

RESOLUTION NO. 107-02

**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**

ODA ANNEXATION

**LOCATED AT 2561 RIVER ROAD AND INCLUDING
A PORTION OF THE RIVERFRONT TRAIL**

WHEREAS, on the 20th day of November, 2002, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ODA ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being bounded as follows:

On the North by the North line of the South half (S1/2) of the NW 1/4 of said Section 15; on the East by the West line of the D & RGW ANNEXATION WEST, having Ordinance Number 2135, assigned by the City of Grand Junction, Colorado; on the South by the North line of the WEST SIDE PLANT ANNEXATION, having Ordinance Number 1502, assigned by the City of Grand Junction, Colorado; on the West by the East bank of the Colorado River.

CONTAINING 21.18 +/- Acres (922,490 Sq. Ft.+/-), 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 15th day of January, 2003, 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 20th day of November, 2002.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of the Council