

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 6th day of November, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 108-96

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS IN A SERIES
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATIONS

STASSEN NO. 1, 2 & 3 ANNEXATIONS

LOCATED EAST AND NORTH OF F 3/4 AND 20 1/2 ROADS AND 673 20
1/2 ROAD

WHEREAS, on the 6th day of November, 1996, 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:

Stassen Annexation No.1

A parcel of land situate in the Southeast $\frac{1}{4}$ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southeast corner of said Section 35, thence N $00^{\circ}20'54''$ E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N $89^{\circ}31'00''$ W a distance of 1333.59 feet to the northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 35; thence N $89^{\circ}31'00''$ W along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 390.90 feet to a point; thence leaving said north line S $00^{\circ}00'00''$ W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N $89^{\circ}59'46''$ E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning.

Stassen Annexation No.2

A parcel of land situate in the north $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S $89^{\circ}32'00''$ E along the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 937.50 feet to a point; thence N $00^{\circ}00'00''$ E a distance of 25.00 feet to a point on the north right-of-way line for F $\frac{3}{4}$ Road; thence S $89^{\circ}32'00''$ E along the north right-of-way line for said F $\frac{3}{4}$ Road a distance of 402.21 feet to a point; thence N $00^{\circ}00'00''$ E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S $89^{\circ}59'46''$ W a distance of 1332.07 feet; thence N $89^{\circ}59'46''$ E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N $89^{\circ}59'46''$ E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N $90^{\circ}00'00''$ E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses:

- 1) S $02^{\circ}01'55''$ W a distance of 422.33 feet to Manhole No.2A;
- 2) S $75^{\circ}56'31''$ W a distance of 105.51 feet to Manhole No. 3;
- 3) S $38^{\circ}34'24''$ W a distance of 99.86 feet to Manhole No.3A;

S $08^{\circ}07'12''$ E a distance of 133.31 feet to Manhole No. 4;
thence S $32^{\circ}06'16''$ E a distance of 108.88 feet to a point;
thence S $52^{\circ}05'59''$ E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses:

- 1) S $12^{\circ}35'00''$ W a distance of 115.50 feet to a point;
- 2) S $01^{\circ}34'00''$ W a distance of 85.00 feet to a point;

S $32^{\circ}17'00''$ E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No.7; thence N $89^{\circ}21'30''$ W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S $00^{\circ}27'00''$ E along the west boundary line of said Panorama Subdivision Filing No.7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 $\frac{1}{2}$ Road N $87^{\circ}37'40''$ W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 $\frac{1}{2}$ Road; thence N $00^{\circ}52'20''$ E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F $\frac{3}{4}$ Road; thence N $89^{\circ}32'00''$ W along the south right-of-way line for said F $\frac{3}{4}$ Road a distance of 1300.00 feet to a point on the west line of the

SE ¼ NW ¼ of said Section 15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a distance of 20.00 feet to the point of beginning.

Stassen Annexation No.3

A parcel of land situate in the north ½ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SE ¼ NW ¼ of said Section 15, thence S 00°25'33" W along the west line of said SE ¼ NW ¼ a distance of 20.00 feet to a point on the south right-of-way line for F ¾ Road; thence S 89°32'00" E along the south right-of-way line for said F ¾ Road a distance of 1300.00 feet to a point on the west right-of-way line for 20 ½ Road; thence S 00°52'20" W along the west right-of-way line for said 20 ½ Road a distance of 230.17 feet to a point; thence S 87°37'40" E a distance of 20.01 feet to a point on the north-south centerline of said Section 15; thence S 00°52'20" W along said north-south centerline a distance of 598.16 feet to a point, from which the Center ¼ corner of said Section 15 bears S 00°52'20" W a distance of 471.00 feet; thence leaving said north-south centerline N 89°55'00" W a distance of 620.00 feet to a point; thence S 00°05'00" W a distance of 240.00 feet to a point; thence N 89°55'00" W a distance of 695.00 feet to a point on the west line of the SE ¼ NW ¼ of said Section 15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a distance of 1077.77 feet to the point of beginning.

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:

That a hearing will be held on the 18th day of December, 1996, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. 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.

ADOPTED this 6th day of November, 1996.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
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.

/s/ Stephanie Nye
City Clerk

Published: November 8, 1996
November 15, 1996
November 22, 1996
November 29, 1996