

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 10-18

A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT THE 40.414 ACRE TAURUS PARK PLAZA ANNEXATION, LOCATED AT 789 23 ROAD, IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 3rd day of January 2018, 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:

TAURUS PARK PLAZA ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land, bounded on the North by the North line of the NE 1/4 NE 1/4 of said Section 31; bounded on the East by the East line of the NE 1/4 NE 1/4 of said Section 31; bounded on the West by the West line of the NE 1/4 NE 1/4 of said Section 31 and Bounded on the South by the North line of the Twenty Three Park Plaza Annexation, City of Grand Junction Ordinance No. 3779, as same is recorded in Book 3914, Page 781, Public Records of Mesa County, Colorado, LESS HOWEVER, any portion of the NE 1/4 NE 1/4 of said Section 31 lying within said Twenty Tree Park Plaza Annexation.

CONTAINING 1,760,453 Square Feet or 40.414 Acres, more or less, as described

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of February 2018; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no 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; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 7th day of February, 2018.



President of the Council

Attest:



City Clerk

