

**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 3rd day of March, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 27-99

**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**

WESTERN SLOPE WAREHOUSE ANNEXATION

A serial annexation comprising: Western Slope Warehouse Annexation No.1, Western Slope Warehouse Annexation No. 2, Western Slope Warehouse Annexation No. 3 and Western Slope Waterhouse No. 4

**LOCATED AT 380 28 ROAD
AND INCLUDING PORTIONS OF THE 28 ROAD RIGHT-OF-WAY.**

WHEREAS, on the 3rd day of March, 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:

WESTERN SLOPE WAREHOUSE ANNEXATION NO. 1

A parcel of land situate 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 North 1/16 corner on the west line of said Section 24; thence S 00°21'23" E along the east line of the SE 1/4 NE 1/4 of said Section 24 a distance of 81.23 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said SE 1/4 NE 1/4 S 00°21'23" E a distance of 80.00 feet to a point; thence leaving said east line S 89°59'59" W a distance of 40.00 feet to a point; thence N 00°00'01" W a distance of 1.00 feet to a point; thence N 89°59'59" E a distance of 39.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence N 89°38'37" E a distance of 1.00 feet to a point on the east line of said SE 1/4 NE 1/4 and point of beginning, containing 0.003 acres more or less.

WESTERN SLOPE WAREHOUSE ANNEXATION NO. 2

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West & in the SW 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 19 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 North 1/16 corner on the section line common with said Section 24 and said Section 19; thence S 89°45'56" E along the north line of the SW 1/4 NW 1/4 of said Section 19 a distance of 3.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°21'23" E along a line 3.00 feet east of and parallel with the west line of said SW 1/4 NW 1/4 a

distance of 25.00 feet to a point on the south right of way line for C 3/4 Road; thence N 89°45'56" W along the south right of way line for said C 3/4 Road (said south right of way line being 25.00 feet south of and parallel with the north line of the SW 1/4 NW 1/4 of said Section 19) a distance of 3.00 feet to a point on the west line of said SW 1/4 NW 1/4; thence S 00°21'23" E along the west line of said SW 1/4 NW 1/4 a distance of 56.24 feet to a point; thence leaving said west line S 89°38'37" W a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NE 1/4 of Section 24 a distance of 79.00 feet to a point; thence S 89°59'59" W a distance of 39.00 feet to a point; thence N 00°00'01" W a distance of 1.00 feet to a point; thence N 89°59'59" E a distance of 38.00 feet to a point; thence N 00°21'23" W along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence N 89°38'37" E a distance of 1.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 56.24 feet to a point; thence S 89°45'56" E a distance of 3.00 feet to a point; thence N 00°21'23" W along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 24.00 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°21'33" W along a line 2.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 19 a distance of 153.68 feet to a point; thence N 89°38'27" E a distance of 1.00 feet to a point on the east right of way line for 28 Road; thence S 00°21'33" E along the east right of way line for said 28 Road (said east right of way line being 3.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4) a distance of 153.68 feet to a point on the south line of said NW 1/4 NW 1/4 and point of beginning, containing .008 acres more or less.

WESTERN SLOPE WAREHOUSE ANNEXATION NO. 3

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West & in the SW 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 19 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 North 1/16 corner on the section line common with said Section 24 and said Section 19; thence S 89°45'56" E along the south line of the NW 1/4 NW 1/4 of said Section 19 a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°21'33" W along a line 1.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 154.68 feet to a point; thence N 89°38'27" E a distance of 1.00 feet to a point; thence N 00°21'33" W along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 85.35 feet to a point; thence N 89°38'27" E a distance of 57.00 feet to a point; thence N 00°21'33" W along a line 59.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 422.40 feet to a point on the north line of the SW 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°38'27" E along the north line of said SW 1/4 NW 1/4 NW 1/4 a distance of 1.00 feet to a point; thence S 00°21'33" E along the east right of way line for 28 Road (said east right of way line being 60.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4) a distance of 423.40 feet to a point; thence S 89°38'27" W a distance of 57.00 feet to a point; thence S 00°21'33" E along the east right of way line for said 28 Road (said east right of way line being 3.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4) a distance of 85.35 feet to a point; thence leaving said east right of way line S 89°38'27" W a distance of 1.00 feet to a point; thence S 00°21'33" E along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 153.68 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°21'23" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 24.00 feet to a point; thence N 89°45'56" W a distance of 3.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NE 1/4 of Section 24 a distance of 56.24 feet to a point; thence S 89°38'37" W a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a

distance of 79.00 feet to a point; thence S 89°59'59" W a distance of 38.00 feet to a point; thence N 00°00'01" W a distance of 1.00 feet to a point; thence N 89°59'59" E a distance of 37.00 feet to a point; thence N 00°21'23" W along a line 3.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence N 89°38'37" E a distance of 1.00 feet to a point; thence N 00°21'23" W along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 56.24 feet to a point; thence S 89°45'56" E a distance of 3.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 23.00 feet to a point on the north line of said SW 1/4 NW 1/4 and point of beginning, containing 0.02 acres more or less.

WESTERN SLOPE WAREHOUSE ANNEXATION NO. 4

A parcel of land situate in the NW 1/4 NW 1/4 of Section 19 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 North 1/16 corner on the section line common with said Section 24 and said Section 19; thence N 00°21'33" W along the west line of the NW 1/4 NW 1/4 of said Section 19 a distance of 239.00 feet to a point; thence leaving said west line N 89°38'27" E a distance of 60.00 feet to a point on the east right of way line for 28 Road; thence N 00°21'33" W along the east right of way line for said 28 Road (said east right of way line being 60.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4) a distance of 423.40 feet to a point on the north line of the SW 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°38'27" E along the north line of said SW 1/4 NW 1/4 NW 1/4 a distance of 596.70 feet to the northeast corner of said SW 1/4 NW 1/4 NW 1/4; thence S 00°46'34" E along the east line of said SW 1/4 NW 1/4 NW 1/4 a distance of 453.41 feet to a point; thence leaving said east line S 89°38'27" W a distance of 209.00 feet to a point; thence N 00°21'33" W a distance of 30.00 feet to a point; thence S 89°38'27" W a distance of 391.00 feet to the point of beginning, containing 5.96 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 7th day of April, 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 3rd day of March, 1999.

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

Published:

March 5, 1999
March 12, 1999
March 19, 1999
March 26, 1999