

**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 20<sup>th</sup> day of September, 2000, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 89-00**

**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**

**MESA MOVING ANNEXATION**

**LOCATED AT 2225 RIVER ROAD AND 681 RAILROAD BLVD  
(KNOWN AS 637 RAILROAD BLVD ON THE ASSESSOR'S RECORDS)**

**WHEREAS**, on the 20th day of September, 2000, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
MESA MOVING ANNEXATION**

A parcel of land situate in the NW 1/4 of Section 6, Township 1 South, Range 1 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of Block One of Railhead Industrial Park as Amended, whence the N 1/4 corner of Section 6, Township 1 South, Range 1 West bears N 56°31'00" W a distance of 628.81 feet & N 89°44'57" E a distance of 933.17 feet; thence N 56°31'00" W along the southwesterly right of way line for River Road a distance of 70.00 feet to the True Point of Beginning of the parcel described herein; thence leaving the southwesterly right of way line for said River Road S 14°46'37" E a distance of 100.00 feet to a point on the westerly right of way line for Railroad Boulevard; thence 282.38 feet along the westerly right of way line for said Railroad Boulevard and arc of a curve concave to the east, having a radius of 482.24 feet, a delta angle of 33°33'00" and a long chord bearing S 08°46'23" W a distance of 278.36 feet to a point; thence along the southwesterly line of Block One of said Railhead Industrial Park as Amended the following 2 courses:  
22.97 feet along the arc of a curve concave to the northeast, having a radius of 478.34 feet, a delta angle of 02°45'06" and a long chord bearing N 57°53'32" W a distance of 22.97 feet to a point;  
N 56°31'00" W a distance of 1019.82 feet to a point;

thence leaving the southwesterly line of said Block One N 33°29'00" E a distance of 320.00 feet to a point on the southwesterly right of way line for said River Road; thence N 33°29'00" E a distance of 368.11 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50 ( I70B ); thence S 56°31'00" E along said northeasterly right of way line a distance of 844.24 feet to a point on the section line common with Section 31, Township 1 North, Range 1 West and Section 6, Township 1 South, Range 1 West; thence S 89°44'57" W along said section line a distance of 576.22 feet to a point on the southwesterly right of way line for the Southern Pacific Transportation Railroad; thence S 56°31'00" E along said southwesterly right of way line a distance of 486.77 feet to a point; thence leaving said southwesterly right of way line S 33°29'00" W a distance of 48.11 feet to the point of beginning.

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 1st day of November, 2000, at the City Hall Auditorium, located at 250 North 5<sup>th</sup> 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 20<sup>th</sup> day of September, 2000.

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 22, 2000  
September 29, 2000  
October 6, 2000  
October 13, 2000