

**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 1st day of September, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 103-99

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

**TIMM ANNEXATION
A SERIAL ANNEXATION CONSISTING OF TIMM ANNEXATION NO. 1, NO.2
AND NO. 3
AND INCLUDING A PORTION OF THE 30 ROAD AND E ROAD RIGHT-OF-
WAY**

THE TIMM ANNEXATION LOCATED AT 3121 E ROAD

WHEREAS, on the 1st day of September, 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:

TIMM ANNEXATION NO. 1

A parcel of land situate in the SW 1/4 of Section 9, the NW 1/4 of Section 16 & in the NE 1/4 of Section 17, all in 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 16; thence S 00°00'00" W along the west line of the NW 1/4 of said Section 16 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the south right of way line for I-70B a distance of 40.00 feet to a point; thence S 00°00'00" W along the east right of way line for 30 Road a distance of 533.40 feet to a point; thence S 45°01'59" E a distance of 42.40 feet to a point on the northerly right of way line for E Road; thence along the northerly right of way line for said E Road the following 10 courses:

- 1) N 89°56'01" E a distance of 196.77 feet;
- 2) N 88°56'07" E a distance of 74.90 feet;
- 3) N 82°50'15" E a distance of 68.11 feet;
- 4) 132.92 feet along the arc of a curve concave to the northwest, having a radius of 325.10 feet, a delta angle of 23°25'36" and a long chord bearing N 66°13'15" E a distance of 132.00 feet;
- 5) N 49°36'13" E a distance of 68.11 feet;
- 6) N 43°30'20" E a distance of 74.90 feet;
- 7) N 42°30'26" E a distance of 227.37 feet;
- 8) N 43°00'28" E a distance of 74.94 feet;
- 9) N 45°58'57" E a distance of 78.45 feet;
- 10) 235.49 feet along the arc of a curve concave to the southeast, having a radius of 749.09 feet, a delta angle of 18°00'43" and a long chord bearing N 57°30'43" E a distance of 234.52 feet; thence N 00°06'00" W a distance of 34.61 feet to a point; thence N 89°54'00" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 of Section 9 a distance of 1348.99 feet to a point; thence S 00°06'00" E a distance of 2.00 feet to a point; thence S 89°54'00" W along a line 2.00 feet north of and parallel with the south line of the SW 1/4 of said Section 9 a distance of

1344.99 feet to a point; thence S 00°06'00" E a distance of 35.25 feet to a point; thence along a line 4.00 feet south of and parallel with the northerly right of way line for said E Road the following 10 courses:

- 1) 236.78 feet along the arc of a curve concave to the southeast, having a radius of 745.09 feet, a delta angle of 18°12'18" and a long chord bearing S 57°36'58" W a distance of 235.78 feet;
- 2) S 45°58'57" W a distance of 78.26 feet;
- 3) S 43°00'28" W a distance of 74.85 feet;
- 4) S 42°30'26" W a distance of 227.39 feet;
- 5) S 43°30'20" W a distance of 75.15 feet;
- 6) S 49°36'13" W a distance of 68.49 feet;
- 7) 134.90 feet along the arc of a curve concave to the northwest, having a radius of 329.10 feet, a delta angle of 23°29'11" and a long chord bearing S 66°13'15" W a distance of 133.96 feet;
- 8) S 82°50'15" W a distance of 68.49 feet;
- 9) S 88°56'07" W a distance of 75.15 feet;
- 10) S 89°56'01" W a distance of 216.80 feet;

thence S 00°00'00" W along the east right of way line for 30 Road a distance of 388.88 feet to a point; thence leaving said east right of way line N 89°57'20" W a distance of 86.00 feet to a point; thence N 00°00'00" E along a line 4.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 956.20 feet to a point on the south right of way line for I-70B; thence N 90°00'00" E along said south right of way line a distance of 36.00 feet to the point of beginning, containing 1.95 acres more or less.

TIMM ANNEXATION NO. 2

A parcel of land situate in Sections 9, 10, 15 & 16 all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the W 1/16 corner on the north line of Section 15; thence S 00°07'00" E along the east line of the NW 1/4 NW 1/4 of said Section 15 a distance of 1119.45 feet to a point; thence leaving the east line of said NW 1/4 NW 1/4 S 89°58'22" W a distance of 483.40 to a point on the west line of the E 3/8 of the NW 1/4 NW 1/4 of said Section 15; thence N 00°04'36" W along the west line of said E 3/8 a distance of 1119.68 feet to a point on the north line of the NW 1/4 NW 1/4 of said Section 15; thence N 90°00'00" W along the north line of said NW 1/4 NW 1/4 a distance of 825.38 feet to the NW corner of said Section 15; thence S 89°50'50" W along the north line of the NE 1/4 NE 1/4 of Section 16 a distance of 1321.94 feet to the E 1/16 corner on the north line of said Section 16; thence S 89°50'50" W along the north line of the NW 1/4 NE 1/4 of said Section 16 a distance of 1321.70 feet to the N 1/4 corner of said Section 16; thence S 89°54'00" W along the north line of the NW 1/4 of said Section 16 a distance of 1544.84 feet to a point; thence leaving said north line S 00°06'00" E a distance of 34.57 feet to a point; thence along a line 6.00 feet south of and parallel with the northerly right of way line for E Road the following 10 courses:

- 1) 237.42 feet along the arc of a curve concave to the southeast, having a radius of 743.20 feet, a delta angle of 18°18'12" and a long chord bearing S 57°40'07" W a distance of 236.41 feet;
- 2) S 45°58'57" W a distance of 78.16 feet;
- 3) S 43°00'28" W a distance of 74.79 feet;
- 4) S 42°30'26" W a distance of 227.40 feet;
- 5) S 43°30'20" W a distance of 75.27 feet;
- 6) S 49°36'13" W a distance of 68.69 feet;
- 7) 135.89 feet along the arc of a curve concave to the northwest, having a radius of 331.10 feet, a delta angle of 23°30'57" and a long chord bearing S 66°13'15" W a distance of 134.94 feet;
- 8) S 82°50'15" W a distance of 68.69 feet;
- 9) S 88°56'07" W a distance of 75.27 feet;
- 10) S 89°56'01" W a distance of 216.82 feet;

thence N 00°00'00" W along the east right of way line for 30 Road a distance of 2.00 feet to a point; thence along a line 4.00 feet south of and parallel with the northerly right of way line for said E Road the following 10 courses:

- 1) N 89°56'01" E a distance of 216.80 feet;
- 2) N 88°56'07" E a distance of 75.15 feet;
- 3) N 82°50'15" E a distance of 68.49 feet;
- 4) 134.90 feet along the arc of a curve concave to the northwest, having a radius of 329.10 feet, a delta angle of 23°29'11" and a long chord bearing N 66°13'15" E a distance of 133.96 feet;
- 5) N 49°36'13" E a distance of 68.49 feet;
- 6) N 43°30'20" E a distance of 75.15 feet;
- 7) N 42°30'26" E a distance of 227.39 feet;
- 8) N 43°00'28" E a distance of 74.85 feet;
- 9) N 45°58'57" E a distance of 78.26 feet;
- 10) 236.78 feet along the arc of a curve concave to the southeast, having a radius of 745.20 feet, a delta angle of 18°12'18" and a long chord bearing N 57°36'58" E a distance of 235.78 feet; thence N 00°06'00" W a distance of 35.25 feet to a point; thence N 89°54'00" E along a line 2.00 feet north of and parallel with the south line of the SW 1/4 of Section 9 a distance of 1546.84 feet to a point; thence N 89°50'50" E along a line 2.00 feet north of and parallel with the SE 1/4 of said Section 9 a distance of 2643.64 feet to a point; thence N 90°00'00" E along a line 2.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of Section 10 a distance of 1308.00 feet to a point; thence S 00°20'30" E a distance of 2.00 feet to the W 1/16 corner on the south line of said Section 10 and point of beginning, containing 12.72 acres more or less.

TIMM ANNEXATION NO. 3

A parcel of land situate in the NW 1/4 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NW 1/16 corner of Section 15; thence S 89°58'22" W along the south line of the NW 1/4 NW 1/4 of said Section 15 a distance of 483.54 feet to the southwest corner of the E 3/8 of the NW 1/4 NW 1/4 of said Section 15; thence N 00°04'36" W along the west line of the E 3/8 of said NW 1/4 NW 1/4 a distance of 200.00 feet to a point; thence leaving said west line N 89°58'22" E a distance of 483.40 feet to a point on the east line of the NW 1/4 NW 1/4 of said Section 15; thence S 00°07'00" E along the east line of said NW 1/4 NW 1/4 a distance of 200.00 feet to the point of beginning, containing 2.22 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 20th day of October, 1999 at Two Rivers Convention Center, 159 Main Street, 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 1st day of September, 1999.

Attest:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council

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:

September 3, 1999
September 10, 1999
September 17, 1999
September 24, 1999