

**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 7th day of July, 1999, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 79-99**

**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**

**FRUITVALE TEXACO ANNEXATION**

**LOCATED AT THE NORTHWEST CORNER OF 30 ROAD AND D ROAD  
AND INCLUDING PORTIONS OF THE 30 ROAD RIGHT-OF-WAY.**

**WHEREAS**, on the 7<sup>th</sup> day of July, 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:

**FRUITVALE TEXACO ANNEXATION**

A parcel of land situate in Section 16 and 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 northeast corner of said Section 17; thence S 00°00'00" W along the east line of the NE 1/4 NE 1/4 of said Section 17 a distance of 30.07 feet to a point on the south right of way line for I-70B; thence N 90°00'00" W along said south right of way line a distance of 36.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for 30 Road a distance of 956.20 feet to a point; thence S 89°57'20" E a distance of 86.00 feet to a point on the east right of way line for said 30 Road; thence S 00°00'00" W along said east right of way line a distance of 333.32 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence S 89°57'19" W along the south line of said NW 1/4 NW 1/4 a distance of 48.00 feet to a point; thence S 00°00'59" 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 16 a distance of 2.00 feet to a point; thence N 89°59'25" W a distance of 29.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1316.19 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 17; thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 27.00 feet to the East 1/4 corner of said Section 17; thence S 00°00'33" W along the west line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 30.00 feet to the northwest corner of Block 6 of Farley-Swehla-Mead Amended Subdivision; S 00°00'33" W along the east right of way line for said 30 Road a distance of 872.11 feet

to the southwest corner of Lot 3, Block 1 of said Farley-Swehla-Mead Amended Subdivision; thence continuing along said east right of way line S 00°00'33" W a distance of 417.98 feet to a point on the south line of the NW 1/4 SW 1/4 of said Section 16; thence continuing along the east right of way line for said 30 Road the following 13 courses:

- 1) S 00°01'05" W a distance of 110.01 feet;
- 2) S 89°58'55" E a distance of 20.00 feet to the northwest corner of Lot 1 of Tierra Amarilla Subdivision;
- 3) S 00°01'05" W a distance of 265.16 feet to the southwest corner of Lot 4 of said Tierra Amarilla Subdivision;
- 4) S 23°09'56" W a distance of 50.88 feet;
- 5) S 00°01'05" W a distance of 114.91 feet;
- 6) S 89°58'56" E a distance of 20.00 feet;
- 7) S 00°01'05" W a distance of 50.84 feet;
- 8) N 89°58'53" W a distance of 10.00 feet;
- 9) S 00°01'05" W a distance of 224.00 feet;
- 10) N 89°58'55" W a distance of 10.00 feet;
- 11) S 00°01'05" W a distance of 254.00 feet;
- 12) N 89°58'55" E a distance of 30.00 feet;
- 13) S 00°01'05" W a distance of 253.98 feet to a point on the south line of the SW 1/4 SW 1/4 of said Section 16;

thence N 90°00'00" W along the south line of said SW 1/4 SW 1/4 a distance of 60.00 feet to the southwest corner of said Section 16; thence S 89°57'32" W along the south line of the SE 1/4 SE 1/4 of Section 17 a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 41.00 feet to a point on the north right of way line for D Road; thence S 89°57'32" W along said north right of way line a distance of 165.00 feet to a point; thence N 00°01'05" E a distance of 223.00 feet to a point; thence N 89°57'32" E a distance of 280.00 feet to the southeast corner of Lot 1 of Wilkinson Subdivision; thence along the west right of way line for said 30 Road the following 5 courses:

- 1) N 00°01'05" E a distance of 656.13 feet to the northeast corner of Lot 5 of said Wilkinson Subdivision;
- 2) N 19°19'22" E a distance of 63.34 feet;
- 3) N 00°01'05" E a distance of 290.80 feet;
- 4) N 00°40'04" W a distance of 79.03' feet to the southeast corner of Lot 8, Block 2 of Central Village Subdivision Re-plat;
- 5) N 00°00'33" E a distance of 1290.10 feet to a point on the south line of the SE 1/4 NE 1/4 of Section 17;

thence N 90°00'00" E along the south line of said SE 1/4 NE 1/4 a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 1.00 feet to a point; thence N 00°00'59" W along a line 2.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 1287.19 feet to a point; thence S 89°59'25" E a distance of 29.00 feet to a point; thence N 00°00'59" W a distance of 1.00 feet to a point on the south line of the NW 1/4 NW 1/4 of Section 16; thence N 00°00'00" E 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 332.40 feet to a point; thence N 89°57'20" W a distance of 38.00 feet to a point; thence N 00°00'00" W along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 957.20 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 1.00 feet to the point of beginning, containing 6.40 acres more or less.

Except that parcel of land annexed by the Fruitvale Annexation No. 2 ( Ordinance No. 3098 ) situate in the SE 1/4 NE 1/4 of Section 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 East 1/4 corner of said Section 17; thence S 90°00'00" W along the south line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to the True point of Beginning of the parcel described herein; thence S 90°00'00" W along the south line of said SE 1/4 NE 1/4 a distance of 2.00 feet to a point; thence N 00°00'59" W along a line 1.00 feet east of and parallel with the west right of way line for 30 Road a distance of 30.00 feet to a point; thence S 89°59'27" E a distance of 2.00 feet to a point; thence S 00°00'59" E along a line 3.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 30.00 feet to the point of beginning, containing 60.00 square feet.

**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 18th day of August, 1999, at Two Rivers Convention Center, 159 Main Street, 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 7th day of July, 1999.

Attest:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of the 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:

July 9, 1999  
July 16, 1999  
July 23, 1999  
July 30, 1999

