

**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 20th day of January, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 8-99

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

ELITE TOWING ANNEXATIONS NO. 1, NO. 2 AND NO. 3

**LOCATED ALONG THE 27 1/2 ROAD, C 1/2 ROAD AND 28 ROAD
RIGHTS-OF-WAY AND AT 2796 WINTERS AVENUE**

WHEREAS, on the 20th 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION
ELITE TOWING ANNEXATION

A serial annexation comprising:

Elite Towing Annexation No.1, Elite Towing Annexation No. 2 and Elite Towing Annexation No. 3

ELITE TOWING ANNEXATION NO.1

A parcel of land situate in the SW 1/4 NE 1/4 and in the NW 1/4 SE 1/4 of Section 24, 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 C 1/4 corner of said Section 24; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" W along the west line of said SW 1/4 NE 1/4 a distance of 494.14 feet to a point; thence leaving said west line N 90°00'00" E a distance of 1.00 feet to a point; thence S 00°00'00" E along a line 1.00' east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 493.14 feet to a point; thence S 89°54'02" E along a line 2.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 950.00 feet to a point; thence S 00°05'58" W a distance of 1.00 feet to a point; thence N 89°54'02" W along a line 1.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 227.39 feet to a point; thence S 33°50'58" W a distance of 37.28 feet to a point; thence N 89°54'02" W along the south right of way line for C 1/2 Road (said south right of way line being 30.00 feet south of and parallel with the north line of the NW 1/4 SE 1/4 of said Section 24) a distance of 335.18 feet to a point; thence N 00°01'02" W a distance of 31.00 feet to a point; thence N 89°54'02" W along a line 1.00 north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 367.65 feet to the point of beginning, containing .28 acres more or less.

ELITE TOWING ANNEXATION NO.2

A parcel of land situate in the SW 1/4 NE 1/4 and in the SE 1/4 NE 1/4 of Section 24, 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 C 1/4 corner of said Section 24; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 495.14 feet to a point; thence leaving said west line N 90°00'00" E a distance of 2.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" E along a line 2.00' east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 492.14 feet to a point; thence S 89°54'02" E along a line 3.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 1317.62 feet to a point; thence S 89°53'49" E along a line 3.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1288.58 feet to a point; thence S 00°21'23" E a distance of 1.00 feet to a point; thence N 89°53'49" W along a line 2.00 feet north of and parallel with the south line of said SE 1/4 NE 1/4 a distance of 1288.59 feet to a point; thence N 89°54'02" W along a line 2.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 368.61 feet to a point; thence continuing along said line

N 89°54'02" W a distance of 950.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet east of and parallel with the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 493.14 feet to a point; thence N 90°00'00" E a distance of 1.00 feet to the point of beginning, containing .071 acres more or less.

ELITE TOWING ANNEXATION NO.3

A parcel of land situate in the SW 1/4 NE 1/4 and in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West and in the NW 1/4 of Section 19, 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 C 1/4 corner of said Section 24; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 495.14 feet to a point; thence leaving said west line N 90°00'00" E a distance of 3.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" E along a line 3.00' east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 491.14 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 327.00 feet to a point; thence N 00°00'00" W a distance of 26.00 feet to the southwest corner of Lot 7, Block 5 of Indian Road Industrial Subdivision as found recorded in Plat Book 12 at Page 43 of the records of the Mesa County Clerk and Recorder; thence

S 89°54'02" E along the north right of way line for C 1/2 Road (said north right of way line being 30.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4) a distance of 347.31 feet to the southeast corner of Lot 4, Block 6 of said Indian Road Industrial Subdivision; thence S 00°00'00" E a distance of 26.00 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 642.31 feet to a point; thence S 89°53'49" E along a line 4.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1289.58 feet to a point on the west right of way line for 28 Road; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 658.43 feet to a point; thence

N 89°57'01" W a distance of 10.00 feet to the southeast corner of Lot 5 of 28 Road Industrial Park Subdivision as found recorded in Plat Book 12 at Page 392 of the records of said Mesa County Clerk

and Recorder; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 40.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 360.90 feet to a point; thence N 89°57'01" W along the north right of way line for Winters Avenue a distance of 230.18 feet to the southwest corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence N 00°21'23" W along the west line of said Lot 1 a distance of 140.01 feet to the northwest corner of said Lot 1; thence N 89°59'59" E along the north line of said Lot 1 a distance of 230.18 feet to the northeast corner of said Lot 1; thence N 89°59'59" E a distance of 40.00 feet to a point on the east line of the SE 1/4 NE 1/4 of said Section 24 (whence the N 1/16 corner on the east line of said Section 24 bears N 00°21'23" W a distance of 161.23 feet); thence S 00°21'23" E along the east line of said SE 1/4 NE 1/4 a distance of 7.28 feet to a point; thence S 89°48'12" E a distance of 33.00 feet to the northwest corner of Lot 1 of Bonnell Commercial Park Filing 2 as found recorded in Plat Book 13 at Page 211-212 of the records of said Mesa County Clerk and Recorder; thence S 00°21'23" E along the east right of way line for said 28 Road (said east right of way line being 33.00 feet east of and parallel with the west line of SW 1/4 NW 1/4 of Section 19, Township 1 South, Range 1 East) a distance of 493.87 feet to the southwest corner of Lot 1 of Bonnell Commercial Park Filing 1 as found recorded in Plat Book 13 at Page 148 of the records of said Mesa County Clerk and Recorder; thence N 89°48'27" W a distance of 62.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet east of and parallel with the west right of way line for said 28 Road a distance of 659.49 feet to a point; thence N 89°53'49" W along a line 3.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 1290.58 feet to a point; thence N 89°54'02" W along a line 3.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 1317.62 feet to a point; thence N 00°00'00" W along a line 2.00 feet east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 492.14 feet to a point; thence N 90°00'00" E a distance of 1.00 feet to the point of beginning, containing 1.868 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 3rd day of March, 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. 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 20th 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 22, 1999
January 29, 1999
February 5, 1999
February 12, 1999

