

**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 2nd day of December, 1998, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 79-98**

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

**SONRISE CHURCH NO. 1 & 2 ANNEXATIONS**

**LOCATED ALONG I-70B AND 30 ROAD RIGHTS-OF-WAY AND 483 30 ROAD**

**WHEREAS**, on the 2nd day of December, 1998, 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:

Sonrise Church Annexation No.1

A parcel of land situate in the NE 1/4 of Section 18, 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 said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1464.40 feet to a point on the northerly right-of-way line for I-70B and True Point of Beginning of the parcel described herein; thence along the northerly right-of-way line of said I-70B the following 3 courses:

- 1) S 73°32'00" W a distance of 31.20 feet to a point;
- 2) S 36°38'00" W a distance of 80.00 feet to a point;
- 3) S 73°32'00" W a distance of 1891.50 feet to a point; thence leaving said northerly right of way

line S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1891.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1666.50 feet to a point; thence S 16°28'00" E a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1711.40 feet to a point on the east line of said Section 18; thence N 00°16'00" W along the east line of said Section 18 a distance of 180.19 feet to the point of beginning, containing 3.34 acres more or less.

## Sonrise Church Annexation No.2

A parcel of land situate in the N 1/2 of Section 17 and in the NE 1/4 of Section 18, 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 said Section 18; thence S 00°16'00" E along the east line of said Section 18 a distance of 1644.59 feet to the True Point of Beginning of the parcel described herein; thence S 73°32'00" W a distance of 1711.40 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1666.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence N 73°32'00" E a distance of 1841.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point; thence S 73°32'00" W a distance of 1891.50 feet to a point; thence N 16°28'00" W a distance of 25.00 feet to a point on the northerly right-of-way line for I-70B; thence along the northerly right-of-way line for said I-70B the following 4 courses:

- 1) 622.30 feet along the arc of a curve to the right having a radius of 5630.00 feet, a delta angle of 6°20'00" and a long chord bearing S 76°42'00" W a distance of 622.00 feet;
- 2) S 79°52'00" W a distance of 69.80 feet;
- 3) N 50°04'00" W a distance of 60.50 feet;
- 4) N 90°00'00" W a distance of 22.80 feet to a point on the west line of the NE 1/4 of said Section

18; thence S 00°00'00" W along the west line of said NE 1/4 a distance of 254.40 feet to a point on the southerly right-of-way line for said I-70B; thence along the southerly right-of-way line for said I-70B the following 13 courses:

- 1) N 79°52'00" E a distance of 175.90 feet;
- 2) 644.40 feet along the arc of a non-tangent curve to the left having a radius of 5830.00 feet, a delta angle of 6°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet;
- 3) N 75°13'00" E a distance of 562.30 feet;
- 4) N 72°52'00" E a distance of 3425.50 feet;
- 5) N 73°59'30" E a distance of 345.70 feet;
- 6) N 73°13'30" E a distance of 1628.10 feet;
- 7) 319.80 feet along the arc of a non-tangent curve to the left having a radius of 1532.50 feet, a delta angle of 11°57'21" and a long chord bearing N 56°20'37" E a distance of 319.21 feet;
- 8) N 50°22'00" E a distance of 306.90 feet;
- 9) 220.50 feet along the arc of a non-tangent curve to the right having a radius of 1332.50 feet, a delta angle of 09°28'52" and a long chord bearing N 55°06'26" E a distance of 220.25 feet;
- 10) N 75°09'30" E a distance of 54.40 feet;
- 11) N 00°00'00" E a distance of 15.10 feet;
- 12) N 62°29'00" E a distance of 3.10 feet;

13) N 89°51'00" E a distance of 632.00 feet to a point on the west right-of-way line for 30 Road, (whence the northeast corner of Section 17 bears N 89°51'00" E a distance of 40.00 feet and N 00°00'00" E a distance of 30.00 feet); thence S 00°00'00" E along the west right-of-way line for said 30 Road (said west right-of-way line is 40.00 feet west of and parallel with the east line of said Section 17) a distance of 679.42 feet to the northeast corner of a parcel of land found described in Book 1933 at Page 12 of the records of the Mesa County Clerk and Recorder; thence N 89°57'07" W along the north line of said parcel of land a distance of 971.44 feet to the northwest corner of said parcel of land; thence S 00°00'00" W along the west line of said parcel of land a distance of 279.82 feet to the southwest corner of said parcel of land; thence S 89°57'20" E along the south line of said parcel of land a distance of 971.44 feet to the southeast corner of said parcel of land; thence S 89°57'20" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet east of and parallel with the west right-of-way line for said 30 Road a distance of 960.17 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right-of-way line for said I-70B the following 10 courses:

- 1) S 89°51'00" W a distance of 633.25 feet;
- 2) S 62°29'00" W a distance of 3.95 feet;
- 3) S 00°00'00" W a distance of 14.94 feet;
- 4) S 75°09'30" W a distance of 53.76 feet;
- 5) 220.80 feet along the arc of a non-tangent curve to the left having a radius of 1333.50 feet, a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
- 7) 319.50 feet along the arc of a non-tangent curve to the left having a radius of 1531.50 feet, a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet;
- 8) S 73°13'30" W a distance of 1628.00 feet;
- 9) S 73°59'30" W a distance of 345.70 feet;
- 10) S 72°52'00" W a distance of 2072.81 feet to a point on the west line of said Section 17; thence N 00°16'00" W along the west line of said Section 17 a distance of 77.91 feet to the point of beginning, containing 16.09 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:**

That a hearing will be held on the 6th day of January, 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.

**ADOPTED** this 2nd day of December, 1998.

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

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Published: December 4, 1998  
December 11, 1998  
December 18, 1998  
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