

**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 16th day of April, 1997, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 34-97_

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION
AND EXERCISING LAND USE CONTROL AND JURISDICTION

APPLEWOOD HEIGHTS ANNEXATION

LOCATED BETWEEN MAUREEN COURT AND 28 ROAD,
SOUTH OF THE HIGHLINE CANAL AND INCLUDING LESLEE MINOR SUBDIVISION

WHEREAS, on the 2nd day of April, 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:

APPLEWOOD HEIGHTS ANNEXATION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 1, 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 Southeast corner of the NE 1/4 NE 1/4 of said Section 1, thence N 00°00'00" E along the east line of said NE 1/4 NE 1/4 a distance of 397.16 feet to the True Point of Beginning of the parcel described herein; thence crossing the west 1/2 of 28 Road N 67°39'57" W a distance of 32.43 feet to the northeast corner of Lot 1 of REA Minor Subdivision as found recorded in Plat Book 14 at Page 258 of the records of the Mesa County Clerk and Recorder; thence N 67°39'57" W along the north line of said Lot 1 a distance of 139.18 feet to the northwest corner of said Lot 1; thence along the southeasterly line of Lot 2 of said REA Minor Subdivision the following 4 courses:

- 1) S 19°01'36" W a distance of 96.37 feet;
- 2) S 23°14'22" W a distance of 70.83 feet;
- 3) S 30°24'55" W a distance of 93.20 feet;
- 4) S 39°29'00" W a distance of 114.92 feet to the southeast corner of said Lot 2; thence N 89°54'45" W along the south line of said Lot 2 a distance of 31.63 feet to the northeast corner of Lot 4 of Leslee Minor Subdivision as found recorded in Plat Book 14 at Page 221 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" E along the east line of said Lot 4 a distance of 106.60 feet to the southeast corner of said Lot 4; thence crossing the north 1/2 of Cortland Avenue S 00°00'00" E a distance of 30.00 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 1; thence N 89°54'45" W along the south line of said NE 1/4 NE 1/4 a distance of 290.30 feet to a point; thence leaving said south line and crossing the north 1/2 of said Cortland Avenue N 00°00'46" E a distance of 30.00 feet to the southwest corner of Lot 1 of said Leslee Minor Subdivision; thence N 00°00'46" E along the west line of said Lot 1 a distance of 106.60 feet to the southwest corner of Lot 2 of said REA Minor Subdivision; thence along the west line of said Lot 2 N 00°00'46" E a

distance of 524.46 feet to the northwest corner of said Lot 2; thence S 89°54'51" E along the north line of said Lot 2 a distance of 225.77 feet to a point on the southwesterly right of way line for the U.S.B.R. Highline Canal; thence along said southwesterly right of way line the following 3 courses:

- 1) 241.96 feet along said southwesterly right of way line and the arc of a curve concave to the northeast, having a radius of 815.00 feet, a delta angle of 17°00'37" and a long chord bearing S 59°09'29" E a distance of 241.08 feet;
- 2) S 67°39'57" E along said southwesterly right of way line a distance of 213.40 feet to a point on the west right of way line for 28 Road;
- 3) S 67°39'57" E a distance of 32.43 feet to a point on the east line of the NE 1/4 NE 1/4 of said Section 1; thence S 00°00'00" W along the east line of said NE 1/4 NE 1/4 a distance of 47.56 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:

1. That a hearing will be held on the 21st day of May, 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.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 16th day of April, 1997.

Attest:

/s/ Linda Afman
President of the Council

/s/ Theresa F. Martinez
Deputy 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/ Theresa F. Martinez
Deputy City Clerk

Published: April 18, 1997
April 25, 1997
May 2, 1997
May 9, 1997