

**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 5th day of February, 1997, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 13-97

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

RITTER/BALERIO ANNEXATION

LOCATED 2248 S. BROADWAY & 2249 IRIS COURT

WHEREAS, on the 5th day of February, 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:

EXHIBIT B  
RITTER/BALERIO ANNEXATION  
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel situate in the Southwest 1/4 of Section 7, 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 South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;

3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;

4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

1) S 16°36'35" W a distance of 15.57 feet;

2) S 41°15'00" W a distance of 129.74 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 March, 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 5th day of February, 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: February 7, 1997  
February 14, 1997  
February 21, 1997  
February 28, 1997