

GRAND JUNCTION, COLORADO MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL

OCTOBER 21, 1992

The City Council of the City of Grand Junction, Colorado, convened in regular session the 21st day of October, 1992, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Jim Baughman, John Bennett, Bill Bessinger, Bill McCurry, Paul Nelson, Conner Shepherd, and President of the Council Reford Theobold. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Neva Lockhart.

Council President Theobold called the meeting to order and Councilman Conner Shepherd led in the Pledge of Allegiance. The audience remained standing during the invocation by Pastor Eldon Coffey, Chaplain at Veterans Administration Hospital.

PROCLAMATION DECLARING OCTOBER 26, 1992, AS "GRAND JUNCTION SYMPHONY DAY"

CONSENT ITEMS

Upon motion by Councilman Bessinger, seconded by Councilman McCurry and carried, by roll call vote, the following Consent Items 1-8 were approved:

1. Approve the minutes of the Regular Meeting October 7, 1992
2. Award of Contract - Independence Valley Sewer Line Extension - Lyle States Construction - \$97,408.20

Bids were opened on October 13, 1992, for the construction of approximately 4700 feet of 8 ft. sewer line and associated appurtenances. Three bids were submitted for the construction:

Lyle States Construction	\$97,408.20
M. A. Concrete Construction, Inc.	\$100,313.50
United Companies of Mesa County, Inc.	\$113,781.45
Engineer's Estimate	\$125,040.00

3. * Resolution No. 68-92 - Adopting the Metropolitan Planning

Organization Road Needs Study

Staff requests adoption of the Metropolitan Planning Organization Road Needs Study as an appendage to the transportation element of the comprehensive plan, to be used as an advisory document for the city in making future decisions regarding transportation and capital improvements projects.

The MPO Road Needs Study analyzes future road improvement needs for Arterial Roadways in the Grand Junction area in the short-range (1995) and long-range (2000) time frames. The study has been completed and is now before City Council for adoption.

4. Proposed Ordinance - Adopting a restated and amended Grand Junction New Hire Police Defined Contribution Plan

a. First reading of proposed Ordinance

5. Proposed Ordinance - Adopting a restated and amended Grand Junction New Hire Fire Defined Contribution Plan

a. First reading of proposed Ordinance

6. Proposed Ordinance - Rezone from RSF-4 to PR property located north of Ridge Drive and west of 27-1/2 Road (Ptarmigan Ridge)

Petitioners John Siegfried and Sandra Christensen are requesting that their property located west of 27-1/2 Road and north of Ridge Drive be rezoned from RSF-4 to PR with no change in density. The project received final approval for the Outline Development Plan (ODP) from Planning Commission on October 6, 1992, and needs approval for the rezone from City Council to validate the ODP.

a. First reading of proposed Ordinance

7. Proposed Ordinance - Utility easement vacation for Garfield Subdivision in RSF-8, located at 652 28 Road

The 20 foot utility easement was platted as part of Garfield Subdivision and was originally 10 foot on each side of the common lot line between Lots 1 and 2. In the early 1980s a property line adjustment moved the property line 20 foot north. The property owner requested vacation of the easement to allow a possible future addition onto the existing single family residence.

a. First reading of proposed Ordinance

8. Proposed Ordinance - Making Supplemental Appropriations to the 1992 Budget of the City of Grand Junction and the Ridges Metropolitan District

a. First reading of proposed Ordinance

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

PROPOSED ORDINANCE - RATIFYING, CONFIRMING AND APPROVING RESOLUTION NO. MCM 92-????, SERIES 1992, BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO; AUTHORIZING THE SALE AND ISSUANCE OF THE COUNTY'S SEWER REFUNDING REVENUE BONDS, SERIES 1992, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$????, FOR THE PURPOSE OF REFUNDING THE COUNTY'S SEWER IMPROVEMENT REVENUE BONDS, SERIES 1980A AND SEWER REFUNDING REVENUE BONDS, SERIES 1980B, BOTH DATED NOVEMBER 1, 1990, OUTSTANDING IN THE AGGREGATE PRINCIPAL AMOUNT OF \$6,375,000 AND \$675,000 RESPECTIVELY; PROVIDING FOR AN ESCROW TO PAY SAID BONDS AND THE INTEREST THEREON; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR THE APPLICATION OF REVENUES OF THE JOINT SEWER SYSTEM OF THE CITY AND COUNTY TO PAY THE SERIES 1992 BONDS AND THE INTEREST THEREON; AND INCORPORATING THE PROVISIONS OF COUNTY RESOLUTION NO. MCM 92-????, INTO THIS ORDINANCE BY REFERENCE

Ms Tery Dixon, 423 Wildwood Drive, read and submitted for the record comments regarding refinancing of Persigo Treatment System Bonds (full copy in P.R.).

Upon motion by Councilman Nelson, seconded by Councilman McCurry and carried, the proposed ordinance was passed for publication.

HEARING - NINA MAE/SACOMA COURT/BONELLO ANNEXATION, LOCATED ON THE NORTHEAST CORNER OF G AND 26-1/2 ROADS - RESOLUTION NO. 69-92 TO ANNEX BY ORDINANCE - PROPOSED ORDINANCE

A hearing was held after proper notice. There was no one present to speak for or against, and there were no letters or counterpetitions. The hearing was closed.

Upon motion by Councilman Bessinger, seconded by Councilman McCurry and carried by roll call vote, Resolution No. 69-92 was passed and adopted, and the proposed ordinance was passed for publication.

HEARING - GALAXY ANNEXATION, LOCATED NORTH OF G ROAD AT GALAXY AND CENTAURI DRIVES - RESOLUTION NO. 70-92 TO ANNEX BY ORDINANCE - PROPOSED ORDINANCE

A hearing was held after proper notice. There was no one present to speak for or against, and there were no letters or counterpetitions. The hearing was closed.

Upon motion by Councilman Bessinger, seconded by Councilman Shepherd and carried by roll call vote, Resolution No. 70-92 was passed and adopted, and the proposed ordinance was passed for publication.

RESOLUTION NO. 71-92 ACCEPTING PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION AND SETTING A HEARING ON SUCH

ANNEXATION - MELODY PARK, APPROXIMATELY 10.0 ACRES, LOCATED AT G-3/8 ROAD AND 7TH STREET

This annexation is single family residential on 10 acres. It contains 21 parcels, 15 of which have granted Powers of Attorney for annexation as a condition of receiving sewer service. This annexation is part of the North area annexation proposal.

Upon motion by Councilman Nelson, seconded by Councilman Baughman and carried by roll call vote, Resolution No. 71-92 was passed and adopted.

RESOLUTION NO. 72-92 ACCEPTING PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION AND SETTING A HEARING ON SUCH ANNEXATION - GREEN MEADOWS, APPROXIMATELY 30.0 ACRES, LOCATED AT G-1/2 ROAD AND 7TH STREET

This annexation is single family residential on 30 acres. It contains 35 parcels, 34 of which have granted Powers of Attorneys for annexation as a condition of receiving sewer service. This annexation is part of the North area annexation proposal.

Upon motion by Councilman Shepherd, seconded by Councilman McCurry and carried by roll call vote, Resolution No. 72-92 was passed and adopted.

ORDINANCE NO. 2605 - AMENDING ARTICLE VIII, SECTION 17-108 OF THE CODE OF ORDINANCES, AMENDING REQUIREMENTS FOR INSURANCE ON CONCRETE CONTRACTORS

There were no public comments. Upon motion by Councilman Baughman, seconded by Councilman Bessinger and carried by roll call vote, Ordinance No. 2605 was passed and adopted.

ORDINANCE NO. 2606 - PROVIDING FOR THE REGULATION OF THE RIVERFRONT PROPERTY AND TRAILS IN THE CITY OF GRAND JUNCTION

There were no public comments. Upon motion by Councilman McCurry, seconded by Councilman Bessinger and carried by roll call vote, Ordinance No. 2606 was passed and adopted.

ADJOURNMENT

Upon motion by Councilman McCurry, seconded by Councilman Bessinger and carried, the meeting was adjourned.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

21 October 1992

Honorable Mayor and Council Members

Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501

RE: Refinancing Persigo Treatment System Bonds

Dear Council Members:

For many months the Persigo Treatment System has been a point of contention between the City and the County. Issues of ownership and operation are seemingly unresolved. In spite of stated differing opinions from both sides, we note a willingness, for any number of reasons, an attempt to effect a taxpayer savings on bonded indebtedness through proposed refinancing at today's lower rates.

Having reviewed the County's resolution No. MCM 92- regarding this action, we hope the City's proposed ordinance will be similar in intent. Specifically we, "Unity Stands" (representing many city and county residents,) wish it clearly understood that:

- 1) We support the refinancing of existing bonds, understanding said refinancing does not grant advantage to either City or County in ongoing negotiations;
- 2) We instruct both City and County administration to resolve their differences over Persigo ownership/operation without litigation costs; and
- 3) We do not support City requirement of power-of-attorney (POA) for sewer hookup now, previously nor in the future, for any reason.

The community of Grand Junction/Mesa County does not need the divisiveness caused by this argument of utility ownership/operation. It is unprofessional on your parts and costly to all taxpayers. Grand Junction is an attractive area and needn't force annexation through POA's or other measures as allowed by statute. Sell the City on its own merits, and they will come.

Thank you,

Tery Dixon, Chairman

Unity Stands
423 Wildwood Drive
Grand Junction, CO 81503

RESOLUTION NO. 68-92

ADOPTING THE METROPOLITAN PLANNING ORGANIZATION ROAD NEEDS STUDY

WHEREAS, the City of Grand Junction is a member of the Metropolitan Planning Organization; and

WHEREAS, City Staff have reviewed and accepts the methodology used to complete the Road Needs Study; and

WHEREAS, the results of the study and the Metropolitan Planning Organization's ability to update the study through a computer model as growth occurs will be used as a tool for identifying and prioritizing future road improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The attached "Road Needs Study" is hereby adopted as a part of the Transportation Element of the Comprehensive Plan of the City of Grand Junction.

Passed and adopted this 21st day of October, 1992.

Attest:

NAME

President of the Council

Neva B. Lockhart, CMC

City Clerk

RESOLUTION NO. 69-92

WHEREAS, on the 16th day of September, 1992, a petition was submitted 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 TRACT OF LAND CONSISTING OF THE SW1/4 SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 35; THENCE NORTH ALONG THE WEST LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 659.60 FEET TO THE NORTHWEST CORNER OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35; THENCE EAST ALONG THE NORTH LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 30.0 FEET TO THE NORTHWEST CORNER OF NINA MAE SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 138 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35, SAID LINE BEING COMMON WITH THE NORTH LINE OF SAID NINA MAE SUBDIVISION, A DISTANCE OF 630.0 FEET TO THE NORTHEAST CORNER OF NINA MAE SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35; THENCE S 00 DEG. 03 MIN. 58 SEC. E (CALCULATED) ALONG THE EAST LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35, SAID LINE BEING COMMON WITH THE WEST LINE OF GALAXY SUBDIVISION AS

RECORDED IN PLAT BOOK 9 AT PAGE 119 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, A DISTANCE OF 609.60 FEET TO THE SOUTHEAST CORNER OF SACOMA COURT SUBDIVISION AS RECORDED IN PLAT BOOK 12 AT PAGE 309 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE CONTINUING S 00 DEG. 03 MIN. 58 SEC. E ALONG THE EAST LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 50.0 FEET TO THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF THE SW1/4 SW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 660.76 FEET TO THE POINT OF BEGINNING.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of October, 1992; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in single ownership comprising more than twenty acres, which has an assessed value in excess of two hundred thousand dollars, is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

PASSED and ADOPTED this 21st day of October, 1992.

Attest:

NAME

President of the Council

Neva B. Lockhart, CMC

City Clerk

RESOLUTION NO. 70-92

WHEREAS, on the 16th day of September, 1992, a petition was submitted 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:

PARCEL NO. 1:

A TRACT OF LAND COMPRISED OF THE NW1/4 SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 SW1/4 SE1/4 OF SAID SECTION 35; THENCE NORTH A DISTANCE OF 660.30 FEET TO THE NORTHWEST CORNER OF THE SAID NW1/4 SW1/4 SE1/4; THENCE EAST A DISTANCE OF 660.0 FEET TO THE NORTHEAST CORNER OF THE SAID NW1/4 SW1/4 SE1/4, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF GALAXY SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF GALAXY SUBDIVISION A DISTANCE OF 660.30 FEET TO THE SOUTHEAST CORNER OF THE SAID NW1/4 SW1/4 SE1/4, SAID POINT BEING COMMON WITH THE NORTHEAST CORNER OF NINA MAE SUBDIVISION; THENCE WEST 660.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A TRACT OF LAND LYING IN THE E1/2 SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE E1/2 SW1/4 SE1/4 OF SAID SECTION 35 FROM WHENCE THE S1/4 CORNER OF SAID SECTION 35 BEARS WEST A DISTANCE OF 660.75 FEET; THENCE N 00 DEG. 02 MIN. 00 SEC. W A DISTANCE OF 40.0 FEET TO THE SOUTHWEST CORNER OF GALAXY SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 119 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE CONTINUING N 00 DEG. 02 MIN. 00 SEC. W ALONG THE WEST LINE OF SAID GALAXY SUBDIVISION A DISTANCE OF 1279.90 FEET TO THE NORTHWEST CORNER OF GALAXY SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID GALAXY SUBDIVISION A DISTANCE OF 659.24 FEET TO THE NORTHEAST CORNER OF GALAXY SUBDIVISION; THENCE S 00 DEG. 06 MIN. 00 SEC. E ALONG THE EAST LINE OF SAID GALAXY SUBDIVISION A DISTANCE OF 1279.90 FEET TO THE SOUTHEAST CORNER OF GALAXY SUBDIVISION; THENCE CONTINUING S 00 DEG. 06 MIN. 00 SEC. E A DISTANCE OF 40.0 FEET TO THE SOUTH LINE OF THE E1/2 SW1/4 SE1/4 OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF THE E1/2 SW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 660.75 FEET TO THE POINT OF BEGINNING.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of October, 1992; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in single ownership comprising more than twenty acres, which has an assessed value in excess of two hundred thousand dollars, is included without the landowner's consent; and

that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

PASSED and ADOPTED this 21st day of October, 1992.

Attest:

NAME

President of the Council

Neva B. Lockhart, CMC

City Clerk

RESOLUTION NO. 71-92

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION, MELODY PARK ANNEXATION - APPROXIMATELY 10.0 ACRES LOCATED AT G-3/8 ROAD AND 7TH STREET

WHEREAS, on the twenty-first day of October, 1992, a petition was submitted 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:

MELODY PARK ANNEXATION

A TRACT OF LAND LYING IN THE SW1/4 NW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS S 00 DEG. 01 MIN. W A DISTANCE OF 1322.3 FEET; THENCE N 00 DEG. 01 MIN. E ALONG THE WEST LINE OF SW1/4 NW1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 691.2 FEET; THENCE EAST A DISTANCE OF 682.9 FEET; THENCE S 00 DEG. 01 MIN. W A DISTANCE OF 691.2 FEET; THENCE WEST A DISTANCE OF 682.9 FEET TO THE POINT OF BEGINNING.

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:

That a hearing will be held on the 2nd day of December, 1992, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock 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; 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.

PASSED and ADOPTED this 21st day of October, 1992.

Attest:

NAME

President of the Council

Neva B. Lockhart, CMC

City Clerk

RESOLUTION NO. 72-92

ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION, GREEN MEADOWS ANNEXATION - APPROXIMATELY 30.0 ACRES LOCATED AT G-1/2 ROAD AND 7TH STREET

WHEREAS, on the twenty-first day of October, 1992, a petition was submitted 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:

GREEN MEADOWS ANNEXATION

A TRACT OF LAND LYING IN THE NW1/4 SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS EAST A DISTANCE OF 30.0 FEET AND SOUTH A DISTANCE OF 25.0 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 35; THENCE EAST A DISTANCE OF 627.90 FEET; THENCE NORTH A DISTANCE OF 25.0 FEET; THENCE EAST A DISTANCE OF 658.75 FEET; THENCE S 00 DEG. 06 MIN. E ALONG THE EAST LINE OF GREEN MEADOWS SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 315 IN

THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, A DISTANCE OF 635.14 FEET; THENCE SOUTH A DISTANCE OF 691.2 FEET TO THE NORTHEAST CORNER OF GALAXY SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 119 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER; THENCE WEST A DISTANCE OF 636.44 FEET TO THE EAST RIGHT-OF-WAY LINE FOR FLOWER STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE FOR FLOWER STREET A DISTANCE OF 691.2 FEET TO THE SOUTH LINE OF GREEN MEADOWS SUBDIVISION; THENCE WEST A DISTANCE OF 652.9 FEET; THENCE N 00 DEG. 01 MIN. W A DISTANCE OF 610.14 FEET TO THE POINT OF BEGINNING.

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:

That a hearing will be held on the 2nd day of December, 1992, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock 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; 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.

PASSED and ADOPTED this 21st day of October, 1992.

Attest:

NAME

President of the Council

Neva B. Lockhart, CMC

City Clerk