N 89°58'25"

E along the north right-of-way line for Patterson Road (F Road) a distance of 5.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°58'25"E along the north right-of-way line for said Patterson Road (F Road) a distance of 906.51 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of said Mesa County Clerk and Recorder; thence continuing along the north right-of-way line of said Patterson Road (F Road) N 89°58'25" E a distance of 250.00 feet to a point; thence leaving said north right-of-way line S 77°58'40" W a distance of 481.14 feet to a point on the south right-of-way line for said Patterson Road (F Road); thence along the south right-of-way line for said Patterson Road (F Road) the following 3 courses:

- 1) S 00°01'35" E a distance of 20.00 feet;
- 2) S 89°58'25" W a distance of 30.00 feet;
- 3) N 00°07'35" W a distance of 20.00 feet to the northeast corner of Lot 20, Block 1 of Sunny Meadows Subdivision recorded in Plat Book 13 at Page 14 of the records of said Mesa County Clerk and Recorder; thence S 89°58'25" W along the south right-of-way line of said Patterson Road (F Road) a distance of 635.65 feet to a point; thence leaving said south right-of-way line N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 85.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 95.00 feet to the point of beginning;

RITE AID ANNEXATION NO. 3

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 5; thence S 89°58'25" W along the south line of the SE 1/4 SE 1/4 of said Section 5 a distance of 410.00 feet to a point; thence leaving the south line of said SE 1/4 SE 1/4 N 00°09'35" W a distance of 50.00 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of the Mesa County Clerk and Recorder and True Point of Beginning of the parcel described herein; thence N 00°09'35" W a distance of 250.00 feet to the corner common to Lots 2,3 & 20, Block 2 of said Trading Post Subdivision; thence N 89°58'25" E a distance of 370.00 feet to the southeast corner of Lot 2, Block 4 of said Trading Post Subdivision; thence S 00°09'03" E along the west right-of-way line for 30 Road a distance of 225.00 feet; thence S 44°54'25" W a distance of 35.31 feet to a point on the north right-of-way line for Patterson Road (F Road); thence leaving said north right-of-way line S 00°05'34" E a distance of 100.00 feet to a point on the south right-of-way line for said Patterson Road (F Road); thence S 89°58'25" W along the south right-of-way line of said Patterson Road (F Road) a distance of 565.75 feet to a point; thence leaving said south right-of-way line N 77°58'40" E a distance of 481.14 feet to a point on the north right-of-way line for said Patterson Road (F Road); thence S 89°58'25" W along the north right-of-way line for Patterson Road (F Road) a distance of 250.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th
 day of October, 1998; 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 7th day of October, 1998.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk