

**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 1st day of December, 1999, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 144-99**

**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**

**HIGH POINTE ESTATES ANNEXATION**

**LOCATED AT 2464, 2462 & 2462 ½ BROADWAY**

**WHEREAS**, on the 1st day of December, 1999, 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:

A parcel of land situate in the SE ¼ of Section 16, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 16; thence N 02°16'30" W a distance of 900.00 feet to the southeast corner of Willow Ridge Subdivision as found recorded in Plat Book 15 at Page 94 of the records of the Mesa County Clerk and Recorder; thence S 02°16'30" E a distance of 10.55 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for U.S. Highway No. 340 the following 2 courses:

- 1) S 69°13'00" W a distance of 180.64 feet;
- 2) S 65°37'50" W a distance of 480.50 feet;

thence leaving said line S 00°28'00" W a distance of 151.13 feet to a point; thence 785.04 feet along a line 10.00 feet south of and parallel with the centerline of said U.S. Highway No. 340 and arc of a curve concave to the north, having a radius of 1647.10 feet, a delta angle of 27°18'30" and a long chord bearing S 87°02'44" W a distance of 777.63 feet to a point; thence leaving said line N 11°15'00" E a distance of 49.95 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for said U.S. Highway No. 340 the following 5 courses:

- 1) 158.04 feet along the arc of a curve concave to the north, having a radius of 1597.10 feet, a delta angle of 5°40'10" and a long chord bearing N 76°46'23" W a distance of 157.97 feet;
- 2) N 66°01'30" W a distance of 232.30 feet;
- 3) N 62°29'41" W a distance of 92.50 feet;
- 4) N 79°38'00" W a distance of 82.23 feet;
- 5) N 65°33'00" W a distance of 341.17 feet;

thence leaving said line N 00°19'35" E a distance of 10.96 feet to a point on the northerly right of way line for said U.S. Highway No. 340, whence the South ¼ corner of said Section 16 bears N 65°33'00" W -209.29 feet, N 40°00'00" W - 62.59 feet & S 09°23'00" W - 970.10 feet; thence leaving said northerly right of way line N 00°19'35" E a distance of 290.91 feet to a point; thence N 89°06'50" W a distance of 318.79 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence N 08°05'00" E along said right of way line a distance of 204.99 feet to a point on the north line of the SW ¼ SE ¼ of said Section 16; thence leaving said north line N 08°05'00" E a distance of 268.59 feet to a point; thence N 78°15'00" E a distance of 300.00 feet to a point; thence N 66°50'00" E a distance of 246.26 feet to a point; thence N 00°00'00" W a distance of 138.00 feet to a point; thence S 74°15'00" E

a distance of 209.00 feet to a point; thence S 50°45'00" E a distance of 240.50 feet to a point; thence S 18°10'00" E a distance of 266.00 feet to a point; thence S 04°00'00" W a distance of 140.00 feet to a point; thence S 12°00'00" W a distance of 218.20 feet to a point; thence N 85°37'00" W a distance of 164.90 feet to a point; thence S 53°08'00" W a distance of 150.20 feet to a point; thence S 69°36'00" W a distance of 135.90 feet to a point; thence S 00°00'00" W a distance of 245.13 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 5 courses:

1)S 65°33'00" E a distance of 44.68 feet;

2)S 79°38'00" E a distance of 82.50 feet;

3)S 62°29'41" E a distance of 93.70 feet;

4)S 66°01'30" E a distance of 231.30 feet;

5)166.51 feet along the arc of a curve concave to the north, having a radius of 1587.10 feet, a delta angle of 06°00'40" and a long chord bearing S 76°58'07" E a distance of 166.43 feet;

thence leaving said northerly right of way line S 11°15'00" W a distance of 50.00 feet to a point on the centerline for said U.S. Highway No. 340; thence 762.79 feet along said centerline and arc of a curve concave to the north, having a radius of 1637.10 feet, a delta angle of 26°41'47" and a long chord bearing N 86°59'54" E a distance of 755.91 feet to a point; thence leaving said centerline N 00°28'00" E a distance of 150.11 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 2 courses:

1)N 65°37'30" E a distance of 487.20 feet;

2)N 69°13'00" E a distance of 184.30 feet to the point of beginning, containing 17.21 acres more or less.

**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 19th day of January, 2000, in the Two Rivers Convention Center located at 159 Main Street, 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 1st day of December, 1999.

Attest:

/s/ Gene Kinsey  
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:

December 3, 1999

December 10, 1999

December 17, 1999

December 24, 1999