

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 5th day of February, 1997, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 13-97_

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION

RITTER/BALERIO ANNEXATION

LOCATED 2248 S. BROADWAY & 2249 IRIS COURT

WHEREAS, on the 5th day of February, 1997, 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:

RITTER/BALERIO ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

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

Commencing at the South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;
- 3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
- 4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the

southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

- 1) S 16°36'35" W a distance of 15.57 feet;
- 2) S 41°15'00" W a distance of 129.74 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 19th day of March, 1997, 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.

ADOPTED this 5th day of February, 1997.

Attest:

/s/ Linda Afman
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: February 7, 1997
February 14, 1997
February 21, 1997
February 28, 1997

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____-97

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION,
MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS
RITTER/BALERIO ANNEXATION IS ELIGIBLE FOR ANNEXATION
AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 5th day of February, 1997, 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:

RITTER/BALERIO ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

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

Commencing at the South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;
- 3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
- 4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South

Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

- 1) S 16°36'35" W a distance of 15.57 feet;
- 2) S 41°15'00" W a distance of 129.74 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of March, 1997; 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 identical ownership has been divided without the consent of the landowner; that no 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; 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:

1. 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.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this _____ day of _____, 1997

President of the Council

Attest:

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2997_

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

RITTER/BALERIO ANNEXATION

APPROXIMATELY 2.33 ACRES

LOCATED 2248 S. BROADWAY & 2249 IRIS COURT

WHEREAS, on the 5th day of February, 1997 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 19th day of March, 1997 and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

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

That the property situate in Mesa County, Colorado, and described to wit:

RITTER/BALERIO ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION

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

Commencing at the South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;

5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;

2) S 88°13'00" E a distance of 128.70 feet;

3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;

4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

1) S 16°36'35" W a distance of 15.57 feet;

2) S 41°15'00" W a distance of 129.74 feet to the point of beginning.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 19th day of March, 1997.

ADOPTED and ordered published this 2nd day of April, 1997.

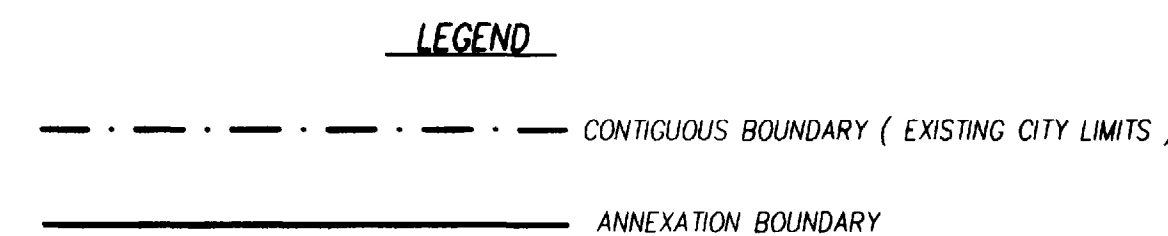
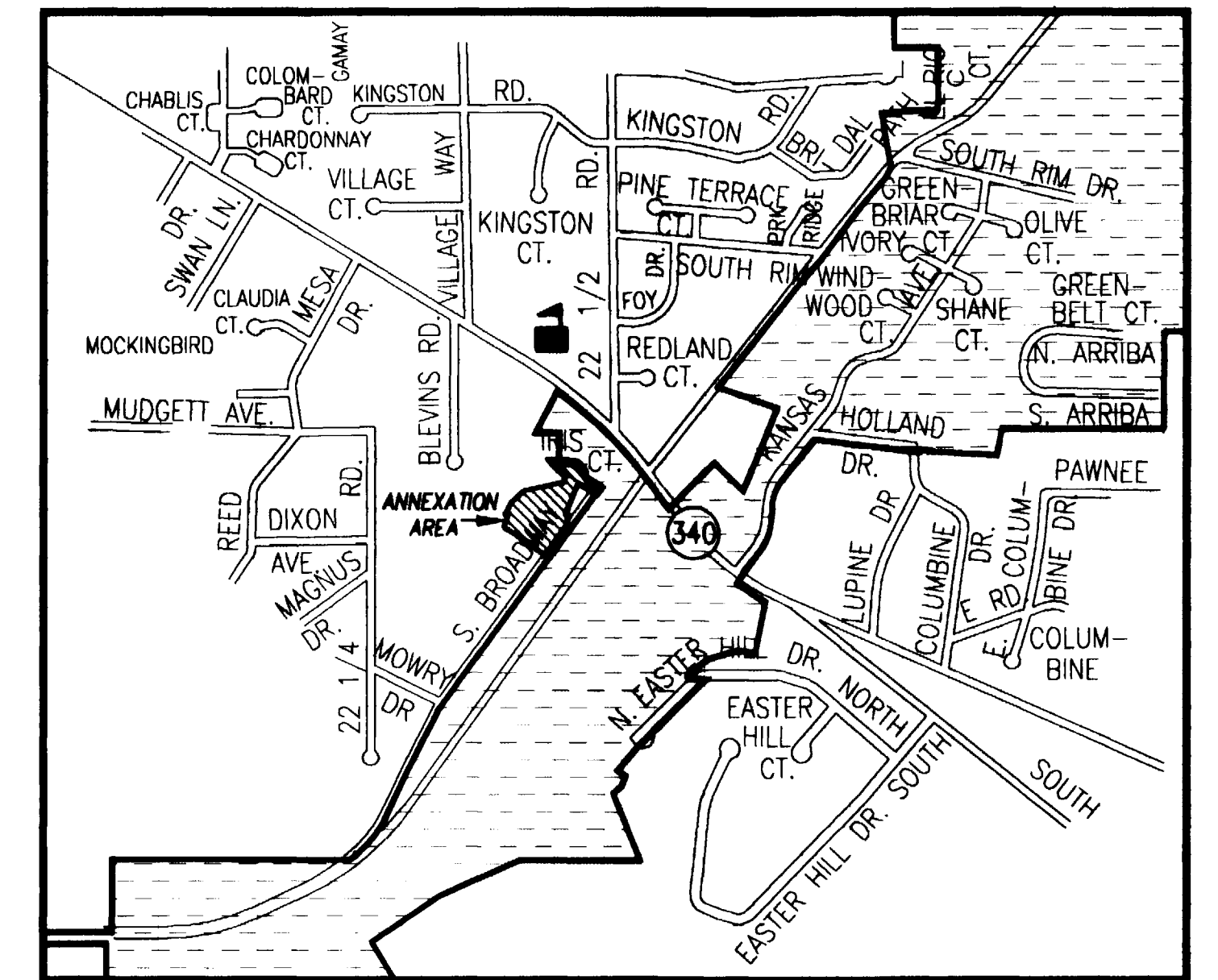
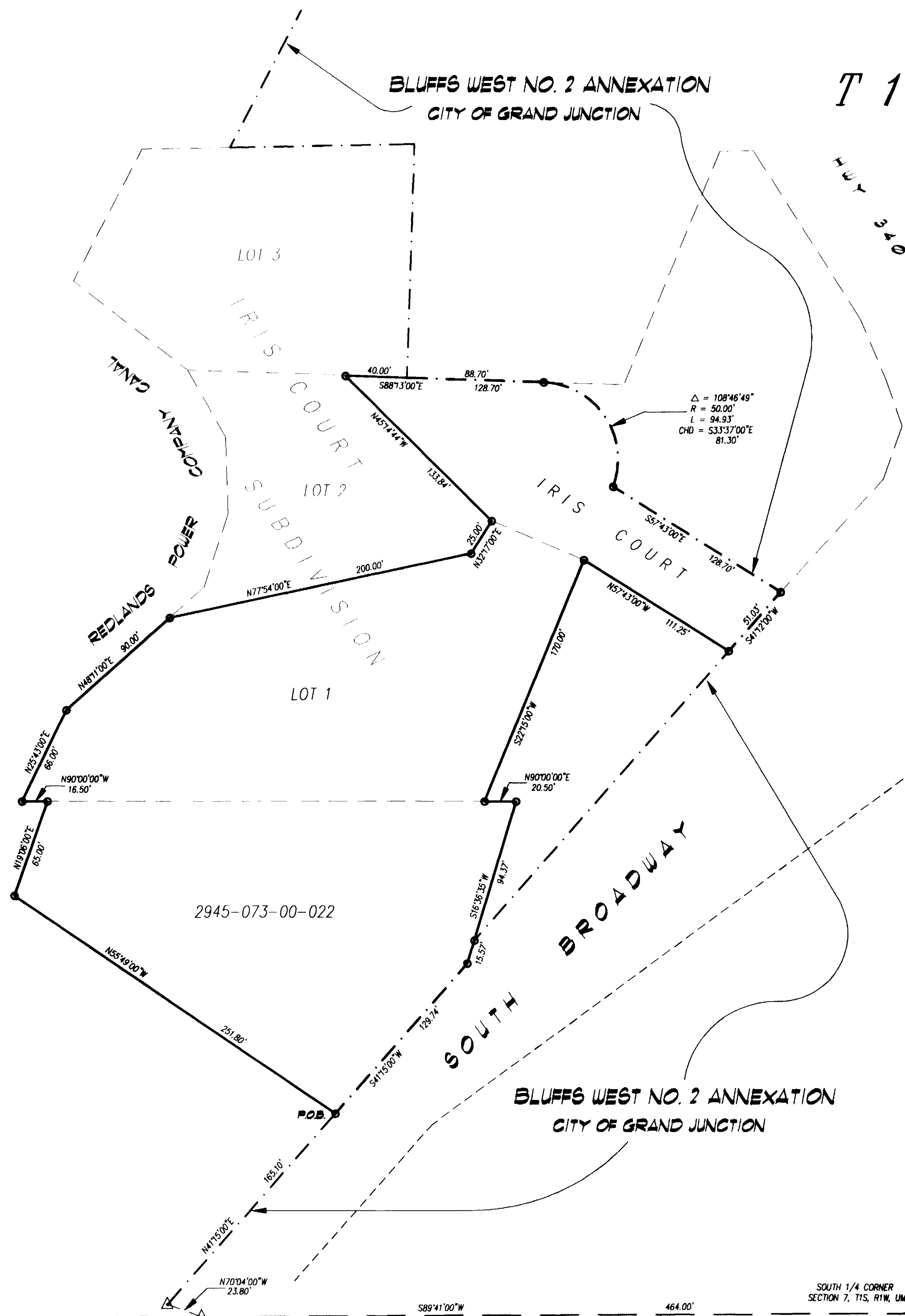
Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk

RITTER \ BALERIO ANNEXATION

SITUATE IN THE SW 1/4, SECTION 7
T 1 S, R 1 W, U.M., MESA COUNTY, COLORADO



AREA OF ANNEXATION

ANNEXATION PERIMETER	1,792.93 FT.
CONTIGUOUS PERIMETER	508.67 FT.
AREA IN SQUARE FEET	101,353.82
AREA IN ACRES	2.33

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

Commencing at the South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- N 90°00'00" W a distance of 16.50 feet;
- N 25°43'00" E a distance of 66.00 feet;
- N 48°11'00" E a distance of 90.00 feet;
- N 77°54'00" E a distance of 90.00 feet;
- N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; then along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:
 - N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
 - S 88°13'00" E a distance of 128.70 feet;
 - 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
 - S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for said South Broadway; then S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; then leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasterly corner of Lot 1 of said Iris Court Subdivision; then S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; then N 90°00'00" E a distance of 20.50 feet; then S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; then along the northwesterly right-of-way for said South Broadway the following 2 courses:
 - S 16°36'35" W a distance of 15.57 feet;
 - S 41°15'00" W a distance of 129.74 feet to the point of beginning.

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

James L. Shanks
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO.
2997

EFFECTIVE DATE
MAY 4, 1997

DESCRIPTION DATE

REVISION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE

DRAWN BY SRP DATE 1-28-97
CHECKED BY DATE
APPROVED BY JS DATE 1-28-97
FIELD BOOK NO. PAGE

SCALE
1" = 50'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

RITTER \ BALERIO ANNEXATION

SHEET NO. 1
OF 1
FILE NO. RITBAL.DWG