

STREET ADDRESS: 538 S. Broadway
PARCEL #: 2947-224-00-208

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PETITION FOR ANNEXATION
[100% 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)

By: David & Teresa Hansow
(Name(s))
owners
(Title(s))

Address: 538 S. Broadway
Grand Junction

Date: 5-7-97

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> See Exhibit A
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CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) SS.
COUNTY OF MESA)

David & Teressa Hanson, 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.

David Hanson Teressa Hanson
Signature of circulator

Subscribed and sworn to before me this 7th day of May, 1997.

Witness my hand and official seal.

My Commission expires: 8-8-98

Jenna L. Adams
Notary Public

Address: 250 N 5th
Chandler AZ

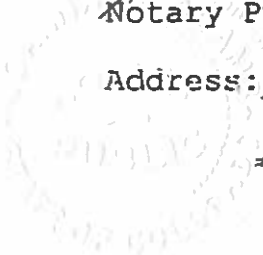


EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

LEGAL DESCRIPTION - PARCEL B

A parcel of land situated in the NW 1/4 SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the intersection of the East Right-of-Way line of South Broadway, as recorded in Book 965 at Page 541 of the Mesa County records, and the South Right-of-Way line of Corral De Terra Drive, as recorded in Plat Book 13 at Page 124 of the Mesa County Records, from which point the C-S 1/16 Corner for said Section 22 bears N 89°29'00" W, 40.00 feet and S 00°31'00" W, 687.31 feet: thence, continuing along said South Right-of-Way line, S 89°05'11" E, 252.69 feet: thence, leaving said South Right-of-Way line, S 00°31'00" W, 122.78 feet: thence N 67°42'49" W, 96.04 feet: thence N 89°05'11" W, 163.50 feet to the East Right-of-Way line of South Broadway: thence, along said Right-of-Way line N 00°31'00" E, 87.78 feet to the point of beginning, containing 0.55 acre more or less.

EXHIBIT B
ANNEXATION PETITION PERIMETER BOUNDARY