

**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 March, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 24-96

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

VALLEY MEADOWS EAST ANNEXATION

LOCATED ON 25 1/2 ROAD AT WESTWOOD DRIVE

WHEREAS, on the 6th day of March, 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:

A parcel of land situate in the SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

1) S 00°02'42" W a distance of 399.30 feet;

2) S 29°56'46" E a distance of 195.69 feet;

3) S 00°27'24" E a distance of 347.36 feet to a point on the centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

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 17th day of April, 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 March, 1996.

Attest:

/s/ Ron Maupin
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: March 8, 1996
March 15, 1996
March 22, 1996
March 29, 1996