

**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 18<sup>th</sup> of April, 2007, the following Resolution was adopted:

**RESOLUTION NO. 53-07**

**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**

**PAGE ANNEXATION**

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE  
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND  
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18<sup>th</sup> day of April, 2007, 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:

**PAGE ANNEXATION NO. 1**

A certain parcel of land located in the North Half (N 1/2) of Section 15, Township 11 South, Range 101 West, of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, and assuming the East line of said Lot 1 to bear N00°58'54"E with all bearings contained herein relative thereto; thence N63°27'16"E along the South of the Zambrano Annexation, City of Grand Junction, Ordinance No. 3427 a distance of 28.19 feet to a point on the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15; thence N00°58'54"E along said East line a distance of 119.99 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel with said East line; thence S00°58'54"W along said parallel line a distance of 415.00 feet; thence N89°01'03"W a distance of 30.00 feet to a point on the East line of said Homestead; thence N00°58'54"E along said East line a distance of 281.91 feet, more or less, to the Point of Beginning.

Said parcel contains 0.21 acres (9,284 square feet), more or less, as described.

**PAGE ANNEXATION NO. 2**

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence N00°58'56"E along said East line a distance of 677.48 feet to the Northeast corner of Lot 22 of said Country Squire Subdivision; thence S89°08'54"E a distance of 20.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N00°58'56"E along said East line a distance of 126.99 feet to a point on South line of said NE 1/4 SW 1/4; thence N00°58'54"E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 a distance of 14.16 feet; thence N89°01'03"W a distance of 25.00 to the Southeast corner of Lot 1, Block 1 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, thence N00°58'54"E along said East line a distance of 41.90 feet; thence S89°01'03"E a distance of 30.00 feet to a point on a line being 5.00 feet East of and parallel with said SE 1/4 NW 1/4; thence N00°58'54"E a distance of 415.00 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 10.00 feet East of and parallel with said SE 1/4 NW 1/4; thence S00°58'54"W along said parallel line a distance of 471.06 feet to a point on the South line of said SE 1/4 NW 1/4; thence S00°58'56"W along a line being 10.00 feet East of and parallel with said NE 1/4 SW 1/4 a distance of 804.59 feet; thence N89°01'04"W a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.58 acres (25,267 square feet), more or less, as described.

### PAGE ANNEXATION NO. 3

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence S89°01'04"E a distance of 30.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of the Northwest Quarter of the Southeast Quarter(NW 1/4 SE 1/4) of said Section 15; thence N00°58'56"E along said parallel line a distance of 804.59 feet to a point on the North line of said NW 1/4 SE 1/4; thence N00°58'54"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Northeast Quarter(SW 1/4 NE 1/4) of said Section 15 a distance of 471.06 feet; thence S89°54'35"E a distance

of 20.00 feet to a point on the East line of 20 1/2 Road; thence S00°58'54"W along said East line a distance of 471.22 feet to a point on the South line of said SW 1/4 NE 1/4; thence S00°58'56"W along said East line of 20 1/2 Road a distance of 1332.35 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter(SW 1/4 SE 1/4); thence S01°00'33"W along said East line of 20 1/2 Road a distance of 104.63 feet to a point on the North line of South Broadway; thence N65°48'46"W a distance of 30.51 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 SE 1/4; thence S01°00'33"W along said parallel line a distance of 52.40 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of 29°05'38" and a chord bearing S51°05'08"E a distance of 712.83 feet (2) S37°06'43"E a distance of 602.18 feet (3) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of 40°32'30" and a chord bearing S57°19'49"E a distance of 497.52 feet; thence N11°59'00"E a distance of 37.38 feet to a point on the North line of said South Broadway; thence 2.00 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 00°10'10" and a chord bearing S77°55'55"E a distance of 2.00 feet; thence S11°59'00"W a distance of 39.39 feet to a point on the South line of said SW 1/4 SE 1/4; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 511.48 feet along the arc of a 720.00 foot radius curve concave Northeast, having a central angle of 40°42'08" and a chord bearing N57°24'38"W a distance of 500.79 feet (2) N37°06'43"W a distance of 602.19 feet (3) 720.86 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 713.11 feet to a point on the West line of said SW 1/4 SE 1/4; thence N01°00'33"E along said West line a distance of 54.57 feet; thence N65°48'46"W a distance of 21.71 feet to a point on the West line of said 22 1/2 Road; thence N01°00'33"E along said West line a distance of 82.85 feet to a point on the North line of said SW 1/4 SE 1/4; thence N00°58'56"W along said West line a distance of 527.96 feet, more or less, to the Point of Beginning.

Said parcel contains 1.39 acres (60,439 square feet), more or less, as described.

#### PAGE ANNEXATION NO. 4

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear S00°03'46"E with all bearings contained herein relative thereto; thence S00°03'46"E along the East line of said parcel a distance of 1099.91 feet to the Northeast corner of that certain parcel of land as

described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence  $S00^{\circ}00'08''E$  along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of  $04^{\circ}21'29''$  and a chord bearing  $N80^{\circ}01'35''W$  a distance of 51.43 feet; thence  $S11^{\circ}59'00''W$  a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of  $40^{\circ}32'30''$  and a chord bearing  $N57^{\circ}19'49''W$  a distance of 497.52 feet; (2)  $N37^{\circ}06'43''W$  a distance of 602.18 feet (3) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of  $29^{\circ}05'38''$  and a chord bearing  $N51^{\circ}05'08''W$  a distance of 712.83 feet to a point on a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 15; thence  $N01^{\circ}00'33''E$  along said parallel line a distance of 52.40 feet; thence  $S65^{\circ}48'46''E$  a distance of 2.18 feet; thence  $S01^{\circ}00'33''W$  along a line being 4.00 feet East of parallel with the West line of said SW 1/4 SE 1/4 a distance of 50.23 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.24 feet along the arc of a 1421.00 foot radius curve concave Southwest, having a central angle of  $29^{\circ}02'26''$  and a chord bearing  $S51^{\circ}03'34''E$  a distance of 712.55 feet; (2)  $S37^{\circ}06'43''E$  a distance of 602.17 feet (3) 504.62 feet along the arc of a 716.00 foot radius curve concave Northeast, having a central angle of  $40^{\circ}22'50''$  and a chord bearing  $S57^{\circ}14'59''E$  a distance of 494.24 feet; thence  $N11^{\circ}59'00''E$  a distance of 35.36 feet to a point on the North line of said South Broadway; thence along said North line 312.61 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of  $26^{\circ}28'35''$  and a chord bearing  $N64^{\circ}26'03''W$  a distance of 309.83 feet to a point on the Northerly line of Ferree Drive; thence  $N47^{\circ}11'55''W$  a distance of 49.89 feet to a point on the Westerly line of Ferree Drive; thence along said Westerly line the following (3) three courses: (1)  $N36^{\circ}29'20''E$  a distance of 69.91 feet (2) 158.32 feet along the arc of a 115.00 foot radius curve concave West, having a central angle of  $78^{\circ}52'49''$  and a chord bearing  $N02^{\circ}57'04''W$  a distance of 146.11 feet (3)  $N42^{\circ}23'28''W$  a distance of 51.11 feet; thence  $N47^{\circ}36'32''E$  a distance of 50.78 feet to a point on the North line of said Ferree Drive; thence 172.31 feet along the arc of a 289.64 foot radius curve concave Northwest, having a central angle of  $34^{\circ}05'09''$  and a chord bearing  $N30^{\circ}59'48''E$  a distance of 169.78 feet to a point on the North line of Ellie Heights, as same is recorded in Plat Book 9, Page 52, Public Records, Mesa County, Colorado; thence  $N32^{\circ}06'14''W$  along said North line a distance of 353.57 feet; thence  $N49^{\circ}21'35''W$  along said North line a distance of 338.79 feet to a point on the East line of that certain parcel of land as described in Book 3468, Pages 491-492, Public Records of Mesa County, Colorado; thence  $N26^{\circ}52'37''E$  along said East line a distance of 471.33 feet; thence  $N16^{\circ}37'18''W$  along said East line a distance of 100.27 feet; thence  $N67^{\circ}28'16''W$  along said East line a distance of 93.80 feet; thence  $N64^{\circ}08'52''E$  along the North line of said parcel as described in said Book 2670, Page 173, a distance of 264.72 feet;

thence S86°43'03"E along said North line a distance of 352.53 feet, more or less, to the Point of Beginning.

Said parcel contains 17.52 acres (763,330 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 6<sup>th</sup> day of June, 2007, 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 Public Works and Planning Department of the City.

ADOPTED the 18<sup>th</sup> day of April, 2007.

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