

RESOLUTION NO. 92-02

**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**

CRISTA LEE ANNEXATION

LOCATED at 2933 B ½ 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 certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, 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 Northwest Corner of the NE 1/4 SW 1/4 of said Section 29, and considering the North line of the NE 1/4 SW 1/4 of said Section 29 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 90°00'00" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 348.08 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E, along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 114.19 feet; thence S 00°00'00" E a distance of 40.00 feet; thence S 43°15'05" E, along the Northeasterly bank of the Mesa Mutual Canal, a distance of 288.32 feet; thence S 00°01'19" W a distance of 408.68 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W, along said North line, a distance of 493.21 feet; thence N 00°00'12" E a distance of 494.01 feet; thence 90°00'00" E a distance of 181.59 feet; thence N 00°00'00" E a distance of 165.00 feet, more or less, to the Point of Beginning.

CONTAINING 6.1157 Acres or 266,399.16 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 20th day of November, 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 16th day of October, 2002.

Attest:

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

/s/: Stephanie Tuin
City Clerk