

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 35-08

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

GARDEN GROVE- TURLEY ANNEXATION

LOCATED AT 2962 A 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 17th day of December, 2007, 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:

GARDEN GROVE-TURLEY ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 32 and assuming the West line of the SE 1/4 NE 1/4 of said Section 32 to bear S00°17'10"W with all bearings contained herein relative thereto; thence S00°17'10"W along the West line of the SE 1/4 NE 1/4 of said Section 32, a distance of 80.65 feet; thence S89°44'28"E a distance of 622.33 feet; thence S00°15'32"W a distance of 349.00 feet; thence N89°44'28"W to a point on the West line of the SE 1/4 NE 1/4 of said Section 32, a distance of 622.49 feet; thence S00°17'10"W along the West line of SE 1/4 NE 1/4 of said Section 32, a distance of 228.51 feet; thence S89°35'19"W a distance of 656.15 feet; thence N00°07'14"E along the East line, and the Southerly projection thereof, of Country Estates, as same as recorded in Plat Book 11, Page 129, public records of Mesa County, Colorado, to a point on the North line of the SW 1/4 NE 1/4 of said Section 32, a distance of 660.49 feet; thence N89 °47'36"E along the North line of the SW 1/4 NE 1/4 of said Section 32, a distance of 657.98 feet to the Point of Beginning.

Said parcel contains 14.93 acres (650,413.19 sq. ft.), more or less, as described.

AND

GARDEN GROVE-TURLEY ANNEXATION NO. 2

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of the SE 1/4 NE 1/4 of said Section 32 and assuming the West line of the SE 1/4 NE 1/4 of said Section 32 to bear S00°17'10"W with all bearings contained herein relative thereto; thence S00°17'10"W along the West line of the SE 1/4 NE 1/4 of said Section 32, a distance of 658.16 feet; thence S89°35'19"W a distance of 329.06 feet to the Point of Beginning; thence S00°07'11"W to a point on the South line of the SE 1/4 NE 1/4 of said Section 32, a distance of 657.81 feet; thence S89°37'30"W along the South line of the SE 1/4 NE 1/4 of said Section 32, a distance of 327.10 feet; thence N00°07'14"E along the East line, and the Southerly projection thereof, of Hoffman Minor Subdivision, as recorded in Plat Book 14, Page 34, public records of Mesa County, Colorado, a distance of 657.60 feet; thence N89°35'19"E a distance of 327.09 feet to the point of beginning.

Said parcel contains 4.71 acres (205,355.59 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 4th day of February 2008, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 Public Works and Planning Department of the City.

ADOPTED the 17th day of March, 2008.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of the Council