

**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 4<sup>th</sup> of October, 2006, the following Resolution was adopted:

**RESOLUTION NO. 125-06**

**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**

**KELLEY ANNEXATION**

**LOCATED AT 849 21 ½ ROAD**

WHEREAS, on the 4<sup>th</sup> day of October, 2006, 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:

**KELLEY ANNEXATION NO. 1**

A certain parcel of land located in the South half (S 1/2) of Section 25 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 36 and assuming the East line of the Northwest Quarter (NW 1/4) of said Section 36 to bear S00°04'11"W with all bearings contained herein relative thereto; thence S00°04'11"W along the East line of said Section 36 a distance of 342.37 feet to a point on the Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556; thence S55°36'16"W along said Persigo Annexation No. 2 a distance of 2.42 feet to a point on a line being 2.00 feet West of and parallel with the East line of the Northwest Quarter (NW 1/4) of said Section 36; thence N00°04'11"E along said parallel line a distance of 343.74 feet to a point on the South line of the Southwest Quarter of Section 25; thence N00°00'31"W along a line being 2.00 feet West of and parallel with the East line of said Southwest Quarter of Section 25, a distance of 545.12 feet; thence S89°51'47"E a distance of 32.00 feet to the Northwest Corner of Lot 2, Ferris Commercial Park, as same is recorded in Plat Book 14, Page 342, Public Records of Mesa County, Colorado; thence S00°00'31"E along the West line of said Lot 2 a distance of 293.69 feet to the Southwest Corner of said Lot 2; thence S81°59'48"W a distance of 30.30 feet to a point on the East line of said Southwest Quarter of Section 25; thence S00°00'31"E along said East line a distance of 247.14 feet, more or less, to the Point of Beginning.

Said parcel contains 0.24 acres (10,650 square feet), more or less, as described.

## KELLEY ANNEXATION NO. 2

A certain parcel of land located in the South half (S 1/2) of Section 25 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 36 and assuming the East line of the (NE 1/4 NW 1/4) of said Section 36 to bear S00°04'11"W with all bearings contained herein relative thereto; thence S00°04'11"W along the said East line a distance of 342.37 feet to a point on the Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556; thence S55°36'16"W along said Persigo Annexation No. 2 a distance of 2.42 feet to the Point of Beginning; thence continuing S55°36'16"W along said Persigo Annexation No. 2 a distance of 2.43 feet a point on a line being 4.00 feet West of and parallel with said East line of the (NE 1/4 NW 1/4) of said Section 36; thence N00°04'11"E along said parallel line a distance of 345.12 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 25; thence N00°00'31"W along a line being 4.00 feet West of and parallel with the East line of the (SE 1/4 SW 1/4) of said Section 25 a distance of 1320.84 feet to a point on the North line of the (SE 1/4 SW 1/4) of said Section 25; thence N00°00'45"E along a line being 4.00 feet West of and parallel with the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 25 a distance of 831.85 feet; thence S89°52'48"E a distance of 44.00 feet to a point on the East right of way of 21-1/2 Road as shown on the plat of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado; thence S00°00'45"W along said right of way a distance of 831.71 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 25; thence S00°00'31"E along said right of way a distance of 465.10 feet to the Southwest corner of Lot 9 of said Riverview Commercial Subdivision; thence N89°51'45"W a distance of 40.00 feet to the East line of the (SE 1/4 SW 1/4) of said Section 25; thence S00°00'31"E along said East line a distance of 185.77 feet; thence S89°51'47"E a distance of 30.00 feet to the Northwest corner of Lot 1 of Ferris Commercial Park, as same is recorded in Book Plat 14, Page 342, Public Records of Mesa County, Colorado; thence S00°00'31"E along the West line of said Lot 1 a distance of 125.00 feet to the Southwest corner of said Lot 1; thence N89°51'47"W a distance of 32.00 feet to a point on a line being 2.00 feet West of and parallel with the East line of the (SE 1/4 SW 1/4) of said Section 25; thence S00°00'31"E along said parallel line a distance of 545.12 feet to a point on the South line of the (SE 1/4 SW 1/4) of said Section 25; thence S00°04'11"W along a line being 2.00 feet West of and parallel

with said East line of the (NE 1/4 NW 1/4) of said Section 36 a distance of 343.74 feet, more or less, to the Point of Beginning.

Said parcel contains 1.46 acres (63,833 square feet), more or less, as described.

### KELLEY ANNEXATION NO. 3

A certain parcel of land located in the South half of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 2 of E and C Subdivision, as same is recorded in Plat Book 12, Page 400, Public Records of Mesa County, Colorado, and assuming the East line of said Lot Two to bear  $N00^{\circ}00'31''W$  with all bearings contained herein relative thereto; thence  $N00^{\circ}00'31''W$  a distance of 542.14 feet to the Northeast corner of Lot One of said E and C Subdivision; thence  $S89^{\circ}56'32''E$  a distance of 10.00 feet to the Southeast corner of Lot 2 of K N Energy Park, as same is recorded in Plat Book 15, Page 338, Public Records of Mesa County, Colorado; thence  $N00^{\circ}00'31''W$  a distance of 552.50 feet to the Northeast corner of Lot 1 of said K N Energy Park; thence  $N00^{\circ}00'45''E$  a distance of 831.90 feet to the Northeast corner of Parcel A of Kipp Simple Land Division, as same is recorded in Plat Book 18, Page 90, Public Records of Mesa County, Colorado; thence  $N89^{\circ}52'48''W$  a distance of 1039.83 feet to the Southwest corner of that certain parcel of land as described in Book 2395, Pages 934-935, Public Records of Mesa County, Colorado; thence  $N00^{\circ}11'26''E$  a distance of 488.93 feet to the Northwest corner of said parcel; thence  $S89^{\circ}52'43''E$  a distance of 787.29 feet to the Northwest corner of that certain parcel of land as described in Book 2294, Pages 111-112, Public Records of Mesa County, Colorado; thence  $S00^{\circ}00'17''E$  a distance of 155.00 feet to the Southwest corner of said parcel; thence  $S89^{\circ}52'43''E$  a distance of 320.98 feet to a point on the West line of Lot 2 of Riverview Commercial II Subdivision as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado; thence  $S00^{\circ}00'45''W$  a distance of 333.91 feet along the West line of Lot 1 of said Riverview Commercial II Subdivision; thence  $N89^{\circ}52'48''W$  a distance of 44.00 feet to a point on a line being 4.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25; thence  $S00^{\circ}00'45''W$  along said parallel line a distance of 831.85 feet to a point on the South line of said NE 1/4 SW 1/4; thence  $S00^{\circ}00'31''E$  a distance of 1,085.87 feet to a point on the North line of that certain parcel of land as described in Book 1998, Page 173, Public Records of Mesa County, Colorado; thence  $S76^{\circ}18'49''W$  along said North line a distance of 37.04 feet, more or less, to the Point of Beginning.

Said parcel contains 12.57 acres (547,841 square feet), 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 15<sup>th</sup> day of November, 2006, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 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 the 4<sup>th</sup> day of October, 2006.

Attest:

/s/ James J. Doody  
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>October 6, 2006</b>
<b>October 13, 2006</b>
<b>October 20, 2006</b>
<b>October 27, 2006</b>