

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 4th day of September, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 85-96

**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**

HIGH COUNTRY BUSINESS PARK ANNEXATION

LOCATED ON RIVER ROAD WEST OF HIGHWAY 340

WHEREAS, on the 4th day of September, 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 Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in Lot 1 of Section 15, Township 1 South, Range 1 West of the Ute 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 $89^{\circ}56'10''$ W along the south line of Lot 1 of said Section 15 a distance of 120.93 feet to a point on the northeasterly bank of the Colorado River; thence along the northeasterly bank of said Colorado River the following 4 courses:

- 1) N $80^{\circ}55'52''$ W a distance of 76.01 feet;
- 2) N $53^{\circ}30'26''$ W a distance of 229.15 feet;
- 3) N $51^{\circ}11'13''$ W a distance of 303.64 feet;
- 4) N $72^{\circ}58'53''$ W a distance of 166.89 feet to a point on the north boundary of High Country Business Park; thence N $84^{\circ}25'29''$ E along the north boundary of said High Country Business Park a distance of 1051.00 feet to a point on the southwesterly right-of-way line for River Road; thence S $40^{\circ}50'31''$ E along the southwesterly right-of-way line for said River Road a distance of 645.88 feet to a point on the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence S $89^{\circ}56'10''$ W along the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 692.03 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 16th day of October, 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 4th day of September, 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: September 6, 1996
September 13, 1996
September 20, 1996
September 27, 1996