

**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 6th day of January, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 5-99

**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
AND DETERMINING WHEN THE CITY WILL EXERCISE
LAND USE CONTROL AND JURISDICTION**

WELLS ANNEXATION

**LOCATED AT 535 HOOVER DRIVE AND
PORTIONS OF THE I-70 BUSINESS LOOP RIGHT-OF-WAY**

WHEREAS, on the 6th day of January, 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:

A parcel of land situate in Sections 9, 16 & 17, 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 Northwest corner of Section 17; thence S 00°16'00" E along the west line of said Section 17 a distance of 1464.40 feet to a point on the northerly right-of-way line for I-70 B; thence continuing along the west line of said Section 17 S 00°16'00" E a distance of 257.05 feet to the True Point of Beginning of the parcel described herein; thence along a line 2.00 feet north of and parallel with the southerly right-of-way line for said I-70 B the following 10 courses:

- 1) N 72°52'00" E a distance of 2072.52 feet to a point;
- 2) N 73°59'30" E a distance of 345.71 feet to a point;
- 3) N 73°13'30" E a distance of 1627.90 feet to a point;
- 4) 319.18 feet along a 1530.50 foot radius curve concave to the northwest, having a delta angle of 11°56'56" and a long chord bearing N 56°20'24" E a distance of 318.60 feet to a point;
- 5) N 50°22'00" E a distance of 306.90 feet to a point;
- 6) 221.10 feet along a 1334.50 foot radius curve concave to the southeast, having a delta angle of 09°29'34" and a long chord bearing N 55°06'47" E a distance of 220.85 feet to a point;
- 7) N 75°09'30" E a distance of 53.13 feet to a point;
- 8) N 00°00'00" E a distance of 14.77 feet to a point;
- 9) N 62°29'00" E a distance of 4.80 feet to a point;
- 10) N 89°51'00" E a distance of 634.49 feet to a point; thence S 00°00'00" W a distance of 1.00 feet to a point 1.00 feet north of the southerly right-of-way line for said I-70 B; thence along a line 1.00 feet north of and parallel with said southerly right-of-way line the following 3 courses:
 - 1) N 90°00'00" E a distance of 427.47 feet to a point;
 - 2) N 72°52'00" E a distance of 351.85 feet to a point;
 - 3) N 72°50'00" E a distance of 3989.53 feet to a point; thence N 00°18'27" W a distance of 237.05 feet to a point on the northerly right-of-way line for said I-70 B; thence S 68°45'00" W along said northerly right-of-way line a distance of 63.18 feet to the southeast corner of Lot 5 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence continuing along the northerly right-of-way line for said I-70 B S

68°45'00" W a distance of 193.19 feet to the southwest corner of said Lot 5; thence leaving said northerly right-of-way line N 00°23'19" W a distance of 230.91 feet to the northwest corner of said Lot 5; thence N 70°44'48" E a distance of 191.11 feet to the northeast corner of said Lot 5; thence crossing Hoover Drive N 70°44'48" E a distance of 63.44 feet to the northwest corner of Lot 6 of said 31 Road Business Park; thence S 00°18'27" E along the east right-of-way line for said Hoover Drive a distance of 221.54 feet to the southwest corner of said Lot 6 and northerly right-of-way line for said I-70 B; thence S 00°18'27" E a distance of 238.17 feet to a point on the southerly right-of-way line for said I-70 B; thence along the southerly right-of-way line for said I-70 B the following 3 courses:

- 1) S 72°50'00" W a distance of 3990.27 feet to a point;
- 2) S 72°52'00" W a distance of 352.00 feet to a point;
- 3) S 90°00'00" W a distance of 428.62 feet to a point; thence N 00°00'00" E a distance of 1.00 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-70 B the following 10 courses:
 - 1) S 89°51'00" W a distance of 633.25 feet to a point;
 - 2) S 62°29'00" W a distance of 3.95 feet to a point;
 - 3) S 00°00'00" W a distance of 14.94 feet to a point;
 - 4) S 75°09'30" W a distance of 53.76 feet to a point;
 - 5) 220.80 feet along the arc of a 1333.50 foot radius curve concave to the southeast, having a delta angle of 09°29'13" and a long chord bearing S 55°06'37" W a distance of 220.55 feet to a point;
 - 6) S 50°22'00" W a distance of 306.90 feet to a point;
 - 7) 319.48 feet along the arc of a 1531.50 radius curve concave to the northwest, having a delta angle of 11°57'09" and a long chord bearing S 56°20'31" W a distance of 318.91 feet to a point;
 - 8) S 73°13'30" W a distance of 1628.00 feet to a point;
 - 9) S 73°59'30" W a distance of 345.70 feet to a point;
 - 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 1.04 feet to the point of beginning, containing 1.49 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 17th day of February, 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. The City Council determines that the City shall exercise jurisdiction over land use issues in the said territory upon the issuance of a Certificate of Occupancy for the building currently under construction on said property or upon the effective date of the annexation, which ever is earlier..

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 6th day of January 1999.

Attest:

/s/ Janet L. 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: January 8, 1999
January 15, 1999
January 22, 1999
January 29, 1999