

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

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 39-99**

**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**

**KRAUSE ANNEXATION**

**A serial annexation comprising: Krause Annexation No.1 and Krause Annexation No. 2**

**LOCATED AT 506 BLEVINS ROAD  
AND INCLUDING BLEVINS ROAD AND PORTIONS OF THE HIGHWAY 340 RIGHTS-OF-WAY.**

**WHEREAS**, on the 17<sup>th</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:

**Krause ANNEXATION NO.1**

A parcel of land situate in the SE 1/4 SW 1/4 & SW 1/4 SE 1/4 of Section 7, 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 southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line N 00°33'28" W a distance of 491.39 feet to a point on the southerly right of way line for the Redlands Power Company Canal; thence along the southerly right of way line for said Redlands Power Company Canal the following 6 courses:

- 1) S 76°56'00" E a distance of 92.82 feet to a point;
- 2) S 62°37'00" E a distance of 93.90 feet to a point;
- 3) S 42°50'00" E a distance of 79.00 feet to a point;
- 4) S 47°50'00" E a distance of 51.50 feet to a point;
- 5) S 49°46'00" E a distance of 94.40 feet to a point;
- 6) S 66°53'00" E a distance of 139.27 feet to a point on the west right of way line for Blevins Road; thence along the west right of way line for said Blevins Road the following 3 courses:

- 1) N 01°06'32" E a distance of 43.29 feet to a point;
- 2) 361.21 feet along the arc of a curve to the right, having a radius of 2700.00 feet, a delta angle of 7°40'00" and a long chord bearing N 04°56'32" E a distance of 360.94 feet;
- 3) N 08°46'32" E a distance of 23.91 feet to the northeast corner of Lot 2, Block 3 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence N 08°46'32" E a distance of 2.16 feet to a point; thence along a

line 2.00 feet north of and parallel with the southerly right of way line for Colorado State Highway No. 340 ( Broadway ) the following 4 courses:

- 1) S 58°52'28" E a distance of 643.51 feet to a point;
- 2) 383.50 feet along the arc of a curve concave to the southwest, having a radius of 780.60 feet, a delta angle of 28°08'56" and a long chord bearing S 45°45'17" E a distance of 379.66 feet to a point;
- 3) S 01°39'27" E a distance of 78.80 feet to a point;
- 4) 326.15 feet along the arc of a curve concave to the northeast, having a radius of 1510.50 feet, a delta angle of 12°22'17" and a long chord bearing S 37°16'04" E a distance of 325.52 feet to a point; thence N 42°52'38" E a distance of 22.87 feet to a point; thence S 47°07'22" E a distance of 2.00 feet to a point; thence S 42°52'38" W a distance of 25.00 feet to a point on the southerly right of way line for said Colorado State Highway No.340 ( Broadway ); thence along said southerly right of way line the following 4 courses:

- 1) 329.24 feet along the arc of a curve concave to the northeast, having a radius of 1512.50 feet, a delta angle of 12°28'20" and a long chord bearing N 37°17'54" W a distance of 328.59 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 7;
- 2) N 01°39'27" W along said west line a distance of 78.80 feet to a point;
- 3) 382.00 feet along the arc of a curve concave to the southwest, having a radius of 778.60 feet, a delta angle of 28°06'38" and a long chord bearing N 45°46'30" W a distance of 378.18 feet to a point;
- 4) N 58°52'28" W a distance of 588.65 feet to the northwest corner of Lot 2, Block 2 of Standifird Subdivision Replat Block 1 as found recorded in Plat Book 9 at Page 151 of the records of said Mesa County Clerk and Recorder; thence along the east right of way line for said Blevins Road the following 4 courses:
  - 1) S 08°46'32" W a distance of 3.36 feet to a point;
  - 2) 354.52 feet along the arc of a curve to the left, having a radius of 2650.00 feet, a delta angle of 07°40'00" and a long chord bearing S 04°56'32" W a distance of 354.26 feet to a point;
  - 3) S 01°06'32" W a distance of 100.00 feet to a point;
  - 4) 73.84 feet along the arc of a curve concave to the northwest, having a radius of 50.00 feet, a delta angle of 84°37'08" and a long chord bearing S 43°25'10" W a distance of 67.31 feet to a point; thence leaving said east right of way line S 05°16'32" W a distance of 108.52 feet to a point; thence S 89°26'32" W a distance of 453.71 feet to the point of beginning, containing 4.48 acres more or less.

## KRAUSE ANNEXATION NO.2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to a point; thence N 89°26'32" E a distance of 453.71 feet to a point; thence S 64°18'28" E a distance of 27.00 feet to the southwest corner of Lot 1, Block 2 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence S 64°18'28" E along the southerly line of said Lot 1, Block 2 a distance of 116.50 feet to a point; thence continuing along the southerly line of said Lot 1 and the southerly line of Lot 2, Block 2 and extending to the easterly right of way line for the Redlands Power Company Canal S 43°52'28" E a distance of 238.83 feet; thence along the easterly right of way line of said Redlands Power Company Canal the following 7 courses:

- 1) S 25°43'00" W a distance of 25.98 feet to the southwest corner of Lot 1, Iris Court Subdivision ( Plat Book 9, Page 77 )
- 2) S 19°06'00" W a distance of 65.00 feet to a point;

- 3) S 33°10'00" W a distance of 125.50 feet to a point;
- 4) S 56°06'00" W a distance of 116.00 feet to a point;
- 5) S 70°02'00" W a distance of 95.00 feet to a point;
- 6) S 85°19'00" W a distance of 154.20 feet to a point;
- 7) S 46°39'00" W a distance of 66.30 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 7; thence S 90°00'00" W along the south line of said SE 1/4 SW 1/4 a distance of 254.27 to the point of beginning, containing 8.05 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 21<sup>st</sup> day of April, 1999, 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 17<sup>th</sup> day of March, 1999.

Attest:

/s/ Reford C. Theobold  
President of the Council Pro Tem

/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 19, 1999

March 26, 1999

April 2, 1999

April 9, 1999