

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 21-18**

**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**

**TALLMAN ANNEXATION**

**APPROXIMATELY 5.197 ACRES LOCATED AT 2734 B ¼ ROAD and 2723 US Hwy 50**

WHEREAS, on the 4<sup>th</sup> day of April 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:

**TALLMAN ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a

line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet; thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, 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 16<sup>th</sup> day of May, 2018, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 6:00 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 Community Development Department of the City.

ADOPTED the 4<sup>th</sup> day of April, 2018.



President of the Council

Attest:



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.

*W Winkelmann*

City Clerk

<i>DATES PUBLISHED</i>
<b>April 6, 2018</b>
<b>April 13, 2018</b>
<b>April 20, 2018</b>
<b>April 27, 2018</b>