

RESOLUTION NO. 91-02

**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**

430 30 ROAD ANNEXATION

LOCATED AT 430 30 ROAD

WHEREAS, on the 16th day of October, 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 serial annexation comprising 430 30 Road Annexation No. 1 and 430 30 Road Annexation No. 2)

PERIMETER BOUNDARY LEGAL DESCRIPTION

430 30 Road Annexation No. 1

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead

Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

430 30 Road Annexation No. 2

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 660.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning,; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence N 89°55'20" E along a line being the Easterly extension of the South line of said Farley-Swehla-Mead Subdivision, a distance of 678.53 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 99.00 feet; thence N 89°55'20" E a distance of 165.00 feet to a point on the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W, along the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 140.00 feet; thence S 89°55'20" W a distance of 165.00 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 148.50 feet; thence N 89°55'20" E a distance of 145.00 feet to a point on the West right of Way line for 30 1/4 Road, as same is described in Book 767, Page 175, Public Records of Mesa County, Colorado, said line lying 20.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W along said West Right of Way, a distance of 30.25 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 16; thence S 89°55'08" W along said South line, also being the North line of said Plat of Ironwood, a distance of 640.29 feet, more or less, to the Point of Beginning.

CONTAINING 6.2599 Acres, (272,682.44 sq. ft.) 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 20th 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 16th day of October , 2002.

Attest:

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

/s/: Stephanie Tuin
City Clerk