

**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 20th day of August, 1997, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 48-97

**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**

NORTHFIELD ESTATES ENCLAVE ANNEXATION

LOCATED AT LARKSPUR LANE AND F 1/2 ROAD

WHEREAS, on the 20th day of August, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
NORTHFIELD ESTATES ENCLAVE ANNEXATION**

A parcel of land situate in the NW 1/4 and in the SW 1/4 of Section 2, 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 2, thence S 89°50'00" W along the east-west centerline of said Section 2 a distance of 301.06 feet to the True Point of Beginning of the parcel described herein; thence N 38°53'00" E a distance of 32.19 feet to the southwest corner of Lot 23 of Northfield Estates Subdivision as found recorded in Plat Book 9 at Page 21 of the records of the Mesa County Clerk and Recorder; thence N 38°53'00" E along the southeasterly line of said Lot 23 a distance of 217.80 feet to the southeast corner of said Lot 23; thence N 22°53'00" W along the easterly line of said Lot 23 a distance of 111.20 feet to the southeast corner of Lot 22 of said Northfield Estates Subdivision; thence N 22°53'00" W along the easterly line of said Lot 22 a distance of 135.17 feet to the northwest corner of Lot 24 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 22 a distance of 55.00 feet to the southeast corner of Lot 21 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 21 a distance of 264.00 feet to the southeast corner of Lot 20 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 20 a distance of 44.00 feet to the northeast corner of said Lot 20; thence N 63°14'00" W along the northeasterly line of said Lot 20 a distance of 124.68 feet to the southwest corner of Lot 14 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 20 N 63°14'00" W a distance of 99.12 feet to the northeast corner of Lot 19 of said Northfield Estates Subdivision; thence N 63°14'00" W along the northeasterly line of said Lot 19 a distance of 132.97

feet to the southwest corner of Lot 15 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 19 N 81°00'00" W a distance of 130.75 feet to the northeast corner of Lot 18 of said Northfield Estates Subdivision; thence N 81°00'00" W along the northerly line of said Lot 18 a distance of 140.95 feet to the southwest corner of Lot 16 of said Northfield Estates Subdivision; thence continuing along the northerly line of said Lot 18 S 58°00'00" W a distance of 101.26 feet to the northwest corner of said Lot 18; thence N 37°29'00" W along the easterly right of way line for Larkspur Lane a distance of 95.20 feet to a point; thence crossing said Larkspur Lane S 52°31'00" W a distance of 50.00 feet to the northeast corner of Lot 5 of said Northfield Estates Subdivision; thence S 52°31'00" W along the northwesterly line of said Lot 5 a distance of 140.15 feet to the northwest corner of said Lot 5; thence S 36°12'44" E along the southwesterly line of said Lot 5 a distance of 212.56 feet to the northwest corner of Lot 2 of Northfield West Minor Subdivision as found recorded in Plat Book 14 at Page 386 of the records of said Mesa County Clerk and Recorder; thence along the westerly line of said Lot 2 the following 4 courses:

- 1) S 36°57'00" E a distance of 111.41 feet;
- 2) S 30°37'00" E a distance of 134.68 feet;
- 3) S 02°53'00" W a distance of 63.48 feet;
- 4) S 16°12'00" W a distance of 72.60 feet to the northwest corner of Lot 1 of said Northfield West Minor Subdivision; thence along the westerly and southwesterly line of said Lot 1 the following 4 courses:

- 1) S 16°12'00" W a distance of 80.90 feet;
- 2) S 03°47'00" E a distance of 48.40;
- 3) S 44°23'00" E a distance of 105.50 feet;
- 4) S 58°19'00" E a distance of 202.33 feet to the southeast corner of said Lot 1; thence S 00°01'00" E a distance of 77.76 feet to the southwest corner of the SE 1/4 SE 1/4 NW 1/4 of said Section 2; thence S 89°52'00" W along the east-west centerline of said Section 2 a distance of 450.77 feet to a point; thence crossing the south 1/2 of F 1/2 Road and along the west line of a parcel of land found described in Book 1789 at Page 932 of the records of said Mesa County Clerk and Recorder S 00°00'00" W a distance of 458.50 feet to a point on the northerly right of way line for the Grand Valley Canal; thence along the northerly and easterly right of way line for said Grand Valley Canal the following 5 courses:

- 1) S 88°18'13" E a distance of 247.12 feet;
- 2) S 72°39'00" E a distance of 38.00 feet;
- 3) S 31°35'00" E a distance of 46.00 feet;
- 4) S 10°23'00" E a distance of 60.00 feet;
- 5) S 04°54'00" E a distance of 84.20 feet to the southeast corner of a parcel of land also described in Book 1789 at Page 932 - 933; thence N 89°52'00" E along the south line of said parcel of land a distance of 125.00 feet to the southeast corner of said parcel of land; thence N 00°02'00" W along the east line of said parcel of land a distance of 635.00 feet to a point on the south right of way line for said F 1/2 Road; thence N 89°50'00" E along said south right of way line a distance of 204.46 feet to the northwest corner of Lot 27 of said Northfield Estates Subdivision; thence continuing along said south right of way line

N 89°50'00" E a distance of 132.24 feet to a point; thence leaving the south right of way line for said F 1/2 Road N 38°53'00" E a distance of 32.19 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 1st day of October, 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 20th day of August, 1997.

Attest:

/s/ Janet Terry
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.

City Clerk

Published: August 22, 1997
August 29, 1997
September 5, 1997
September 12, 1997