

**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 17th day of February, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 21- 99

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

ARROWHEAD ACRES ANNEXATION Nos 1 & 2

A Serial Annexation comprising Arrowhead Acres Annexation No. 1 and Arrowhead Acres No. 2 located West of the Southwest Corner of B-1/2 and 28-1/2 Roads and portions of the B-1/2 and 28 Road and Arlington Avenue rights-of-way.

WHEREAS, on the 17th day of February, 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 serial annexation comprising: Arrowhead Acres Annexation No.1 and Arrowhead Acres Annexation No. 2

ARROWHEAD ACRES ANNEXATION NO. 1

A parcel of land situate in the SW 1/4 NW 1/4 & NW 1/4 SW 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:

Beginning at the W 1/4 corner of said Section 30; thence N 00°02'32" W along the west line of the SW 1/4 NW 1/4 of said Section 30 a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road (said north right of way line being 50.00 feet north of and parallel with the south line of said SW 1/4 NW 1/4) a distance of 906.00 feet to a point; thence leaving said north right of way line S 00°06'00" W a distance of 25.00 feet to a point; thence N 89°54'00" W along a line 25.00 feet north of and parallel with the south line of said SW 1/4 NW 1/4 a distance of 904.94 feet to a point; thence S 00°02'32" E along a line 1.00 feet east of and parallel with the west line of said SW 1/4 NW 1/4 a distance of 25.00 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°03'05" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 30 a distance of 403.00 feet to a point; thence N 89°54'00" W a distance of 1.00 feet to a point on the west line of said NW 1/4 SW 1/4; thence N 00°03'05" W along the west line of said NW 1/4 SW 1/4 a distance of 403.00 feet to the W 1/4 corner of said Section 30 and point of beginning, containing 0.53 acres more or less.

ARROWHEAD ACRES ANNEXATION NO. 2

A parcel of land situate in the NW 1/4 and SW 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 W 1/4 corner of said Section 30; thence N 00°02'32" W along the west line of the NW 1/4 of said Section 30 a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road (said north right of way line being 50.00 feet north of and parallel with the south line of said NW 1/4) a distance of 906.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north right of way line S 89°54'00" E a distance of 1233.81 feet to a point; thence leaving said north right of way line S 00°04'00" W a distance of 100.00 feet to a point on the south right of way line for said B 1/2 Road and northeast corner of Block 2 of Arrowhead Acres Subdivision as found recorded in Plat Book 15 at Page 68 of the records of the Mesa County Clerk and Recorder; thence S 00°04'00" W along the east line of said Block 2 a distance of 353.00 feet to the southeast corner of said Block 2 and the northwest corner of Lot 15 of Orchard Villas Estates as found recorded in Plat Book 12 at Page 33 of the records of said Mesa County Clerk and Recorder; thence along the west boundary line of said Orchard Villas Estates the following 6 courses:

- 1) S 00°04'00" W a distance of 190.43 feet to a point;
- 2) S 00°06'00" W a distance of 50.00 feet to a point;
- 3) S 00°04'00" W a distance of 483.00 feet to a point;
- 4) S 00°06'00" W a distance of 50.00 feet to a point;
- 5) S 89°54'00" E a distance of 20.00 feet to a point;
- 6) S 00°04'00" W a distance of 115.00 feet to the southwest corner of Lot 4 of said Orchard Villas Estates ; thence S 00°04'00" W a distance of 25.00 feet to a point on the south line of the NE 1/4 SW 14 of said Section 30; thence N 89°57'45" W along said south line a distance of 829.50 feet to a point; thence N 67°15'44" W a distance of 92.35 feet to a point; thence N 00°04'00" E a distance of 939.84 feet to a point; thence 80.41 feet along the arc of a curve to the right having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 80.38 feet to a point; thence N 05°01'13" E a distance of 125.89 feet to a point; thence 75.21 feet along the arc of a curve to the left having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 75.19 feet to a point; thence N 00°04'00" E a distance of 61.09 feet to a point on the north line of the SW 1/4 of said Section 30; thence N 89°54'00" W along the north line of said SW 1/4 a distance of 1260.45 feet to a point; thence S 00°03'05" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 of said Section 30 a distance of 403.00 feet to a point; thence N 89°54'00" W a distance of 1.00 feet to a point; thence N 00°03'05" W along a line 1.00 feet east of and parallel with the west line of said SW 1/4 a distance of 403.00 feet to a point on the north line of said SW 1/4; thence N 00°02'32" W along a line 1.00 feet east of and parallel with the west line of the NW 1/4 of said Section 30 a distance of 25.00 feet to a point; thence S 89°54'00" E along a line 25.00 feet north of and parallel with the south line of said NW 1/4 a distance of 904.94 feet to a point; thence N 00°06'00" E a distance of 25.00 feet to a point on the north right of way line for B 1/2 Road and point of beginning, containing 28.94 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 7th day of April, 1999, 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 17th day of February, 1999.

Attest:

/s/ Janet L. 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.

/s/ Stephanie Nye

City Clerk

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February 26, 1999
March 5, 1999
March 12, 1999