

**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 September, 1998 the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 61-98**

**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 ANNEXATIONS**

**VILLAGE PARK ENCLAVE ANNEXATION  
LOCATED AT THE NORTHWEST CORNER OF 28 1/4 AND F ROADS**

**WHEREAS**, on the 16th day of September, 1998, 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, Village Park Enclave  
Annexation**

A parcel of land situate in the Southwest 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 6; thence S 89°58'30" E along the north line of the SE 1/4 SW 1/4 of said Section 6 a distance of 80.00 feet to the northwest corner of Lot 2 of Patterson Road Minor Subdivision as found recorded in Plat Book 15 at Page 188 of the records of the Mesa County Clerk and Recorder; thence along the east right-of-way line for 28 1/4 Road the following 5 courses:

- 1) S 00°00'32" W a distance of 852.88 feet;
- 2) 157.96 feet along the arc of a curve to the left, having a radius of 630.00 feet, a delta angle of 14°21'58" and a chord bearing S 07°10'27" E a distance of 157.55 feet;
- 3) 178.02 feet along the arc of a curve the right, having a radius of 710.00 feet, a delta angle of 14°21'56" and a chord bearing S 07°10'28" E a distance of 177.55 feet;
- 4) S 00°00'30" W a distance 51.37 feet;
- 5) S 44°59'32" E a distance of 49.50 feet to southwest corner of Lot 2 of said Patterson Road Minor Subdivision; thence S 00°00'26" W a distance of 20.00 feet; thence N 89°59'34" W along a line 30.00 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 6 a distance of 156.90 feet to a point; thence S

00°00'32" W a distance of 30.00 feet to the southeast corner of said SW 1/4 SW 1/4; thence S 00°00'32" W a distance of 30.00 feet; thence S 90°00'00" W along a line 30.00 feet south of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 6 a distance of 636.45 feet; thence N 00°02'07" E a distance of 80.00 feet to the southwest corner of Lot 1 of said Patterson Road Minor Subdivision; thence N 00°02'07" E along the west line of said Lot 1 a distance of 1272.09 feet to the northwest corner of said Lot 1; thence S 89°58'12" E along the north line of said Lot 1 a distance of 635.83 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 21st day of October, 1998, 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 16th day of September, 1998.

Attest:

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President of the Council Pro Tem

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Acting 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.

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City Clerk

Published: September 18, 1998  
September 25, 1998  
October 2, 1998  
October 9, 1998