

RESOLUTION NO. 91-04

**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**

MEYERS/STEELE ANNEXATION

**LOCATED AT 3020 E ½ ROAD AND PORTIONS OF 30 ROAD AND E ½ ROAD
RIGHTS-OF-WAY**

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:

MEYERS/STEELE ANNEXATION

MEYERS/STEELE ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, 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 Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now in use; thence S 00°07'39" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 1146.94 feet; thence S 89°59'06" W a distance of 4.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 338.87 feet; thence S 89°52'21" W a distance of 36.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 4.00 feet; thence N 89°52'21" E a distance of 32.00 feet; thence N 00°07'39" W along a line 32.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of

said Section 9, a distance of 334.88 feet; thence S 89°59'06" W a distance of 32.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 140.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.2559 Acres (11,147 Sq. Ft.), more or less, as described.

MEYERS/STEELE ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of Section 9, all in 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 Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9 bears N 00°07'39" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now laid out and in use; thence N 00°07'39" W along said East right of way, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.88 feet, more or less, to a point on the North line of the NW 1/4 SW 1/4 of said Section 9; thence S 89°58'32" E along the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 951.06 feet, more or less, to a point on the Northerly projection of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado; thence S 00°01'28" W along said projected line, a distance of 30.00 feet, to a point being the Northwest corner of said El Central Subdivision; thence S 89°58'32" E along the North line of said El Central Subdivision, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 104.37 to a point on the Southerly projection of the West line of Lot 1, Block 4, Stonebridge Subdivision, as same is recorded in Plat Book 14, Page 346, Public Records of Mesa County, Colorado; thence N 00°06'39" W along said projected line, a distance of 238.70 feet to a point being the Southeast corner of Lot 1, Block 1 of said Stonebridge Subdivision; thence N 89°58'32" W along the South line of said Lot 1, Block 1 of Stonebridge Subdivision, a distance of 104.30 feet to a point being the Southwest corner of said Lot 1, Block 1; thence S 00°06'39" E along the East line of Lots 1 and 2, Block Six, Eastmoor II Subdivision, as same is recorded in Plat Book 11, Page 222, Public Records of Mesa County, Colorado, a distance of 158.70 feet, more or less, to a point on the North right of way for E-1/2 Road (Orchard Avenue); thence N 89°58'32" W along the North right of way for E-1/2 Road (Orchard Avenue), being a line 50.00 feet North of and parallel with, the

North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 766.05 feet; thence S 00°06'17" E a distance of 46.00 feet; thence N 89°58'323" W along a line 4.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.89 feet; thence S 89°52'21" W a distance of 4.00 feet; thence S 00°07'39" E along a line 32.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 458.99 feet; thence N 89°55'30" W along the Easterly projection of the North line of 30 Road Homes Condominium, as same is recorded in Condominium Book 3, Page 117, Public Records of Mesa County, Colorado, a distance of 72.00 feet to a point being the Northeast corner of said 30 Road Homes Condominium; thence S 00°07'39" E along the West right of way for 30 Road, as now laid out and in use, being a line 40.00 feet West of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 551.14 feet, more or less, to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 8; thence N 89°52'21" E along the North line of the SE 1/4 SE 1/4 of said Section 8, a distance of 40.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.500 Acres (108,926 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 5th 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 6th 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>
October 08, 2004
October 15, 2004
October 22, 2004
October 29, 2004