

**RESOLUTION NO. 57-04**

**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**

**HAREMZA ANNEXATION**

**LOCATED at 2126 Hwy 6 & 50**

WHEREAS, on the 7<sup>th</sup> day of July, 2004, 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:

**HAREMZA ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 of said Section 36 and assuming the North line of the NW 1/4 of said Section 36 bears N 89°52'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°52'49" W along the North line of the NW 1/4 of said Section 36 a distance of 812.40 feet; thence S 00°04'11" W a distance of 509.95 feet, more or less, to a point being the Northeast corner of that certain parcel of land described in Book 1820, Page 181, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°04'11" W along the East line (and its Southerly projection) of said parcel of land, a distance of 393.67 feet to its intersection with the South line of the Pritchard Wash, as same is described in Book 228, Page 27 and Book 230, Page 12, Public Records of Mesa County, Colorado and also being the North line of Persigo Annexation No. 2 as same is recorded in Book 1876, Page 346 through 349, inclusive, Public Records of Mesa County, Colorado, with City of Grand Junction Ordinance Number 2556; thence S 55°23'23" W along the South line of said Pritchard Wash, a distance of 144.66 feet; thence continuing along said South line and the North line of said Persigo Annexation No. 2, S 33°15'11" W a distance of 476.29 feet; thence continuing along the North line of said Persigo Annexation No. 2, N 89°58'33" W a distance of 132.67 feet, more or less, to its intersection with the Southerly projection of the West line of said parcel of land described in said Book 1820, Page 181; thence N 00°04'21" E along said West line, a distance of 875.16 feet, more or less, to a

point being the Northwest corner of that parcel of land described in said Book 1820, Page 181, thence N 89°52'49" W along the North line of that parcel of land described in said Book 1820, Page 181, a distance of 512.27 feet to the Point of Beginning.

CONTAINING 7.895 Acres (343,903 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 18<sup>th</sup> day of August, 2004, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:30 PM 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 7<sup>th</sup> day of July, 2004.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of the Council

**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/ Stephanie Tuin  
City Clerk

<i>DATES PUBLISHED</i>
<b>July 9, 2004</b>
<b>July 16, 2004</b>
<b>July 23, 2004</b>
<b>July 30, 2004</b>