

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 26-02

**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**

**ZAMBRANO ANNEXATION
LOCATED AT 657 20 ½ ROAD**

WHEREAS, on the 3rd day of April, 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:

A certain parcel of land lying in the West Half (W ½) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW ¼) of said Section 15, and considering the East line of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 15 to bear N 00°58'57" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°58'57" E along the East line of the SE ¼ NW ¼ of said Section 15 a distance of 351.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, leaving said East line, S 63°27'56" W a distance of 799.99 feet; thence S 49°53'30" W a distance of 803.55 feet, more or less, to a point on the West line of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of said Section 15; thence N 01°06'50" E, along the West line of the NE ¼ SW ¼ of said Section 15, a distance of 536.61 feet to a point being the Northwest corner of the NE ¼ SW ¼ of said Section 15; thence N 00°42'51" E along the West line of the SE ¼ NW ¼ of said Section 15 a distance of 220.70 feet; thence leaving said West line, S 89°54'48" E a distance of 698.81 feet; thence N 00°07'03" E a distance of 239.87 feet; thence S 89°54'35" E a distance of 619.88 to a point on the East line of the SE ¼ NW ¼ of said Section 15; thence S 00°58'57" W, along the East line of the SE ¼ NW ¼ of said Section 15, a distance of 119.98 feet, more or less, to the Point of Beginning.

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 May, 2002, 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 3rd day of April, 2002.

Attest:

/s/Cindy Enos-Martinez
President of the Council

/s/Christine English
Deputy 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/Christine English
Deputy City Clerk