

**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. 145-99

**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**

COVENTRY CLUB ANNEXATION

LOCATED NE CORNER OF QUINCY LANE AND ARLINGTON DRIVE

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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
COVENTRY CLUB SUBDIVISION ANNEXATION**

A serial annexation consisting of Coventry Club Subdivision Annexation No.1, No.2 and No. 3

COVENTRY CLUB SUBDIVISION ANNEXATION No. 1

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of said Section 30; thence S 89°57'24" W along the south line of the SW 1/4 NW 1/4 of said Section 30 a distance of 45.84 feet to a point; thence N 00°02'23" W a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road and True Point of Beginning of the parcel described herein; thence leaving the north right of way line for said B 1/2 Road and along the west right of way line for Arlington Drive the following 2 courses:

31.65 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 90°39'40" and a long chord bearing N 44°36'51" E a distance of 28.45 feet;

N 00°43'19" W a distance of 167.86 feet;

thence leaving said west right of way line N 89°16'41" E a distance of 10.00 feet to a point; thence S 00°43'19" E along a line 10.00 feet east of and parallel with the west right of way line for said Arlington Drive a distance of 168.93 feet to a point; thence N 89°16'41" E a distance of 40.00 feet to a point on the east right of way line for said Arlington Drive; thence 31.18 feet along said east right of way line and arc of a curve concave to the northeast, having a radius of 20.00 feet, a delta angle of 89°17'33" and a long chord bearing S 45°22'22" E a distance of 28.12 feet to a point on the north right of way line for B 1/2 Road; thence S 89°57'37" W along said north right of way line a distance of 90.00 feet to the point of beginning, containing .06 acres more or less.

COVENTRY CLUB SUBDIVISION ANNEXATION NO. 2

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NW 1/16 corner of Section 30; thence S 00°43'19" E along the west line of the SE 1/4 NW 1/4 of said Section 30 a distance of 646.68 feet to the True Point of Beginning of the parcel described herein; thence continuing along the west line of said SE 1/4 NW 1/4 S 00°43'19" E a distance of 594.31 feet to a point; thence leaving said west line N 89°16'41" E a distance of 25.00 feet to a point on the east right of way line for Arlington Drive; thence S 00°43'19" E along the east right of way line for said Arlington Drive a distance of 10.00 feet to a point; thence leaving said east right of way line S 89°16'41" W a distance of 40.00 feet to a point; thence N 00°43'19" W along a line 10.00 feet east of and parallel with the west right of way line for said Arlington Drive a distance of 168.93 feet to a point; thence S 89°16'41" W a distance of 10.00 feet to a point on the west right of way line for said Arlington Drive; thence N 00°43'19" W along said west right of way line a distance of 435.38 feet to a point; thence leaving said west right of way line N 89°16'41" E a distance of 25.00 feet to the point of beginning, containing 0.31 acres more or less.

COVENTRY CLUB SUBDIVISION ANNEXATION NO. 3

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NW 1/16 corner of Section 30; thence S 00°43'19" E along the west line of the SE 1/4 NW 1/4 of said Section 30 a distance of 458.41 feet to the True Point of Beginning of the parcel described herein; thence crossing Arlington Drive N 89°16'41" E a distance of 56.81 feet to a point on the east right of way line for said Arlington Drive; thence 48.89 feet along the north boundary of Coventry Club as found recorded in Plat Book 13 at Page 60 of the records of the Mesa County Clerk and Recorder and arc of a curve concave to the south, having a radius of 20.00 feet, a delta angle of 140°03'52" and a long chord bearing N 88°29'29" E a distance of 37.60 feet to a point; thence 446.80 feet along the northeasterly boundary of said Coventry Club and arc of a curve concave to the northeast, having a radius of 675.26 feet, a delta angle of 40°25'54" and a long chord bearing S 40°25'54" E a distance of 438.69 feet to a point; thence S 62°04'58" E a distance of 111.98 feet to a point on the southeasterly right of way line for Quincy Drive; thence along the southeasterly right of way line for said Quincy Drive the following 5 courses:

94.40 feet along the arc of a curve concave to the southeast, having a radius of 77.50 feet, a delta angle of 69°47'24" and a long chord bearing S 69°16'45" W a distance of 88.67 feet;

194.65 feet along the arc of a curve to the right having a radius of 605.66 feet, a delta angle of 18°24'50" and a long chord bearing S 43°35'28" W a distance of 193.81 feet;

S 52°47'59" W a distance of 46.63 feet;

186.48 feet along the arc of a curve to the right, having a radius of 322.50 feet, a delta angle of 33°07'49" and a long chord bearing S 69°21'54" W a distance of 183.89 feet;

30.25 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 86°39'36" and a long chord bearing S 42°36'00" W a distance of 27.45 feet to a point on the east right of way line for Arlington Drive;

thence S 00°43'19" E along the east right of way line for said Arlington Drive a distance of 112.62 feet to a point; thence leaving said east right of way line S 89°16'41" W a distance of 25.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°43'19" W along said west line a distance of 594.31 feet to a point; thence leaving the west line of said SE 1/4 NW 1/4 S 89°16'41" W a distance of 25.00 feet to a point on the west right of way line for said Arlington Drive;

thence 177.08 feet along said west right of way line and arc of a curve to the right, having a radius of 622.97 feet, a delta angle of 16°17'13" and a long chord bearing N 07°25'17" E a distance of 176.49 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 30; thence N 00°43'19" W along said east line a distance of 13.56 feet to the point of beginning, containing 3.95 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, at Two Rivers Convention Center, located at 159 Main Street, 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 1st day of December, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephane 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