

**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> of September, 2004, the following Resolution was adopted:

**RESOLUTION NO. 80-04**

**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**

**INDIAN ROAD ANNEXATION**

**LOCATED BETWEEN C ½ ROAD AND D ROAD AT INDIAN ROAD**

WHEREAS, on the 1<sup>st</sup> day of September, 2004, 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:

**INDIAN ROAD ANNEXATION**

**INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 1**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37" W along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00° 07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian

Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

CONTAINING 1.017 Acres (44,321 Sq. Ft.) more or less, as described.

INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 2

A certain parcel of land lying in the North Half (N 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence N 00°40'43" E a distance

of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

CONTAINING 33.789 Acres (1,471,878 Sq. Ft.) more or less, as described.

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 6<sup>th</sup> day of October, 2004, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:30 PM 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 1<sup>st</sup> day of September, 2004.

Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
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 Tuin  
City Clerk

<i>DATES PUBLISHED</i>
<b>September 3, 2004</b>
<b>September 10, 2004</b>
<b>September 17, 2004</b>
<b>September 24, 2004</b>