

**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. 81-99

**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**

**HALL ANNEXATION
A SERIAL ANNEXATION CONSISTING OF HALL ANNEXATION
NO. 1, NO. 2 AND NO. 3**

**LOCATED AT ROUND TABLE ROAD, NEAR 30 ¼ ROAD AND F ¼ ROAD
AND INCLUDING PORTIONS OF THE 30 ROAD, F ROAD AND ROUND TABLE ROAD
RIGHT-OF-WAY.**

WHEREAS, on the 7th 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:

HALL ANNEXATION

A serial annexation comprising: Hall Annexation No.1, Hall Annexation No. 2 and Hall Annexation No. 3

HALL ANNEXATION NO.1

A parcel of land situate in Sections 4, 5, 8 & 9, 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 northwest corner of Section 9; thence S 89°55'25" E along the section line common with said Section 9 and Section 4 a distance of 673.22 feet to a point; thence leaving said section line S 00°04'35" W a distance of 50.00 feet to a point on the south right of way line for F Road (Patterson Road); thence N 89°55'25" W along said south right of way line a distance of 673.06 feet to a point on the section line common with said Section 9 and Section 8; thence continuing along said south right of way line S 89°57'59" W a distance of 65.06 feet to a point; thence leaving said south right of way line N 00°06'00" W a distance of 100.00 feet to a point on the north right of way line for said F Road; thence N 44°53'59" E a distance of 35.31 feet to a point on the west right of way line for 30 Road; thence N 00°09'29" W along said west right of way line a distance of 225.00 feet to a point; thence leaving said west right of way line N 89°50'32" E a distance of 40.00 feet to a point on the section line common with Section 5 and said

Section 4; thence S 00°09'29" E along said section line a distance of 300.05 feet to the point of beginning, containing 1.16 acres more or less.

HALL ANNEXATION NO. 2

A parcel of land situate in Sections 4, 5 & 9, 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 southwest corner of Section 4; thence N 00°09'28" W along the section line common with said Section 4 and Section 5 a distance of 300.05 feet to a point; thence S 89°50'32" W a distance of 40.00 feet to a point on the west right of way line for 30 Road; thence N 00°09'28" W along the west right of way line for said 30 Road a distance of 25.00 feet to a point; thence leaving said west right of way line N 89°50'32" E a distance of 65.00 feet to a point; thence S 00°09'28" E along a line 25.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 4 a distance of 300.15 feet to a point; thence S 89°55'25" E along a line 25.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 4 a distance of 1295.83 feet to a point on the east line of said SW 1/4 SW 1/4; thence S 89°55'23" E along a line 25.00 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 4 a distance of 535.04 feet to a point; thence N 00°10'29" W a distance of 74.03 feet to a point; thence 104.72 feet along the arc of a curve to the left, having a radius of 150.00 feet and a long chord bearing N 20°10'26" W a distance of 102.60 feet to a point of reverse curvature; thence 104.72 feet along the arc of a curve to the right having a radius of 150.00 feet and a long chord bearing N 20°10'26" W a distance of 102.60 feet to a point of tangency; thence N 00°10'29" W a distance of 416.38 feet to a point; thence N 89°49'31" E a distance of 22.00 feet to a point on the east right of way line for Round Table Road; thence along the east right of way line for said Round Table Road the following 17 courses:

- 1) S 00°10'29" E a distance of 51.00 feet;
- 2) S 45°03'00" E a distance of 26.93 feet;
- 3) S 89°55'30" E a distance of 13.64 feet;
- 4) 97.39 feet along the arc of a curve to the right having a radius of 31.00 feet and a long chord bearing S 00°04'30" W a distance of 62.00 feet;
- 5) N 89°55'30" W a distance of 13.37 feet;
- 6) S 44°57'00" W a distance of 26.81 feet;
- 7) S 00°10'29" E a distance of 102.00 feet;
- 8) S 45°03'00" E a distance of 26.93 feet;
- 9) S 89°55'30" E a distance of 13.64 feet;
- 10) 97.39 feet along the arc of a curve to the right having a radius of 31.00 feet and a long chord bearing S 00°04'30" W a distance of 62.00 feet;
- 11) N 89°55'30" W a distance of 13.37 feet;
- 12) S 44°57'00" W a distance of 26.81 feet;
- 13) S 00°10'29" E a distance of 63.38 feet;
- 14) 89.36 feet along the arc of a curve to the left, having a radius of 128.00 feet and a long chord bearing S 20°10'26" E a distance of 87.55 feet;
- 15) 120.07 feet along the arc of a curve to the left, having a radius of 172.00 feet and a long chord bearing S 20°10'26" E a distance of 117.65 feet;
- 16) S 00°10'29" E a distance of 30.18 feet;

17) S 45°02'59" E a distance of 26.86 feet to a point on the north right of way line for F Road (Patterson Road);
thence crossing said F Road S 00°04'29" E a distance of 100.00 feet to a point on the south right of way line for said F Road; thence N 89°55'23" W along said south right of way line a distance of 575.88 feet to a point on the west line of the NE 1/4 NW 1/4 of Section 9; thence continuing along the south right of way line for said F Road N 89°55'25" W a distance of 647.79 feet to a point; thence leaving said south right of way line N 00°04'35" E a distance of 50.00 feet to a point on the section line common with said Section 9 and said Section 4; thence N 89°55'25" W along said section line a distance of 673.22 feet to the point of beginning, containing 3.23 acres more or less.

HALL ANNEXATION NO.3

A parcel of land situate in Sections 4 & 5, 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 SW 1/16 corner of said Section 4; thence N 00°09'11" W along the west line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 657.08 feet to the CNSW 1/64 corner of said Section 4; thence N 89°59'27" E along the north line of said S 1/2 NE 1/4 SW 1/4 a distance of 222.88 feet to a point on the southerly right of way line for the Price Ditch; thence along the southerly right of way line for said Price Ditch the following 8 courses:

- 1) S 64°55'38" E a distance of 33.74 feet;
- 2) S 51°05'09" E a distance of 208.72 feet;
- 3) S 62°20'43" E a distance of 381.18 feet;
- 4) S 51°45'56" E a distance of 184.27 feet;
- 5) S 61°52'14" E a distance of 137.88 feet;
- 6) S 70°45'34" E a distance of 235.35 feet;
- 7) S 66°38'23" E a distance of 46.98 feet;
- 8) S 67°14'04" E a distance of 39.88 feet to a point on the east line of said S 1/2 NE 1/4 SW 1/4;

thence S 00°09'00" E along the east line of the S 1/2 NE 1/4 SW 1/4 of said Section 4 a distance of 44.73 feet to the CS 1/16 corner of said Section 4; thence N 89°58'25" W along the south line of the NE 1/4 SW 1/4 of said Section 4 a distance of 660.52 feet to the CESW 1/64 corner of said Section 4; thence S 00°10'38" E along the west boundary line for Stonegate Subdivision a distance of 279.78 feet to a point on the north right of way line for Lancelot Place; thence crossing said Lancelot Place S 00°10'20" E a distance of 42.00 feet to a point on the south right of way line for said Lancelot Place; thence N 89°55'30" W along the south right of way line for said Lancelot Place a distance of 155.38 feet to a point; thence continuing along said south right of way line S 44°57'00" W a distance of 28.35 feet to a point on the east right of way line for Round Table Road; thence along the east right of way line for said Round Table Road the following 7 courses:

- 1) S 00°10'29" E a distance of 113.70 feet;
- 2) S 45°03'00" E a distance of 26.93 feet;
- 3) S 89°55'30" E a distance of 13.64 feet;

4) 97.39 feet along the arc of a curve to the right, having a radius of 31.00 feet and a long chord bearing S 00°04'30" W a distance of 62.00 feet;

5) N 89°55'30" W a distance of 13.37 feet;

6) S 44°57'00" W a distance of 26.81 feet;

7) S 00°10'29" E a distance of 51.00 feet;

thence leaving said east right of way line S 89°49'31" W a distance of 22.00 feet to a point; thence S 00°10'29" E a distance of 416.38 feet to a point of curvature; thence 104.72 feet along the arc of a curve to the left, having a radius of 150.00 feet and a long chord bearing S 20°10'26" E a distance of 102.60 feet to a point of reverse curvature; thence thence 104.72 feet along the arc of a curve to the right, having a radius of 150.00 feet and a long chord bearing S 20°10'26" E a distance of 102.60 feet to a point tangency; thence S 00°10'29" E a distance of 74.03 feet to a point; thence N 89°55'23" W along a line 25.00 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 4 a distance of 535.04 feet to a point on the west line of said SE 1/4 SW 1/4; thence N 89°55'25" W along a line 25.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said Section 4 a distance of 1295.83 feet to a point; thence N 00°09'28" W along a line 25.00 feet east of and parallel with the west line of said SW 1/4 SW 1/4 a distance of 300.15 feet to a point; thence S 89°50'32" W a distance of 65.00 feet to a point on the west right of way line for 30 Road; thence N 00°09'28" W along the west right of way line for said 30 Road (said west right of way line being 40.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 5) a distance of 25.00 feet to a point; thence crossing said 30 Road N 89°50'32" E a distance of 80.00 feet to a point on the east right of way line for said 30 Road; thence S 00°09'28" E along said east right of way line a distance of 275.21 feet to a point; thence continuing along the east right of way line for said 30 Road S 45°02'49" E a distance of 35.43 feet to a point on the north right of way line for F Road (Patterson Road); thence S 89°55'25" E along the north right of way line for said F Road a distance of 1255.96 feet to a point on the east line of the SW 1/4 SW 1/4 of said Section 4; thence continuing along the north right of way line for said F Road S 89°55'23" E a distance of 485.81 feet to a point; thence along the west right of way line for Round Table Road the following 6 courses:

- 1) N 44°57'01" E a distance of 26.99 feet;
- 2) N 00°10'29" W a distance of 29.78 feet;
- 3) 56.00 feet along the arc of a curve to the left, having a radius of 120.00 feet and a long chord bearing N 13°32'36" W a distance of 55.49 feet;
- 4) N 26°54'36" W a distance of 68.82 feet;
- 5) 80.26 feet along the arc of a curve to the right, having a radius of 172.00 feet and a long chord bearing N 13°32'36" W a distance of 79.54 feet;
- 6) N 00°10'29" W a distance of 235.46 feet;

thence N 89°55'24" W a distance of 440.71 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 4; thence N 00°08'45" W along the west line of said SE 1/4 SW 1/4 a distance of 787.10 feet to the point of beginning, containing 22.96 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 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