

**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 15th day of January, 1997, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 3-97

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

WESTWOOD RANCH ANNEXATION

LOCATED NORTHWEST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

WHEREAS, on the 15th day of January, 1997, 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:

DESCRIPTION

A parcel of land situate in the SE 1/4 NW 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:

Commencing at the Center 1/4 corner of said Section 3, thence S 90°00'00" W along the east-west centerline of said Section 3 a distance of 25.00 feet to a point on the west right-of-way line for 25 1/2 Road; thence continuing along the east-west centerline of said Section 3 S 90°00'00" W a distance of 5.00 feet to a point on the west right-of-way line for said 25 1/2 Road; thence leaving said east-west centerline S 00°00'00" W along said west right-of-way line a distance of 20.00 feet to a point on the south right-of-way line for F 1/2 Road; thence S 90°00'00" W along the south right-of-way line for said F 1/2 Road a distance of 1173.17 feet to a point; thence crossing F 1/2 Road and along the west line of a parcel of land as described in Book 1480, at Page 789 of the records of the Mesa County Clerk and Recorder and extending to the northeasterly right-of-way line for the Grand Valley Canal N 00°02'16" E a distance of 1114.77 feet to a point on said northeasterly right-of-way line; thence along the northeasterly right-of-way line for said Grand Valley Canal the following 4 courses:

1) S 14°00'04" E a distance of 27.18 feet;

- 2) S 35°45'52" E a distance of 133.95 feet;
- 3) S 60°45'20" E a distance of 142.94 feet;
- 4) S 69°02'21" E a distance of 94.09 feet to a point on the west line of a parcel of land as described in Book 1305 at Page 141 of the records of said Mesa County Clerk and Recorder; thence N 00°00'00" W along the west line of said parcel of land a distance of 26.77 feet to the northwest corner of said parcel of land; thence S 69°02'21" E along the northeasterly line of said parcel of land a distance of 97.49 feet to a point; thence continuing along said northeasterly line S 77°38'37" E a distance of 807.66 feet to a point on the west right-of-way line for 25 1/2 Road; thence S00°00'00" E along said west right-of-way line a distance of 675.27 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 19th day of February, 1997, 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 15th day of January, 1997.

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: January 19, 1997
January 24, 1997
January 31, 1997
February 7, 1997