

**RESOLUTION NO. 81-05
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**

THEOBOLD ANNEXATION NO. 1 & 2,

LOCATED at 3060 D ROAD.

WHEREAS, on the 18th day of May, 2005, 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

THEOBOLD ANNEXATION

A Serial Annexation Comprising Theobold Annexation No. 1 and Theobold Annexation No. 2

Theobold Annexation No. 1

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE 1/4) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 SE 1/4 of said Section 16 and assuming the West line of the SW 1/4 SE 1/4 of said Section 16 to bear N00°02'37"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West line of the SW 1/4 SE 1/4 of said Section 16 a distance of 30.00 to a point on the North right of way of "D" Road; thence along said right of way the following two (2) courses: N89°55'25"E a distance of 150.07 feet; thence N00°03'33"E a distance of 20.00 feet to the Southwest corner of Lot 1 Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E along the West line of said Lot 1 a distance of 470.95 to the Northwest corner of said Lot 1; thence S80°20'12"E along the North line of said Lot 1 a distance of 504.16 feet to the Northeast corner of said Lot 1; thence S01°41'33"W along the East line of said Lot 1 a distance of 234.64 feet to the Northeast corner of Lot 2 of said Junction East Subdivision; thence S89°55'25"W along the North line of said Lot 2 a distance of

125.00 feet to the Northwest corner of said Lot 2; thence S01°41'33"W along the West line of said Lot 2 a distance of 151.20 feet to the Southeast corner of said Lot 1 and the North right of way of said "D" Road; thence S89°55'25"W along the North right of way of said "D" Road a distance of 361.10 feet to the Point of Beginning.

Said parcel contains 4.41 acres (191,895 sq. ft.) more or less as described.

Theobald Annexation No. 2

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE 1/4) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 SE 1/4 of said Section 16 and assuming the West line of the SW 1/4 SE 1/4 of said Section 16 to bear N0°02'37"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West line of the SW 1/4 SE 1/4 of said Section 16 a distance of 546.70 feet; thence S80°20'12"E a distance of 152.28 feet to the Northwest corner of Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records, also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E a distance of 40.57 feet to a point on the South line of Parkwood Estates Subdivision as recorded in Plat Book 12, Pages 354 and 355, Mesa County, Colorado records; thence along the South line of said Parkwood Estates Subdivision the following two (2) courses; S80°20'12"E a distance of 661.96 feet; thence S67°24'08"E a distance of 181.96 feet to a point on the West line of Tract A, Block 5 of said Parkwood Estates Subdivision also being the Northeast Corner of said Junction East Subdivision; thence S00°02'55"W along the East line of said Junction East Subdivision a distance of 43.31 feet to the Northeast corner of Lot 4 of said Junction East Subdivision; thence N67°24'08"W along the North line of Lots 3 and 4 of said Junction East Subdivision a distance of 194.03 feet; thence N80°20'12"W along the North line of Lots 1 and 3 of said Junction East Subdivision a distance of 650.66 feet to the Point of Beginning.

Said parcel contains 0.78 acres (33,772 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 6th day of July, 2005, in the City Hall auditorium, located at 250 North 5th 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 18th day of May, 2005.

Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
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.

City Clerk