

**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 28<sup>th</sup> day of February, 2011, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 13-11**

**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**

**WESTERN TRENDS ANNEXATION**

**LOCATED AT 507 AND 512 FRUITVALE COURT AND INCLUDING A PORTION OF  
THE I-70B AND FRUITVALE COURT RIGHTS-OF-WAY**

WHEREAS, on the 28<sup>th</sup> day of February, 2011, 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:

**WESTERN TRENDS ANNEXATION**

A certain parcel of land lying in the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of 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 Southwest corner of Lot 8, Fruitvale Business Park, as same is recorded in Plat Book 12, Page 95, Public Records of Mesa County, Colorado; thence from said Point of Beginning, N 00°03'36" E (the West line of said Fruitvale Business Park is assumed to bear N 00°03'36" E with all other bearings contained herein being relative thereto) along the West line of said Fruitvale Business Park, a distance of 356.12 feet to a point being the Northwest corner of Lot 16 of said Fruitvale Business Park; thence N 85°24'03" E along the North line of said Lot 16, a distance of 14.88 feet; thence S 45°59'36" E along the Northerly line of said Lot 16, a distance of 215.02 feet to a point on a 60.00 foot radius curve, concave Southwest, whose long chord bears S 52°26'06" E with a chord length of 119.24 feet; thence along the right of way for Fruitvale Court, Easterly and Southwesterly along the arc of said curve, through a central angle of 167°07'58", a distance of 175.02 feet; thence S 31°08'15" W a distance of 41.42 feet; thence S 00°03'06" W, along the East right of way for said Fruitvale Court, a distance of 235.84 feet to the beginning of a 25.00 foot radius curve, concave Northeast, whose long chord bears S 53°33'24" E with a chord length of 40.25 feet; thence Southeasterly along the arc of said curve, through a central angle of 107°13'00", a distance of 46.78 feet; thence N 72°50'06" E, along the North right of way for the I-70 Business Loop, a distance of 157.46 feet; thence S 00°03'06" W, a distance of 209.57

feet to a point on the North line of the Wells Annexation, City of Grand Junction Ordinance 3092, as same is recorded in Book 2564, Page 83, Public Records of Mesa County, Colorado; thence 73°00'09" W along the North line of said Wells Annexation, a distance of 615.67 feet to a point being the Southeast corner of the Route 30 Partners Annexation, City of Grand Junction Ordinance 3301, as same is recorded in Book 2780, Page 20, Public Records of Mesa County, Colorado; thence N 45°52'38" W along the East line of said Route 30 Partners Annexation, a distance of 226.20 feet to a point on the North line of said I-70 Business Loop; thence N 72°56'31" E, along the north line of said I-70 Business Loop, a distance of 514.27 feet to the beginning of a 25.00 foot radius curve, concave Northwest, whose long chord bears N 36°26'36" E with a chord length of 29.67 feet; thence Northeasterly along the arc of said curve, through a central angle of 72°47'00", a distance of 31.76 feet; thence N 00°03'06" E, along the West right of way for Fruitvale Court, a distance of 169.93 feet to a point being the Southeast corner of said Lot 8, Fruitvale Business Park; thence N 89°56'54" W, along the South line of said Lot 8, a distance of 182.82 feet, more or less, to the Point of Beginning.

CONTAINING 218,381 Square Feet or 5.019 Acres, more or less, as described.

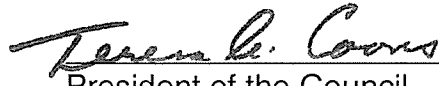
WHEREAS, the City Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 4<sup>th</sup> day of April, 2011, 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 28<sup>th</sup> day of February, 2011.

Attest:

  
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President of the Council

  
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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.

Stephanie Tuim  
City Clerk

<i>DATES PUBLISHED</i>
March 2, 2011
March 9, 2011
March 16, 2011
March 23, 2011