

**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 1<sup>st</sup> day of September, 1999, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 104-99**

**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**

**CHIPETA PINES ANNEXATION**

**A serial annexation consisting of  
Chipeta Pines Annexation No. 1 and Chipeta Pines Annexation No. 2**

**LOCATED at 2984 B Road  
and including a portion of the U.S. Highway 50 and B Road rights-of-way**

**WHEREAS**, on the 1<sup>st</sup> 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:

**CHIPETA PINES ANNEXATION NO. 1**

A parcel of land situate in the SE 1/4 of Section 25, T1S, R1W and in the SW 1/4 of Section 30, T1S, R1E all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CE 1/16 corner of Section 25, T1S, R1W; thence S 00°00'01" E along the west line of the NE 1/4 SE 1/4 of said Section 25 a distance of 794.73 feet to a point on the northerly right of way line for U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) S 69°29'00" E a distance of 1427.97 feet;
- 2) S 69°23'00" E a distance of 307.80 feet;
- 3) 1516.26 feet along the arc of a 11585.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1515.18 feet;
- 4) S 69°31'30" E a distance of 858.90 feet;

thence leaving said northerly right of way line S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) N 69°31'30" W a distance of 859.57 feet;
- 2) 1516.61 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1514.53 feet;
- 3) N 69°23'00" W a distance of 307.80 feet;
- 4) N 69°29'00" W a distance of 1789.18 feet;

thence S 11°28'13" W a distance of 250.28 feet to a point on the southerly right of way line for said U.S. Highway 50; thence N 69°23'00" W along said southerly right of way line a distance of 5.06 feet to a point; thence N 11°28'13" E a distance of 255.33 feet to a point on the northerly right of way line

for said U.S. Highway 50; thence S 69°29'00" E along the northerly right of way line for said U.S. Highway 50 a distance of 367.07 feet to the point of beginning, containing 0.54 acres more or less.

## CHIPETA PINES ANNEXATION NO. 2

A parcel of land situate in Section 25, Township 1 South, Range 1 West and in Sections 29, 30, 31 & 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described herein:

Beginning at the SE 1/16 corner of Section 29, Township 1 South, Range 1 East; thence N 89°52'00" E along the north line of the SE 1/4 SE 1/4 of said Section 29 a distance of 599.61 feet to a point; thence leaving the north line of said SE 1/4 SE 1/4 S 10°58'00" E a distance of 9.65 feet to a point; thence S 34°14'00" E a distance of 86.06 feet to a point; thence N 87°57'12" E a distance of 25.87 feet to a point; thence S 01°16'29" E a distance of 98.60 feet to a point; thence S 19°07'00" E a distance of 176.13 feet to a point; thence S 13°18'00" E a distance of 158.79 feet to a point; thence S 28°29'00" E a distance of 53.34 feet to a point; thence S 23°43'00" E a distance of 146.86 feet to a point; thence S 22°56'00" E a distance of 94.98 feet to a point; thence S 19°43'00" E a distance of 48.61 feet to a point; thence S 28°39'00" E a distance of 60.02 feet to a point; thence S 05°47'00" E a distance of 79.05 feet to a point; thence S 89°54'01" W a distance of 465.76 feet to a point; thence S 00°02'33" E a distance of 340.00 feet to a point on the north right of way line for B Road; thence leaving said north right of way line S 00°02'33" E a distance of 60.00 feet to a point on the south right of way line for said B Road; thence S 89°54'01" W along the south right of way line for said B Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of Section 32, Township 1 South, Range 1 East ) a distance of 480.42 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 32; thence N 00°12'35" E along the west line of said NE 1/4 NE 1/4 a distance of 30.00 feet to the E 1/16 corner on the north line of said Section 32; thence N 89°58'34" W along the north line of the NW 1/4 NE 1/4 of said Section 32 a distance of 1319.33 feet to the N 1/4 corner of said Section 32; thence N 89°58'00" W along the north line of the NW 1/4 of said Section 32 a distance of 411.47 feet to a point; thence leaving said north line S 00°02'00" W a distance of 30.00 feet to a point on the south right of way line for said B Road; thence N 89°58'00" W along the south right of way line for said B Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NW 1/4 of said Section 32 ) a distance of 273.52 feet to a point; thence leaving said south right of way line N 00°02'00" E a distance of 30.00 feet to a point on the north line of said NW 1/4; thence N 89°58'00" W along the north line of said NW 1/4 a distance of 1753.11 feet to a point; thence leaving the north line of the NW 1/4 of said Section 32 N 00°02'00" E a distance of 25.00 feet to a point; thence N 89°58'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SW 1/4 of Section 29, Township 1 South, Range 1 East ) a distance of 199.90 feet to a point on the west line of the SW 1/4 of said Section 29; thence N 89°55'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of Section 30, Township 1 South, Range 1 East ) a distance of 990.91 feet to a point; thence S 00°05'00" E a distance of 55.00 feet to a point on the south right of way line for said B Road; thence N 89°55'00" W along the south right of way line for said B Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NE 1/4 of Section 31, Township 1 South, Range 1 East ) a distance of 330.06 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 31; thence continuing along said south right of way line N 89°55'00" W a distance of 887.54 feet to a point; thence leaving said south right of way line N 00°05'00" E a distance of 55.00 feet to a point; thence N 89°54'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 30 ) a distance of 154.02 feet to a point;

thence along a line 5.00 feet south of and parallel with the northerly right of way line for U.S. Highway 50 the following 5 courses:

- 1) N 50°57'57" W a distance of 325.85 feet;
- 2) N 00°10'47" E a distance of 103.93 feet;
- 3) N 89°49'13" W a distance of 43.60 feet;
- 4) S 58°57'00" W a distance of 92.53 feet;
- 5) N 69°31'30" W a distance of 22.41 feet;

thence S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) N 69°31'30" W a distance of 865.24 feet;
- 2) 1514.95 feet along the arc of a curve concave to the southwest, having a radius of 11575.00 feet, a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1513.87 feet;
- 3) N 69°23'00" W a distance of 307.80 feet;
- 4) N 69°29'00" W a distance of 1783.32 feet;

thence S 11°28'13" W a distance of 245.22 feet to a point on the southerly right of way line for said U.S. Highway 50; thence N 69°23'00" W along said southerly right of way line a distance of 5.06 feet to a point; thence leaving said southerly right of way line N 11°28'13" E a distance of 250.28 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) S 69°29'00" E a distance of 1789.18 feet;
- 2) S 69°23'00" E a distance of 307.80 feet;
- 3) 1516.61 feet along the arc of a curve concave to the southwest, having a radius of 11580.00 feet, a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1514.53 feet;
- 4) S 69°31'30" E a distance of 859.57 feet;

thence N 20°28'30" E a distance of 5.00 feet to a point on the northerly right of way line for said U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 5 courses:

- 1) S 69°31'30" E a distance of 25.00 feet;
- 2) N 58°57'00" E a distance of 91.51 feet;
- 3) S 89°49'13" E a distance of 50.00 feet;
- 4) S 00°10'47" W a distance of 106.55 feet;
- 5) S 50°57'57" E a distance of 321.69 feet;

thence S 89°55'00" E along the north right of way line for B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of Section 30, Township 1 South, Range 1 East ) a distance of 1039.70 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 30; thence S 00°01'19" E along the east line of said SW 1/4 SE 1/4 a distance of 10.00 feet to a point; thence S 89°55'00" E along the north right of way line for said B Road ( said north right of way line being 20.00 feet north of and parallel with the SE 1/4 of said Section 30 ) a distance of 140.00 feet to a point; thence N 00°05'00" W a distance of 10.00 feet to a point; thence S 89°55'00" E along the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 30 ) a distance of 1180.93 feet to a point on the east line of said Section 30; thence S 89°58'00" E along the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SW 1/4 of Section 29, Township 1 South, Range 1 East ) a distance of 2226.54 feet to a point; thence leaving said north right of way line S 00°02'00" W a distance of 25.00 feet to a point; thence S 89°58'00" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 of said Section 29 a distance of 411.48 feet to a point on the north-south centerline of said Section 29; thence N 00°04'24" E along the north-south centerline of said Section 29 a distance of 28.00 feet to a point; thence S 89°58'34" E along the north right of way line for said B Road ( said north right of way line being 33.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 29 ) a distance of 397.42 feet to a point; thence leaving said north right of way line S 00°01'26" W a distance of 28.00 feet to a point; thence S 89°58'34" E along a line 5.00 feet north of and parallel with

the south line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.84 feet to a point on the east line of said SW 1/4 SE 1/4; thence N 00°02'33" W along the east line of said SW 1/4 SE 1/4 a distance of 1310.37 feet to the point of beginning, containing 25.82 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 20<sup>th</sup> day of October, 1999, in 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/ Gene Kinsey  
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:

September 3, 1999

September 10, 1999

September 17, 1999

September 24, 1999