

**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 17th day of July, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 77-96_

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL**

**TO COMMENCE PROCEEDINGS FOR THE HOLDING OF AN ANNEXATION
ELECTION AND SETTING A HEARING ON SUCH ANNEXATION**

FRUITVALE TO PEACHTREE ANNEXATION

**LOCATED EAST OF GRAND JUNCTION, SOUTH OF I-70,
NORTH OF THE I-70 BUSINESS LOOP, PLUS THE FRUITWOOD
NEIGHBORHOOD AND THE PEACHTREE SHOPPING CENTER**

RECITALS.

On the 17th day of July, 1996, petitions for an annexation election were 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 tract of land situated in Sections 29,30,32 and 33, Township 1 North, Range 1 East of the Ute Meridian, and in Sections 2,3,4,5,7,8,9,10,11,16 and 17, Township 1 South, Range 1 East of the Ute Meridian, all in the County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NW 1/4 NW 1/4 of said Section 30; thence S 62°54'45" E a distance of 2942.79 feet to a point; thence East parallel with the north line of the NE 1/4 SW 1/4 of said Section 30 a distance of 20 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 30; thence East parallel with the north line of said NW 1/4 SE 1/4 a distance of 1320 feet to a point on the west line of the NE 1/4 SE 1/4 of said Section 30, said point being 20 feet south of the northwest corner of said NE 1/4 SE 1/4; thence South along the west line of said NE 1/4 SE 1/4 a distance of 1280 feet to a point; thence along a line 20 feet north of and parallel with the south line of said NE 1/4 SE 1/4, East a distance of 1320 feet to a point on the west line of the NW 1/4 SW 1/4 of Section 29; thence along a line 20 feet north of and parallel with the south line of said NW 1/4 SW 1/4, East a distance of 20 feet; thence along a line 20 feet east of and parallel with the west line of said NW 1/4 SW 1/4, South a distance of 20 feet to a point on the north line of the SW 1/4 SW 1/4 of said Section 29; thence East along said north line a distance of 1300 feet to the northwest corner of the SE 1/4 SW 1/4 of said Section 29; thence South along the west line of said SE 1/4 SW 1/4 a distance of 1300 feet to a point; thence along a line 20 feet north of and parallel with the south line of said SE 1/4 SW 1/4, East a distance of 20 feet to a point; thence along a line 20 feet east of and parallel with the west line of said SE 1/4 SW 1/4, South a distance of 20 feet to a point on the north line of the NE 1/4 NW 1/4 of Section 32; thence along a line 20 feet east of and parallel with the west line of said NE 1/4 NW 1/4, South a distance of 1320 feet to a point on the north line of the SE 1/4 NW 1/4 of said Section 32; thence along a line 20 feet east of and parallel with the west line of said SE 1/4 NW 1/4, South a distance of 1320 feet to a point 20 feet east of the southwest corner of said SE 1/4 NW 1/4; thence East along the north lines of the NE 1/4 SW 1/4 and NW 1/4 SE 1/4 of said Section 32 a distance of 2600 feet to a point;

thence along a line 20 feet west of and parallel with the east line of said NW 1/4 SE 1/4, South a distance of 1320 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 32; thence along a line 20 feet west of and parallel with the east line of said SW 1/4 SE 1/4, South a distance of 20 feet to a point; thence along a line 20 feet south of and parallel with north line of said SW 1/4 SE 1/4, East a distance of 20 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 32; thence along a line 20 feet south of and parallel with the north line of said SE 1/4 SE 1/4, East a distance of 1300 feet to a point 20 feet south and 20 feet west of the northeast corner of said SE 1/4 SE 1/4; thence along a line 20 feet west of and parallel with the east line of said SE 1/4 SE 1/4, South a distance of 845.71 feet to a point; thence East parallel with the south line of said SE 1/4 SE 1/4 a distance of 20 feet to a point on the east line of said SE 1/4 SE 1/4; thence South along said east line a distance of 500 feet to the northwest corner of Section 4; thence South along the west line of the NW 1/4 NW 1/4 of said Section 4 a distance of 977.61 feet to a point; thence S 89°50'28" E a distance of 33.0 feet to the northwest corner of Lot 8, Block 3 Palmyra Subdivision; thence S 89°50'28" E along the north line of said Lot 8, Block 3 a distance of 219.95 feet to the northeast corner of said Lot 8, Block 3; thence S 00°00'48" E along the east line of said Lot 8, Block 3 a distance of 335.26 feet to a point on the north line of the NW 1/4 SW 1/4 NW 1/4 of said Section 4; thence East along the north line of said NW 1/4 SW 1/4 NW 1/4 a distance of 407.30 feet to the northeast corner of said NW 1/4 SW 1/4 NW 1/4; thence South along the east line of the W 1/2 SW 1/4 NW 1/4 of said Section 4 a distance of 1312.42 feet to the southeast corner of the SW 1/4 SW 1/4 NW 1/4 of said Section 4; thence West along the south line of said SW 1/4 SW 1/4 NW 1/4 a distance of 660.10 feet to the southeast corner of the northeast 1/4 of Section 5; thence N 89°42'54" W along the south line of SE 1/4 NE 1/4 of said Section 5 a distance of 1322.32 feet to the southwest corner of said SE 1/4 NE 1/4; thence N 89°42'54" W along the south line of the SE 1/4 SW 1/4 NE 1/4 of said Section 5 a distance of 661.16 feet to the southwest corner of said SE 1/4 SW 1/4 NE 1/4; thence N 00°01'08" W along the east line of the W 1/2 SW 1/4 NE 1/4 of said Section 5 a distance of 655.93 feet to a point; thence S 89°40'12" E a distance of 49.66 feet to a point; thence N 45°07'00" E a distance of 163.70 feet to a point; thence West a distance of 826.67 feet to a point on the east line of the SE 1/4 NW 1/4 of said Section 5; thence North along the east line of said SE 1/4 NW 1/4 a distance of 122.86 feet to a point on the south line of the Palisade Canal; thence along the south line of said Palisade Canal the following 19 courses:

- 1) S 87°34'10" W a distance of 40.21 feet;
- 2) N 72°43'44" W a distance of 63.96 feet;
- 3) N 60°19'47" W a distance of 73.57 feet;
- 4) N 87°00'34" W a distance of 54.95 feet;
- 5) S 64°07'03" W a distance of 416.55 feet;
- 6) S 80°27' W a distance of 47 feet;
- 7) N 65°17'W a distance of 169 feet;
- 8) S 58°04' W a distance of 325 feet;

- 9) S 49°W a distance of 122 feet;
- 10) S 67°38' W a distance of 185 feet;
- 11) N 77°27'59" W a distance of 354.96 feet;
- 12) S 75°39'10" W a distance of 163.09 feet;
- 13) S 75°39'10" W a distance of 5.98 feet;
- 14) S 71°13'13" W a distance of 41.98 feet;
- 15) S 60°05'20" W a distance of 49.77 feet;
- 16) S 48°46'11" W a distance of 45.88 feet;
- 17) S 32°27'54" W a distance of 64.25 feet;
- 18) S 50°34'19" W a distance of 30.25 feet;
- 19) N 74°35'29" W a distance of 144.58 feet; thence South a distance of 55.5 feet to a point; thence West a distance of 210 feet to a point; thence South a distance of 390 feet to a point on the north line of the southwest 1/4 of said Section 5; thence East along the north line of said southwest 1/4 (said north line also being the centerline for F 1/2 Road) a distance of 209.60 feet to a point; thence crossing the south 1/2 of said F 1/2 Road and along the east boundary of North Meadows Subdivision S 00°04'48" W a distance of 409.00 feet to the southeast corner of Lot 4 of said North Meadows Subdivision; thence N 89°47'43" W along the south boundary of said North Meadows Subdivision a distance of 454.70 feet to the southwest corner of Lot 9 of said North Meadows Subdivision; thence N 00°05'40" E along the west boundary of said North Meadows Subdivision a distance of 377.38 feet to a point on the south right-of-way line for said F 1/2 Road; thence West a distance of 39.00 feet to a point 1.00 feet east of the west line of said Section 5 (said west line also being the centerline of 29 Road); thence S 00°05'40" W along a line 1.00 feet east of and parallel with the west line of said Section 5 a distance of 1290.00 feet to a point; thence crossing the east 1/2 of said 29 Road S 89°48'24" E a distance of 39.00 feet to the northwest corner of Lot 1 of Karen Lee Subdivision First Addition; thence S 00°05'40" W along the west boundary line of said Karen Lee Subdivision a distance of 330.01 feet to the southwest corner of Lot 16 of said Karen Lee Subdivision; thence N 89°48'24" W a distance of 10.00 feet to the northwest corner of Lot 1, Block 4 of Morning Glory Subdivision; thence South along the west boundary line of said Morning Glory Subdivision a distance of 330.00 feet to the southwest corner of Lot 1, Block 3 of said Morning Glory Subdivision; thence West a distance of 28.00 feet to a point 2.00 feet east of the west line of the SW 1/4 SW 1/4 of said Section 5; thence S 00°05'21" E along a line 2.00 feet east of and parallel with the west line of said SW 1/4 SW 1/4 a distance of 231.00 feet to a point; thence S 89°59'28" E a distance of 658.47 feet to a point; thence S 00°06'46" E a distance of 164.91 feet to a point; thence N 89°59'59" W a distance of 330.00 feet to a point on the east boundary line of Plaza "29" Subdivision; thence S

00°06'46" E along the east boundary line of said Plaza "29" Subdivision a distance of 214.00 feet to the southeast corner of said Plaza "29" Subdivision; thence S 00°06'46" E a distance of 50.00 feet to a point on the north line of the NW 1/4 NW 1/4 of Section 8; thence South a distance of 50.00 feet to a point; thence East along a line 50.00 feet south of and parallel with the north line of said NW 1/4 NW 1/4 a distance of 660.14 feet to the northwest corner of Lot 1, Redwing Subdivision; thence S 00°03'00" E along the west boundary line of said Redwing Subdivision a distance of 609.33 feet to the southwest corner of Lot 8, of said Redwing Subdivision; thence

N 89°57'41" E along the south boundary line of said Redwing Subdivision a distance of 330.96 feet to the southwest corner of Lot 7, Block 1 of Sroufe Subdivision; thence S 00°02'48" E along the west boundary line of said Sroufe Subdivision a distance of 560.00 feet to the northwest corner of Lot 2, Block 3 of said Sroufe Subdivision; thence N 89°57'14" E along the north lines of Lots 1 and 2, Block 3 of said Sroufe Subdivision a distance of 160.70 feet to a point on the west boundary line of New Beginnings Subdivision; thence N 00°02'46" W along the west boundary line of said New Beginnings Subdivision a distance of 1168.83 feet to the northwest corner of said New Beginnings Subdivision; thence

N 00°02'46" W a distance of 50.0 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 5; thence East along said south line a distance of 34.3 feet to a point; thence North parallel with the west line of the SE 1/4 SW 1/4 of said Section 5 a distance of 288.00 feet to the southeast corner of Lot 7, Block 2 of Cris-Mar Subdivision; thence N 00°08'22" W along the east boundary lines of Lots 7,8,9,10 and 11, Block 2 of said Cris-Mar Subdivision a distance of 371.83 feet to the northeast corner of said Lot 11, Block 2; thence N 89°59'10" W along the north line of said Lot 11, Block 2 a distance of 70.00 feet to the southeast corner of Lot 12, Block 2 of said Cris-Mar Subdivision; thence N 00°08'22" W along the east boundary line of said Lot 12, Block 2, crossing Bonito Avenue and along the east boundary lines of Lots 10 through 14, Block 5 of said Cris-Mar Subdivision a distance of 659.83 feet to the northeast corner of said Lot 10, Block 5; thence East along the north line of the W 1/2 SE 1/4 SW 1/4 of said Section 5 a distance of 535 feet to the northwest corner of the E 1/2 SE 1/4 SW 1/4 of said Section 5; thence South along the west line of said E 1/2 SE 1/4 SW 1/4 a distance of 1270 feet to a point 50 feet north of the south line of said E 1/2 SE 1/4 SW 1/4; thence East along a line 50 feet north of and parallel with the south line of said E 1/2 SE 1/4 SW 1/4 (said line also being the north right-of-way line for F Road) a distance of 660.32 feet to a point on the east line of the SE 1/4 SW 1/4 of said Section 5; thence N 89°57'56" E along a line 50 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 5 (said line also being the north right-of-way line for said F Road) a distance of 1326.53 feet to a point; thence S 00°07'21" E a distance of 50.00 feet to the northeast corner of the NW 1/4 NE 1/4 of Section 8; thence S 00°07'21" E along the east boundary line of Cody Subdivision a distance of 1318.70 feet to the southeast corner of Lot 1, Block 1 of said Cody Subdivision; thence N 89°58'40" W along the south boundary line of Lots 1,2 and 3, Block 1 of said Cody Subdivision a distance of 205.38 feet to the southeast corner of Lot 1, Block 5 of Cody Subdivision Filing No. 2; thence N 89°59'00" W along the south boundary lines of Lots 1,2 and 3, Block 5 of said Cody Subdivision Filing No. 2 a distance of 207.39 feet to the southwest corner of said Lot 3, Block 2; thence N 89°54'09" W along the south line of the NW 1/4 NE 1/4 of said Section 8 a

distance of 413.46 feet to the southeast corner of Greenfield Run Subdivision; thence

N 00°01'44" W along the east boundary line of said Greenfield Run Subdivision a distance of 1267.79 feet to the northeast corner of Lot 63 of said Greenfield Run Subdivision; thence West along the north boundary line of said Greenfield Run Subdivision a distance of 330.89 feet to the northwest corner of Lot 25 of said Greenfield Run Subdivision; thence West parallel with the north line of the NE 1/4 of said Section 8 a distance of 165.26 feet to a point on the east line of the NW 1/4 of said Section 8; thence West parallel with the north line of the NW 1/4 of said Section 8 a distance of 30.00 feet to a point; thence S 00°05' E along the east boundary lines of Lots 1 and 2, Block 1 of North Park Estates Subdivision a distance of 167.87 feet to the southeast corner of said Lot 2, Block 1; thence West along the south boundary line of said Lot 2, Block 1 a distance of 135.22 feet to the southwest corner of said Lot 2, Block 1; thence N 00°05' W along the west boundary lines of Lots 2 and 1, Block 1 of said North Park Estates Subdivision a distance of 167.87 feet to a point on the south right-of-way line for F Road (said south right-of-way line being 50 feet south of and parallel with the north line of the NW 1/4 of said Section 8); thence S 89°59'16" W along said south right-of-way line a distance of 759.63 feet to the northeast corner of Lot 2, Block 1 of New Beginnings Subdivision; thence S 00°02'50" E along the east boundary line of said New Beginnings Subdivision a distance of 1267.81 feet to the southeast corner of Lot 9, Block 2 of said New Beginnings Subdivision; thence S 89°59'11" W along the south boundary lines of said Lot 9, Block 2 and Lot 10, Block 2 of said New Beginnings Subdivision a distance of 211.19 feet to the southeast corner of Lot 1, Block 3 of Sroufe Subdivision; thence

S 89°57'34" W along the south boundary lines of Lots 1 and 2, Block 3 of said Sroufe Subdivision a distance of 185.70 feet to the southwest corner of said Lot 2, Block 3; thence S 17°59'10" E a distance of 2.27 feet to the southeast corner of the NW 1/4 NW 1/4 of said Section 8; thence West along the south line of said NW 1/4 NW 1/4 a distance of 440.00 feet to a point; thence North a distance of 99.00 feet to a point; thence West a distance of 200.00 feet to a point on the east right-of-way line for Kokopelli Lane; thence North along the east right-of-way line for said Kokopelli Lane a distance of 231.00 feet to a point; thence West a distance of 20.00 feet to a point; thence North a distance of 330.00 feet to the southeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 8; thence West along the south line of said NW 1/4 NW 1/4 NW 1/4 a distance of 330.03 feet to a point; thence North a distance of 125.00 feet to a point; thence West a distance of 330.00 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 8; thence South along the east line of the NE 1/4 of Section 7 (said east line also being the centerline for 29 Road) a distance of 865.55 feet to a point; thence West a distance of 30.00 feet; thence South a distance of 88.00 feet to a point; thence West a distance of 240.00 feet to a point; thence South a distance of 431.00 feet to the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 5 courses:

- 1) West a distance of 260.00 feet;
- 2) N 87°15'00" W a distance of 165.00 feet;
- 3) N 79°20'00" W a distance of 150.00 feet;
- 4) N 72°30'00" W a distance of 500.00 feet;

5) N 72°30'00" W a distance of 19.91 feet to a point; thence S 36°58'00" W a distance of 19.97 feet to the northeast corner of Lot 9, Block 4 of Rothhaupt Subdivision Second Filing and westerly right-of-way line for Indian Wash; thence along the westerly right-of-way line for said Indian Wash the following 5 courses:

1) S 36°58'00" W a distance of 263.10 feet;

2) S 30°08'00" W a distance of 371.10 feet;

3) S 47°44'14" W a distance of 245.63 feet;

4) S 39°15'00" W a distance of 170.70 feet;

5) S 08°16'00" W a distance of 66.50 feet to a point on the east-west centerline of said Section 7 (said centerline also being the centerline for Orchard Avenue); thence NS 89°53'00" E along said east-west centerline a distance of 1983 feet to the East 1/4 corner of said Section 7; thence South along the west line of the SW 1/4 of said Section 8 (said west line also being the centerline for 29 Road) a distance of 2323.75 feet to a point; thence East a distance of 379.00 feet to a point; thence South a distance of 350.00 feet to a point on the south right-of-way line for North Avenue; thence West along the south right-of-way for North Avenue a distance of 209.0 feet to a point; thence leaving said right-of-way, South a distance of 224.0 feet to a point; thence West a distance of 120.0 feet to a point on the east right-of-way for 29 Road; thence North along the east right-of-way for 29 Road a distance of 224.0 feet to the intersection of said right-of-way line with the south right-of-way for North Avenue; thence West a distance of 50.0 feet to a point on the west line of the NW¹/₄ NW¹/₄ of said Section 17 from whence the Northwest Corner of said Section 17 bears North a distance of 40.0 feet; thence S 00°16'00" E along the West line of the NW¹/₄ of said Section 17 a distance of 1683.50 feet to a point on the southerly right-of-way for U.S. Highway 6 & 24; thence along said southerly right-of-way for U.S. Highway 6 & 24 the following 4 courses:

1) N 72°52'00" E a distance of 2073.10 feet;

2) N 73°59'30" E a distance of 345.70 feet;

3) N 73°13'30" E a distance of 1628.10 feet;

4) 103.72 feet along the arc of a curve to the left, having a radius of 1532.50 feet and a long chord bearing N 60°23'00" E a distance of 103.70 feet; thence leaving said right-of-way, South a distance of 43.83 feet to a point on the northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 73°03'00" E along the northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1338.73 feet to the intersection of said right-of-way line with the West right-of-way for 30 Road; thence South along the west right-of-way for 30 Road a distance of 119.12 feet to the intersection of said right-of-way line with the southerly right-of-way for the Denver & Rio Grande Western Railroad; thence S 73°01'09" W along the southerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 1341.58 feet to a point; thence leaving said right-of-way line, S 00°03'05" W a distance of 0.54 feet to a point; thence S 89°57'07" E a distance of 1282.43 feet to a point on the west right-of-way

for 30 Road; thence South along the west right-of-way for 30 Road a distance of 190.75 feet to a point; thence leaving said right-of-way, East a distance of 90.0 feet to the intersection of the east right-of-way for 30 Road with the south right-of-way for Hill Court in Section 16; thence N 89°57'30" E along the south right-of-way for Hill Court a distance of 238.00 feet to the Northwest Corner of Lot 1, Block 8, Fruitwood Subdivision Filing No. Two, a Replat of A Part of Lot 1 of Key Subdivision; thence South along the west line of said Lot 1 a distance of 121.19 feet to the Southwest Corner of said Lot 1; thence N 89°57'30" E along the south line of said Fruitwood Subdivision Filing No. Two a distance of 362.0 feet to the Southeast Corner of Lot 4, Block 8 of said Subdivision; thence South a distance of 347.03 feet to the Southwest Corner of Lot 8, Block 8, Fruitwood Subdivision Filing No. Three, a Replat of A Part of Lot 1 of Key Subdivision; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Three a distance of 180.24 feet to a point which is common with the Southeast Corner of Lot 9, Block 8 of said Subdivision and the Southwest Corner of Lot 10, Block 8 of Fruitwood Subdivision Filing No. Five; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Five a distance of 1152.20 feet to a point which is common with the Southeast Corner of said Subdivision with the Southwest Corner of Fruitwood Subdivision Filing No. Four; thence N 89°55'30" E along the south line of said Fruitwood Subdivision Filing No. Four a distance of 660.82 feet to a point which is common with the Southeast Corner of Lot 1, Block 5 of said Subdivision with the Southwest Corner of Lot 1, Block 12 of Fruitwood Subdivision Filing No. Seven; thence N 89°53'11" E along the South line of Fruitwood Subdivision Filing No. Seven a distance of 330.21 feet to the Southeast Corner of said Subdivision; thence N 00°00'31" E along the east line of said Fruitwood Subdivision Filing No. Seven a distance of 1289.77 feet to the Northeast Corner of Lot 1, Block 13 of said Subdivision; thence N 00°00'31" E a distance of 30.0 feet to a point on the north line of the NW¼ NE¼ of said Section 16; thence S 89°54'00" W along the north line of the NW¼ NE¼ of said Section 16 a distance of 330.41 feet to the North ¼ Corner of said Section 16; thence S 89°54'00" W along the north line of the NW¼ of said Section 16 a distance of 1156.69 feet to a point; thence South a distance of 30.0 feet to the Northwest Corner of Lot 38, Block 7, Fruitwood Subdivision Filing No. Six; thence South along the west line of Fruitwood Subdivision Filing No. Six a distance of 630.86 feet to the Northeast Corner of Lot 18, Block 7 of Fruitwood Subdivision Filing No. Five; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Five a distance of 630.57 feet to a point which is common with the Northwest Corner of Lot 10, Block 9 of said Subdivision with the Northeast Corner of Lot 9, Block 9 of Fruitwood Subdivision Filing No. Three; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Three a distance of 270.0 feet to a point which is common with the Northwest Corner of Lot 7, Block 9 of said Subdivision with the Northeast Corner of Lot 6, Block 9 of Fruitwood Subdivision Filing No. Two; thence S 89°57'30" W along the north line of Fruitwood Subdivision Filing No. Two a distance of 536.0 feet to the Northwest Corner of Lot 1, Block 9 of said Subdivision; thence West a distance of 20.0 feet to a point on the east right-of-way for 30 Road; thence North along the east right-of-way for 30 Road a distance of 518.66 feet to the intersection of said right-of-way line with the northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 72°52'00" E along the northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 787.67 feet to the southerly right-of-way for U.S. Highway 6 & 24; thence along said southerly right-of-way for U.S. Highway 6 & 24 the following 9 courses:

- 1) N 72°50'00" E a distance of 4764.40 feet;
- 2) N 00°20'30" W a distance of 52.20 feet;
- 3) N 72°50'00" E a distance of 3824.70 feet;
- 4) N 89°46'00" E a distance of 171.70 feet;
- 5) N 72°50'00" E a distance of 611.90 feet;
- 6) N 69°27'00" E a distance of 877.40 feet;
- 7) N 00°17'30" W a distance of 134.10 feet;
- 8) N 35°43'30" E a distance of 382.00 feet;

- 9) N 43°15'00" E a distance of 429.71 feet to the Northwest Corner of Lot 2, Block 3, Phase III of Peach Tree Bulk Development; thence along a line which is common with the Easterly right-of-way for the 32 Road By-Pass and the Westerly line of Block 3, Phase III of Peach Tree Bulk Development the following Five (5) courses and distances:
 - 1) S 50°43'41" E a distance of 73.70 feet;
 - 2) S 54°00'30" E a distance of 115.83 feet;
 - 3) S 36°13'00" E a distance of 129.51 feet;

 - 4) S 11°18'49" E a distance of 257.21 feet to the intersection of said right-of-way with the Southwest Corner of Block 3, Phase III, Peach Tree Bulk Development;

 - 5) S 11°18'49" E a distance of 40.21 feet to the intersection of said right-of-way with the Northerly right-of-way for the Denver & Rio Grande Western Railroad; thence N 72°47'43" E along the Northerly right-of-way for the Denver & Rio Grande Western Railroad a distance of 506.01 feet to a point on the East line of the SW¹/₄ NW¹/₄ of Section 11; thence N 00°13'34" W along the East line of the SW¹/₄ NW¹/₄ of said Section 11 a distance of 433.22 feet to the Northeast Corner of Lot 5, Block, 3, Phase III of Peach Tree Bulk Development; thence continuing N 00°13'34" W a distance of 1.48 feet to the Northeast Corner of the SW¹/₄ NW¹/₄ of said Section 11; thence N 89°46'44" E along the South line of the NE¹/₄ NW¹/₄ of said Section 11 a distance of 331.84 feet to a point; thence N 00°15'14" W a distance of 130.06 feet to a point; thence N 89°49'26" E a distance of 330.74 feet to a point on the West line of Schumacher Subdivision Filing No. Two; thence N 00°37'31" W along the West line of Schumacher Subdivision Filing No. Two a distance of 529.31 feet to the Northwest Corner of said Subdivision; thence N 89°45'42" E a distance of 181.14 feet to the Southwest Corner of Lot 5, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°12'00" W along the West line of Block 2, Phase II of Peach Tree Bulk Development a distance of 399.54 feet to the Southwest Corner of Lot 1 of said Block 2; thence N 89°48'00" E along the South line of Lot 1, Block 2, Phase II of Peach Tree Bulk Development a distance of 135.0 feet to the Southwest Corner of Lot 2 of said Block 2;

thence along the boundary line of Lot 2, Block 2, Phase II of Peach Tree Bulk Development the following Four (4) courses and distances:

- 1) N 89°48'00" E a distance of 30.0 feet;
- 2) N 00°12'00" W a distance of 31.47 feet;
- 3) S 54°04'55" E a distance of 147.0 feet the Southeast Corner of said Lot 2;

4) N 00°12'00" W a distance of 269.33 feet to the Northeast Corner of said Lot 2; thence N 84°04'50" E along a line which is common with the Northerly boundary of Lot 3, Block 2, Phase II of Peach Tree Bulk Development and the Southerly right-of-way for I-70 Business Loop a distance of 159.31 feet to a point; thence N 89°48'00" E along said common line a distance of 41.15 feet to the Northeast Corner of Lot 3, Block 2, Phase II of Peach Tree Bulk Development; thence N 00°28'06" W a distance 30.0 feet to the North $\frac{1}{4}$ Corner of Section 11; thence N 00°19'03" W along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 a distance of 175.0 feet to a point; thence S 89°48'00" W a distance of 40.0 feet to the Northeast Corner of Lot 7, Block 4 of Strains Subdivision; thence S 89°48'08" W along the North line of Lot 7, Block 4 of Strains Subdivision a distance of 100.0 feet to the Southeast Corner of Lot 5, Block 4 of said Subdivision; thence N 00°24'30" W along the East line of Lot 5, Block 4 of Strains Subdivision a distance of 135.0 feet to the Northeast Corner of said Lot 5; thence N 00°24'30" W a distance of 30.0 feet to a point in the center line of Peach Street; thence S 89°48'00" W along the center line of Peach Street a distance of 191.67 feet to a point on the Easterly right-of-way of the Clifton Connection between Interstate No. 70 and U.S. Highway 6 & 24; thence along the Easterly right-of-way line for the Clifton Connection between U.S. Highway 6 & 24 and Interstate No. 70 the following (18) courses and distances:

- 1) N 31°22'00" E a distance of 403.64 feet to a point;
- 2) Along a curve to the left having a radius of 11360 feet and a chord bearing N 42°11'07" E a distance of 181.66 feet;
- 3) N 36°50'00" E a distance of 36.1 feet to a point;
- 4) Along a curve to the left having a radius of 2010 feet and a chord bearing N 33°46'00" E a distance of 367.80 feet to a point;
- 5) N 32°56'30" E a distance of 198.80 feet to a point;
- 6) Along a curve to the left having a radius of 2035.80 feet and a chord bearing N 17°44'30" E a distance of 365.70 feet to a point;
- 7) N 09°38'30" E a distance of 309.80 feet to a point;
- 8) N 08°07'00" E a distance of 370.00 feet to a point;
- 9) S 81°53'00" E a distance of 104.00 feet to a point;

- 10) N 00°59'00" W a distance of 393.10 feet to a point;
- 11) N 23°19'00" E a distance of 283.40 feet to a point on the south right-of-way line for the U.S. Government Highline Canal;
- 12) N 17°35'00" E a distance of 195.40 feet to a point on the north right-of-way line for said U.S. Government Highline Canal;
- 13) N 24°56'00" E a distance of 51.50 feet to a point;
- 14) N 29°57'30" E a distance of 171.30 feet to a point;
- 15) N 23°55'00" E a distance of 205.30 feet to a point;
- 16) Along a curve to the left having a radius of 2010 feet and a chord bearing N 20°08'00" E a distance of 126.30 feet to a point;
- 17) N 16°21'00" E a distance of 205.30 feet to a point;
- 18) N 15°20'00" E a distance of 80.70 feet to a point; thence leaving said easterly right-of-way line of said Clifton Connection N 49°17'33" W a distance of 817.31 feet to a point on the North right-of-way line of Interstate Highway No. 70; thence Westerly along said North right-of-way line the following (21) courses and distances:
 - 1) S 59°20'00" W a distance of 235.0 feet to a point;
 - 2) S 60°09'30" W a distance of 243.5 feet to a point;
 - 3) Along a curve to the right having a radius of 2715 feet and a chord bearing S 70°58'52" W a distance of 863.44 feet to a point;
 - 4) N 86°48'00" W a distance of 285.76 feet to a point;
 - 5) Along a curve to the right having a radius of 2665 feet and a chord bearing N 87°01'00" W a distance of 635.7 feet to a point;
 - 6) N 87°34'00" W a distance of 310.9 feet to a point;
 - 7) N 77°40'00" W a distance of 700.1 feet to the West line of said Section 2;
 - 8) N 77°40'00" W a distance of 99.9 feet to a point;
 - 9) N 68°12'30" W a distance of 304.1 feet to a point;
 - 10) N 77°40'00" W a distance of 500.0 feet to a point;
 - 11) N 87°07'30" W a distance of 304.1 feet to a point;
 - 12) N 77°40'00" W a distance of 1920 feet to a point;
 - 13) Along a curve to the left having a radius of 5880 feet and a chord bearing N 83°39'54" W a distance of 1229.27 feet to a point;

- 14) N 89°40'00" W a distance of 1001.3 feet to the West line of said Section 3;
- 15) N 89°40'00" W a distance of 1268.7 feet to a point;
- 16) N 89°25'30" W a distance of 46.50 feet to a point;
- 17) Along a curve to the right having a radius of 5580 feet and a chord bearing N 82°18'30" W a distance of 1337.50 feet to a point;
- 18) N 74°02'30" W a distance of 268.50 feet to a point;
- 19) N 72°40'00" W a distance of 1710.0 feet to a point;
- 20) Along a curve to the left having a radius of 5880 feet and a chord bearing N 76°10'00" W a distance of 717.9 feet to a point;
- 21) N 79°40'00" W a distance of 20.37 feet to a point on the West line of said Section 33; thence leaving said North right-of-way line, North along the East line of SE¹/₄ SE¹/₄ of said Section 32 a distance of 656.56 feet to the Northeast Corner of the SE¹/₄ SE¹/₄ of said Section 32; thence West along the North line of the SE¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SE¹/₄ SE¹/₄ of said Section 32; thence North along the East line of the NW¹/₄ SE¹/₄ of said Section 32 a distance of 1320 feet to the Northeast Corner of the NW¹/₄ SE¹/₄ of said Section 32; thence North along the East line of the SW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northeast Corner of the SW¹/₄ NE¹/₄ of said Section 32; thence West along the North line of the SW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the SW¹/₄ NE¹/₄ of said Section 32; thence North along the West line of the NW¹/₄ NE¹/₄ of said Section 32 a distance of 1320 feet to the Northwest Corner of the NW¹/₄ NE¹/₄ of said Section 32; thence North along the East line of the SW¹/₄ of said Section 29 a distance of 2640 feet to the Northeast Corner of the SW¹/₄ of said Section 29; thence West along the North line of the SW¹/₄ of said Section 29 a distance of 2640 feet to the Northwest Corner of the SW¹/₄ of said Section 29; thence West along the North line of the SE¹/₄ of said Section 30 a distance of 2640 feet to the Northwest Corner of the SE¹/₄ of said Section 29; thence North along the East line of the SE¹/₄ NW¹/₄ of said Section 30 a distance of 1320 feet to the Northeast Corner of the SE¹/₄ NW¹/₄ of said Section 30; thence West along the North line of the SE 1/4 NW 1/4 and SW 1/4 NW 1/4 of said Section 30 a distance of 2640 feet to the Point of Beginning.

The City Council has found and determined that the petition for an annexation election is in substantial compliance with applicable law including the provisions of the Municipal Annexation Act, and a hearing should be held to determine whether or not an election should be held as required under section 31-12-107 C.R.S. and in accordance with 31-12-112 C.R.S.;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That a hearing will be held on the 21st day of August, 1996, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado,

250 North 5th Street at 7:30 p.m. for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of 31-12-104 and 31-12-105 C.R.S. and is considered eligible for annexation; and whether an election is required under applicable law including the provisions of the Municipal Annexation Act of 1965.

ADOPTED this 17th day of July, 1996.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk

NOTICE IS FURTHER GIVEN that a hearing as stated and as provided and in the foregoing Resolution 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: July 21, 1996
July 28, 1996
August 4, 1996
August 11, 1996