

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 25-18

**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**

KOA ANNEXATION

APPROXIMATELY 9.636 ACRES LOCATED AT 2819 U.S. Highway 50

WHEREAS, on the 18th 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:

KOA ANNEXATION

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00°33'20" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 964.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11,575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S 64°43'03" E, with a long chord length of 560.13 feet, thru a central angle of 02°46'22", an arc length of 560.18 feet; thence S 00°00'00" E, a distance of 463.73 feet; thence N 90°00'00" W, a distance of 18.04 feet; thence S 00°00'00" E, a distance of 261.00 feet, more or less, to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89°57'55" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

CONTAINING 419,753 Square Feet or 9.636 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 18th day of June, 2018, in the City Hall auditorium, located at 250 North 5th 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 18th 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.



City Clerk



<i>DATES PUBLISHED</i>
April 20, 2018
April 27, 2018
May 4, 2018
May 11, 2018