

✓ Orchard Mesa

STREET ADDRESS: 355 27 1/2 RD.
PARCEL #: 2945-242-01-052

PETITION FOR ANNEXATION
[1008 PETITION]

The undersigned, being the record owner(s) of the territory hereinafter proposed to be annexed to the City of Grand Junction, Colorado, hereby petition(s) the City Council to annex to the City of Grand Junction the territory described in Exhibit A, which is incorporated herein by this reference, to the City of Grand Junction.

In support of their petition, Petitioners allege that:

1. It is desirable and necessary that the described territory be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; a community of interest exists between the territory proposed to be annexed and the City; the territory proposed to be annexed is urban or will be urbanized in the near future; the territory proposed to be annexed is integrated or is capable of being integrated with the City;
3. No land within the boundary of the territory to be annexed held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - b. comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner or landowners;
4. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality; the proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year;
5. The undersigned comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys; and are persons comprising more than 50% of the landowners in the area proposed for annexation and owning more than 50% of the area proposed for annexation, excluding public streets, alleys, and any land owned by the City of Grand Junction.
6. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this petition; as a part of this petition is the affidavit of the circulator or circulators of this petition stating that each signature hereon is the signature of the person whose name it purports to be;

7. Accompanying this petition are four (4) prints of an annexation map which complies with C.R.S. 31-12-107(d).
8. That the territory described on Exhibit A is not presently a part of any incorporated municipality;
9. That all of the requirements of §§ 31-12-104 and 105, C.R.S., have been met;
10. The signers of this petition comprise 100% of the land owners of the territory included in the area proposed to be annexed, exclusive of streets and alleys;
11. The description of the perimeter boundary of the territory proposed to be annexed is attached as Exhibit B.

ANNEXOR(s)

Mel C. Seinecke

By:

Juanita L. Seinecke

(Name(s))

Owners

(Title(s))

Address: 1720 RIDGE DR.

G.J. CO. 81506

Date: MAY 1 - 98

Status: (Option Holder) (Landowner)

<u>LANDOWNER(s)/PETITIONER(s)</u> <u>MAILING ADDRESS</u>	<u>DATE</u> <u>SIGNED</u>	<u>LEGAL DESCRIPTION OF</u> <u>LANDOWNER(s)/PETITIONER LAND</u>
<u>1720 RIDGE DR.</u>	<u>MAY-28-98</u>	<u>See Exhibit A</u>

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO

)

COUNTY OF MESA

) SS.
)

MELVIN HEINECKE, being duly sworn, upon oath, states that I have circulated the foregoing Petition and that each of the signatures on said Petition is the signature of the person whose name he/she purports to be.

Mrs. Nemets

Signature of circulator

Subscribed and sworn to before me this 28 day of MAY, 1998.

Witness my hand and official seal.

My Commission expires: 4/12/2000

Jereen Davis Albright
Notary Public

Address: 614 N. 1st Street
Grand Junction, CO 81501

TREASURER'S CERTIFICATE OF TAXES DUE

Date: 03/09/98

Certificate No: 68656

STATE OF COLORADO
COUNTY OF MESA

I, the undersigned do hereby certify that the entire amount of taxes and assessments due upon the real estate or personal property described below, and all sales of the same for unpaid taxes or assessments shown by the books in my office, from which the same may still be redeemed, with the amount required for redemption, are as noted herein:

Title Co : WESTERN COLORADO TITLE Order #: 98-03-044V
Seller : SKINNER Buyer : HEINECKE
Lender : Ordered: KH
Tax Year : 1997
Schedule #: 2945-242-01-052

Description:
LOT 4 + 5 BLK 2 PLEASANT VIEW SUB SEC 24 1S 1W

Base Tax Amounts Paid:
97 REAL \$ 62.41

Total Due \$ 0.00
=====

BEFORE PAYING TOTAL DUE, PLEASE CALL FOR UPDATED FIGURES
IF PENALTY IS DUE OR IF THERE ARE OUTSTANDING TAX SALES

--- Continued ---



EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY