

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 87-02

**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 JURISDICTION**

DAKOTA WEST SUBDIVISION

LOCATED AT 3088 & 3090 D ½ ROAD

WHEREAS, on the 18th day of September, 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
DAKOTA WEST ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the North line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16 to bear N 89°51'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°51'29" E along the North line of the SE 1/4 NE 1/4 of said Section 16, a distance of 501.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°51'29" E a distance of 325.22 feet; thence S 00°00'00" E a distance of 449.87 feet; thence N 89°51'36" E a distance of 310.00 feet; thence S 00°00'00" E along a line 185.00 feet West of and parallel to the East line of the SE 1/4 NE 1/4 of said Section 16, a distance of 369.81 feet; thence S 89°51'59" W a distance of 310.00 feet; thence S 00°00'00" E, along the West line (and its Northerly projection) of Voegely Minor Subdivision a distance of 495.00 feet; thence S 89°51'59" W along a line 5.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 125.00 feet; thence N 00°00'00" E a distance of 25.00 feet; thence S89°51'59" W along a line 30.00 feet North of parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 49.54 feet; thence N 00°10'50" E a

distance of 417.00 feet; thence S 89°51'59" W a distance of 154.75 feet; thence N 00°10'50" E a distance of 872.61 feet, more or les, to the Point of Beginning.

CONTAINING 10.9105 Acres (475,263.53 Square Feet) 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 6th day of November, 2002, in the City Hall auditorium, located at 250 N 5th Street, City of 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 18th day of September, 2002.

Attest:

/s/ Cindy Enos Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk