

**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 3<sup>rd</sup> day of March, 1999, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 28-99**

**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**

**ARMANTROUT ANNEXATION**

**A serial annexation comprising: Armantrout Annexation No.1, Armantrout Annexation No. 2 and Armantrout Annexation No. 3**

**LOCATED AT 274 28 ½ ROAD  
AND INCLUDING PORTIONS OF THE 28 ½ ROAD RIGHT-OF-WAY.**

**WHEREAS**, on the 3<sup>rd</sup> day of March, 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:

**ARMANTROUT ANNEXATION NO.1**

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

Beginning at the 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, whence the C 1/4 corner of said Section 30 bears S 89°54'00" E a distance of 459.00 feet and N 00°04'40" E a distance of 50.00 feet; thence crossing B 1/2 Road N 00°04'40" E a distance of 100.00 feet to a point on the north right of way line for said B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road a distance of 200.00 feet to a point; thence leaving said north right of way line S 00°06'00" W a distance of 1.00 feet to a point; thence N 89°54'00" W along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 199.00 feet to a point; thence S 00°04'40" W a distance of 99.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°54'00" W along said south right of way line a distance of 1.00 feet to the point of beginning, containing 0.007 acres more or less.

**ARMANTROUT ANNEXATION NO.2**

A parcel of land situate in the NE 1/4 SW 1/4 & 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 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, whence the C 1/4 corner of said Section 30 bears S 89°54'00" E a distance of 459.00 feet and N 00°04'40" E a distance of 50.00 feet; thence S 89°54'00" E along the south right of way line for B 1/2 Road a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence leaving said south right of way line N 00°04'40" E a distance of 99.00 feet to a point; thence S 89°54'00" E along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 199.00 feet to a point; thence N 00°06'00" E a distance of 1.00 feet to a point on the north right of way line for said B 1/2 Road; thence S 89°54'00" E along said north right of way

line a distance of 198.98 feet to a point; thence continuing along said north right of way line N 45°04'31" E a distance of 42.41 feet to a point on the west right of way line for 28 1/2 Road; thence N 00°03'03" E along the west right of way line for said 28 1/2 Road a distance of 355.45 feet to a point; thence leaving said west right of way line S 89°56'57" E a distance of 1.00 feet to a point; thence S 00°03'03" W along a line 1.00 feet east of and parallel with the west right of way line for said 28 1/2 Road a distance of 355.87 feet to a point; thence S 45°04'31" W along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 44.65 feet to a point; thence N 89°54'00" W along a line 2.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 396.39 feet to a point; thence S 00°04'40" W a distance of 98.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°54'00" W along said south right of way line a distance of 1.00 feet to the point of beginning, containing .03 acres more or less.

### ARMANTROUT ANNEXATION NO.3

A parcel of land situate in the NE 1/4 SW 1/4, SE 1/4 NW 1/4, SW 1/4 NE 1/4 & NW 1/4 SE 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 northwest corner of Lot 12 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision as found recorded in Plat Book 1 at Page 26 of the records of the Mesa County Clerk and Recorder, whence the CN 1/16 corner of said Section 30 bears N 89°56'57" W a distance of 18.00 feet & N 00°03'03" E a distance of 20.00 feet; thence S 89°56'57" E along the south right of way line for B 3/4 Road a distance of 152.00 feet to a point; thence leaving said south right of way line S 00°03'03" W a distance of 113.00 feet to a point; thence N 89°56'57" W a distance of 2.00 feet to a point; thence S 00°03'03" W a distance of 50.00 feet to a point; thence N 89°56'57" W a distance of 150.00 feet to a point on the east right of way line for 28 1/2 Road; thence along the east right of way line for said 28 1/2 Road the following 3 courses:

- 1) S 00°03'03" W a distance of 299.00 feet to a point;
- 2) S 89°56'57" E a distance of 12.00 feet to a point;
- 3) S 00°03'03" W a distance of 809.68 feet to the southwest corner of Lot 1 of Garms Subdivision as found recorded in Plat Book 8 at Page 64 of the records of said Mesa County Clerk and Recorder; thence crossing B 1/2 Road S 00°03'03" W a distance of 60.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°56'57" W along the south right of way line for said B 1/2 Road a distance of 12.00 feet to the northwest corner of Lot 20 of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence S 00°04'40" W along the east right of way line for said 28 1/2 Road a distance of 20.00 feet to a point; thence crossing said 28 1/2 Road and along the south right of way line for said B 1/2 Road N 89°54'00" W a distance of 475.00 feet to a point ( whence the northeast corner of Block 2 of Arrowhead Acres Subdivision bears N 89°54'00" W a distance of 2.00 feet ); thence leaving said south right of way line N 00°04'40" E a distance of 98.00 feet to a point; thence S 89°54'00" E along a line 2.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 396.39 feet to a point; thence N 45°04'31" E along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 44.65 feet to a point; thence N 00°03'03" E along a line 1.00 feet east of and parallel with the west right of way line for said 28 1/2 Road a distance of 355.87 feet to a point; thence N 89°56'57" W a distance of 1.00 feet to a point on the west right of way line for said 28 1/2 Road; thence N 00°03'03" E along said west right of way line a distance of 866.20 feet to a point; thence leaving said west right of way line and crossing said 28 1/2 Road S 89°56'57" E a distance of 48.00 feet to the point of beginning, containing 3.26 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 3<sup>rd</sup> day of March, 1999.

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.

/s/ Stephanie Nye

City Clerk

Published:

March 5, 1999

March 12, 1999

March 19, 1999

March 26, 1999