

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 74-01

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

APPLETON CORNERS VETERINARY CLINIC ANNEXATION

**A SERIAL ANNEXATION COMPRISING:
APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 1,
APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 2 &
APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 3**

**LOCATED AT 797 24 ROAD AND
INCLUDING A PORTION OF THE 24 ROAD RIGHT-OF-WAY**

WHEREAS, on the 1st day of August, 2001, a petition was referred 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:

APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 1

A certain parcel of land for Annexation purposes located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section said 32, and considering the East line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32 to bear S 00°00'30" E with all bearings contained herein being relative thereto; thence S 89°58'53" W along the South line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, a distance of 30.00' to a point on the West line of the open, used and historical right-of-way for 24 Road; thence N 00°00'30" W along said West right-of-way, a distance of 119.00 feet; thence N 89°59'30" E, a distance of 1.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way, a distance of 118.00 feet; thence N 89°58'53" E along a line 1.00 feet North of and parallel with the

South line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, a distance of 29.00 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32; thence S 89°49'31" E along a line 1.00 feet North of and parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 33, a distance of 30.00 feet to a point on the East line of the open, used and historical right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 1.00 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 33; thence N 89°49'31" W along said South line of the Northwest Quarter of the Northwest Quarter of said Section 33, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 178.0 square feet or 0.004 acres, more or less, as described, all of which is located within the open, used and historical right-of-way for 24 Road.

APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 2

A certain parcel of land for Annexation purposes located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section said 32, and considering the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32 to bear S 00°00'30" E with all bearings contained herein being relative thereto; thence N 00°00'30" W along the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, a distance of 1.00 feet; thence S 89°58'53" W along a line 1.00 feet North of and parallel with the South line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, a distance of 28.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 89°58'53" W along said parallel line, a distance of 1.00 feet; thence N 00°00'30" W along a line 1.00 feet East of and parallel with the West line of the open, used and historical right-of-way for 24 Road, a distance of 352.00 feet; thence N 89°59'30" E, a distance of 1.00 feet; thence S 00°00'30" E along a line 2.00 feet East of and parallel with said West right-of-way, a distance of 352.00 feet to the POINT OF BEGINNING.

Containing 352.0 square feet or 0.008 acres, more or less, as described, all of which is located within the open, used and historical right-of-way for 24 Road.

APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 3

A certain parcel of land for Annexation purposes located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section said 32, and considering the East line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32 to bear S 00°00'30" E with all bearings contained herein being relative thereto; thence N 00°00'30" W along the East line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, a distance of 1.00 feet to the TRUE POINT OF BEGINNING; thence S 89°58'53" W along a line 1.00 feet North of and parallel with the South line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, a distance of 28.00 feet; thence N 00°00'30" W along a line 2.00 feet East of and parallel with the West line of the open, used and historical right-of-way for 24 Road, a distance of 352.00 feet; thence S 89°59'30" W, a distance of 1.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way, a distance of 234.00 feet; thence S 89°59'30" W a distance of 1.00 feet to a point on said West right-of-way for 24 Road; thence N 00°00'30" W, along said West right-of-way, a distance of 881.35 feet to a point being the Southeast corner of that certain parcel of land entitled "R. A. Pennington", being a 'not-included' parcel of land as shown on the Plat of Appleton Ranchettes, as same is recorded in Plat Book 13, Page 464, Reception No. 1540539, Public Records of Mesa County, Colorado; thence S 89°58'39" W, along the South line of said parcel of land, said line also being the North line of a portion of Lot 4 of said Appleton Ranchettes, a distance of 281.40 feet to the Southwest corner of said parcel; thence N 01°47'00" E, along the West line of said parcel, also being the East line of said Lot 4, a distance of 290.64 feet to a point on the South line of the open, used and historical right-of-way for H Road, said point also being the Northeast corner of said Lot 4; thence N 89°58'34" E along said South right-of-way, being a line 30.00 feet South of and parallel with the North line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, a distance of 302.41 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 32, said point lying S 00°00'30" E a distance of 30.00 feet from the Northeast corner of said Section 32; thence S 89°52'25" E along a line 30.00 feet South of and parallel with the North line of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 33, a distance of 30.00 feet to a point on the East line of the open, used and historical right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 300.15 feet; thence S 89°58'39" W along a line being the Easterly extension of the South line of said Lot 4 of said Appleton Ranchettes, a distance of 59.00 feet; thence S

00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 636.62 feet; thence N 89°59'30" E, a distance of 2.00 feet; thence S 00°00'30" E along a line 3.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 23.79 feet; thence N 89° 58'53" E, a distance of 57.00 feet to a point on the East line of said East right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 329.31 feet; thence N 89°49'31" W along a line 1.00 feet North of and parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 33, a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Containing 118,457.5 square feet or 2.719 acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 5th day of September, 2001, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. 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.

ADOPTED this 1st day of August , 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/ Stephanie Nye _____
City Clerk

<i>PUBLISHED</i>
August 8, 2001
August 10, 2001
August 17, 2001
August 24, 2001