

**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 6th of October, 2004, the following Resolution was adopted:

**RESOLUTION NO. 90-04**

**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**

**FISHER ANNEXATION**

**LOCATED AT 104 29 <sup>3</sup>/<sub>4</sub> ROAD**

WHEREAS, on the 6th day of October, 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:

FISHER ANNEXATION NO. 1

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: BEGINNING at the Northwest corner of the SE 1/4 (Center Quarter corner) of said Section 32 and assuming the North line of the SE 1/4 of said Section 32 bears N 89°43'07" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°43'07" E along the North line of the SE 1/4 of said Section 32, a distance of 4.48 feet; thence S 63°44'41" E a distance of 1457.31 feet; thence S 00°07'03" E along a line 2.00 feet East of and parallel with, the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 659.02 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32; thence S 00°01'28" W along a line 2.00 East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet; thence N 89°58'32" W a distance of 2.00 feet; thence N 00°01'28" E, along the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.48 feet to the Southeast corner of the NW 1/4 SE 1/4 of said Section 32; thence N 00°07'03" W along the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.79 feet; thence N 63°44'41" W a distance of 1460.08 feet, more or less, to the Point of Beginning. CONTAINING 0.127 Acres (5,551.0 Sq. Ft.), more or less, as described.

## FISHER ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32 and assuming the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32 bears N 89°29'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°29'32" E along the North line of the SE 1/4 SE 1/4 of said Section 32, a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°07'03" W along a line 2.00 feet East of and parallel with, the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 659.02 feet; thence S 63°44'41" E a distance of 20.09 feet; thence S 00°07'03" E along a line 20.00 feet East of and parallel with, the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 649.97 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 32; thence S 00°01'28" E along a line 20.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 745.03 feet, more or less, to a point being the Northwest corner of Lot 1, Block 4, Burns Subdivision, as same is recorded in Plat Book 7, Page 63, Public Records of Mesa County, Colorado; thence S 16°04'09" E along the West line of said Lot 1 (being common with the East right of way for Whitewater Road (29-3/4 Road)), a distance of 205.22 feet; thence along the North line of Lot 1, Block 9 of said Burns Subdivision, the following sixteen (16) courses:

1. N 83°00'04" E a distance of 50.49 feet; thence...
  2. S 48°55'45" E a distance of 132.59 feet; thence...
  3. N 25°51'43" E a distance of 312.51 feet; thence...
  4. N 89°29'32" E a distance of 113.81 feet; thence...
  5. N 27°03'40" E a distance of 88.00 feet; thence...
  6. N 45°23'47" E a distance of 184.86 feet; thence...
  7. S 70°51'42" E a distance of 146.80 feet; thence...
  8. N 80°40'50" E a distance of 87.29 feet; thence...
  9. N 68°32'18" E a distance of 53.73 feet; thence...
  10. N 87°16'18" E a distance of 60.00 feet; thence...
  11. S 76°09'42" E a distance of 61.60 feet; thence...
  12. S 75°15'42" E a distance of 61.87 feet; thence...
  13. S 78°21'42" E a distance of 50.92 feet; thence...
  14. N 83°25'18" E a distance of 50.28 feet; thence...
  15. S 73°38'42" E a distance of 51.96 feet; thence...
  16. S 56°49'42" E a distance of 64.05 feet, more or less, to a point on the East line of the SE 1/4 SE 1/4 of said Section 32;
- thence S 00°14'18" W along the East line of the SE 1/4 SE 1/4 of said Section 32, a distance of 687.66 feet to the Southeast corner of said Section 32; thence S 89°58'35" W along the South line of the SE 1/4 SE 1/4 of said Section 32, a distance of 930.47 feet to a point being the Southeast corner of Lot 1, Block 8 of

said Burns Subdivision; thence N 45°20'00" W along the Northeasterly line of said Lot 1, Block 8, a distance of 451.91 feet; thence N 16°04'09" W a distance of 186.59 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 32; thence N 00°01'28" E, along the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 161.34 feet; thence S 89°58'32" E a distance of 2.00 feet; thence N 00°01'28" E along a line 2.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet, more or less, to the Point of Beginning. CONTAINING 17.886 Acres (779,137.0 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 17th day of November, 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 6<sup>th</sup> day of October, 2004.

/s/ Bruce Hill  
President of the Council

Attest:

/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>October 08, 2004</b>
<b>October 15, 2004</b>
<b>October 22, 2004</b>
<b>October 29, 2004</b>