

PETITION FOR ANNEXATION

"PAINTED BOWL" ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO.

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petitions the City Council of the City of Grand Junction for annexation to the City of Grand Junction of the territory described herein and shown on the map designated "Painted Bowl Annexation". Four (4) copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Grand Junction is set forth in "Exhibit A" attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege that:

- (1) It is desirable and necessary that the above described territory be annexed to the City of Grand Junction;
- (2) The requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Grand Junction, Colorado;
 - b. A community of interest exists between the territory proposed to be annexed and the City of Grand Junction;
 - c. The territory sought to be annexed is integrated or is capable of being integrated with the City of Grand Junction;
- (3) In establishing the boundaries of the territory proposed to be annexed, no land 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, has been divided into separate parts or parcels of real estate without the written consent of the landowner or landowners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road or other public way;

- (4) In establishing the boundaries of the territory proposed to be annexed, no land 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 comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for Ad Valorem tax purposes for the year next preceding the filing of the written petition for annexation, has been included within the territory proposed to be annexed without the written consent of the landowner or landowners;
- (5) The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Grand Junction was held within the twelve months preceding the filing of this petition;
- (6) The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Grand Junction;
- (7) The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town;
- (8) The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference;
- (9) The signer(s) of this petition comprise(s) more than fifty (50) percent of the landowners and owning more than fifty (50) percent of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of 100% of the property set forth in "Exhibit A" attached hereto and incorporated herein by reference;

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- (a) A written legal description of the boundaries of the area proposed to be annexed;
- (b) A map showing the boundary of the area proposed to be annexed;

- (c) Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land use, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of;
 - (d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
 - (e) A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certified at least one-sixth (1/6) contiguity to the City of Grand Junction;
 - (f) Acceptance block describing the acceptance action of the City of Grand Junction, and providing for the effective date, and City Clerk and Mayor attest signatures; and
 - (g) Notary public signature block, attesting to the authority of the Mayor to execute acceptance of the annexation.
- (10) Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

THEREFORE, the undersigned respectfully petition to the City Council of the City of Grand Junction, to annex in four consecutive phases, the territory described and referred to in "Exhibit A," to the City of Grand Junction in accordance with and pursuant to the statutes of the State of Colorado.

PAINTED BOWL #1

All of Mt. Sopris Drive platted in Heatheridge Subdivision, and all of the public right-of-way of South Redlands Road adjacent to Heatheridge Subdivision, and the southeasterly one foot of the public right-of-way of Monument Road from the intersection of the north right-of-way line of South Redlands Road to the southwesterly right-of-way line of a right-of-way dedicated in Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

PAINTED BOWL ANNEX #2

All of the south 3/4 of the south 1/2 of the west 1/4 of Section 21, T1S R1W north of the south right-of-way line of a dedicated right-of-way recorded in Book 1136, Page 301 and Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

PAINTED BOWL ANNEX #3

All of the north 1/4 of the south 1/2 of the west 1/4 of Section 21, T1S R1W.

PAINTED BOWL ANNEX #4

All of the south 1/2 of the west 1/4 of Section 21, T1S R1W and the SE 1/4 SW 1/4 of said Section 21, except that portion lying north of the northerly right-of-way line of a dedicated right-of-way recorded in Book 1136, Page 301 and Book 1037, Pages 381 and 382 of the Mesa County Clerk and Recorder.

Name

Address

William E. McLaughlin

Signature

August 20th, 1990.

Date

PAINTED BOWL #1

All of Mt. Sopris Drive platted in Heatheridge Subdivision, and all of the public right-of-way of South Redlands Road adjacent to Heatheridge Subdivision, and the Southeasterly one foot of the public right-of-way of Monument Road from the intersection of the North right-of-way line of South Redlands Road to the Southwesterly right-of-way line of a right-of-way dedicated in Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

PAINTED BOWL ANNEX #2

All of the South 3/4 of the South 1/2 of the West 1/4 of Section 21, T1S R1W North of the South right-of-way line of a dedicated right-of-way recorded in Book 1136, Page 301 and Book 1037, Pages 381 and 382 of the records of the Mesa County Clerk and Recorder.

PAINTED BOWL ANNEX #3

All of the North 1/4 of the South 1/2 of the West 1/4 of Section 21, T1S R1W.

PAINTED BOWL ANNEX #4

All of the South 1/2 of the West 1/4 of Section 21, T1S R1W and the SE 1/4 SW 1/4 of said Section 21, except that property described in Painted Bowl Annexations #2 and #3.

Name

Address

Signature

Date

Corrected Legal

Painted Bowl Annex

All public right-of-way for Mount Sopris Drive as platted in Heatheridge Estates Subdivision recorded in Platbook 11, Page 177, Mesa County Clerk and Recorder, and all public right-of-way of South Redlands Road adjacent to said subdivision and all public right-of-way of Monument Road as dedicated in Book 947, Page 524; Book 947, Pages 530 to 533; Book 963, Page 135, Mesa County Clerk and Recorder, and the SE1/4 SW1/4 Section 21 Township 1 South, Range 1 West, and also, the SW1/4 SW1/4 of said Section 21, and also, NW1/4 SW1/4 of said Section 21.

PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

All public right-of-way for Mount Sopris Drive as platted in Heatheridge Estates Subdivision recorded in Platbook 11, Page 177, Mesa County Clerk and Recorder, and all public right-of-way of South Redlands Road adjacent to said subdivision and all public right-of-way of Monument Road as dedicated in Book 947, Page 524; Book 947, Pages 530 to 533; Book 963, Page 135, Mesa County Clerk and Recorder, and the SE1/4 SW1/4 Section 21 Township 1 South, Range 1 West, and also, the SW1/4 SW1/4 of said Section 21, and also, NW1/4 SW1/4 of said Section 21.

As ground therefore, the petitioners respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred per cent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.