

**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 3rd day of April, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 35-96

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

COUNTRY CLUB PARK WEST #2 ANNEXATION

TWO LOTS LOCATED AT 327 AND 331 COUNTRY CLUB PARK ROAD

WHEREAS, on the 3rd day of April, 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 SE 1/4 of Section 16 and in the NE 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 16, Township 1 South, Range 1 West, thence North a distance of 119.00 feet to a point on the Northerly Right-of-Way line of the Redlands Water and Power Company First Lift Canal (said Northerly Right-of-Way line being described in Book 514 at Page 11 of the records of the Mesa County Clerk and Recorder and also being the Northerly line of Lot 2, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of said Mesa County Clerk and Recorder); thence S 86°01'09" E along said Northerly, Right-of-Way line 210.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said Northerly Right-of-Way line the following three courses:

1) S 86°01'00" E a distance of 147.50 feet;

2) N 86°51'00" E a distance of 98.30 feet;

3) S 66°20'00" E a distance of 80.00 feet; thence leaving said Northerly Right-of-Way line S 24°07'08" W a distance of 137.61 feet to a point on the Northeasterly line of a parcel of land as described in said Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder; thence along the Northeasterly and Easterly lines of said parcel of land (said lines also being the Northeasterly and Easterly lines of Lots 23 and 24, Block 3 of said Country Club Park Subdivision) the following four courses:

1) 2.06 feet along the arc of a curve concave to the Southwest having a radius of 143.44 feet and a chord bearing S 65°28'10" E a distance of 2.06 feet;

2) S 65°03'30" E a distance of 3.27 feet;

3) 80.14 feet along the arc of a curve concave to the Southwest having a radius of 74.45 feet and a chord bearing S 34°13'15" E a distance of 76.33

feet;

4) S 03°23'00" E a distance of 186.71 feet to the Southeast corner of said parcel of land (said Southeast corner also being the Southeast corner of said Lot 24, Block 3); thence S 70°29'30" W along the Southerly line of said parcel of land as described in said Book 1039 at Page 903 a distance of 97.44 feet to the Southwest corner of said parcel of land; thence along the Westerly lines of said parcel of land the following three courses:

1) N 19°30'30" W a distance of 179.36 feet;

2) S 79°29'30" W a distance of 50.00 feet;

3) N 19°30'00" W a distance of 115.15 feet to the Northwest corner of said parcel of land (said corner also being the Northwest corner of Lot 23, Block 3 of said Country Club Park Subdivision; thence crossing Country Club Park Road and along the West line of Lot 1, Block 4 of said Country Club Park Subdivision N 24°24'01" W a distance of 204.28 feet to the Northwest corner of said Lot 1, Block 4 and Point of Beginning. Said parcel of land contains 1.89 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 15th day of May, 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 3rd day of April, 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

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