

**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 day of January, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 4-99

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION**

STEEL, INC. ANNEXATION

**LOCATED AT 2189 RIVER ROAD
AND PORTIONS OF THE RIGHTS-OF-WAY OF
U.S. HIGHWAY 50, D&RGW RAILROAD AND RIVER ROAD**

WHEREAS, on the 6th day of January, 1999, 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:

A parcel of land situate in the SE 1/4 of Section 36, Township 1 North, Range 2 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Block 1 of Railhead Industrial Park as Amended, found recorded in Plat Book 13 at Page 34 & 35 of the records of the Mesa County Clerk and Recorder; thence S 56°31'00" E along the northeasterly line of said Block 1 (said northeasterly line also being the southwesterly right of way line for River Road) a distance of 219.05 feet to the True Point of Beginning of the parcel described herein; thence S 56°31'00" E along the northeasterly line of said Block 1 a distance of 75.39 feet to point on the south line of the NE 1/4 SE 1/4 of said Section 36; thence S 89°43'00" E along the south line of said NE 1/4 SE 1/4 a distance of 280.50 feet to the southeast corner of said NE 1/4 SE 1/4; thence N 00°06'20" W along the east line of said NE 1/4 SE 1/4 a distance of 256.53 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50, whence the East 1/4 corner of said Section 36 bears N 00°06'20" W a distance of 1064.10 feet; thence S 56°31'00" E along the northeasterly right of way line for said U.S. Highway 6 & 50 a distance of 234.89 feet to a point; thence leaving said northeasterly right of way line S 33°44'18" W a distance of 367.29 feet to a point on the northeasterly line of Block 1 of said Railhead Industrial Park as Amended (said point also being the northeast corner of a parcel of land found described in Book 2367 at Page 855 of the records of said Mesa Count Clerk and Recorder); thence S 33°44'18" W along the southeasterly line of said parcel of land a distance of 287.87 feet to the southeast corner of said parcel of land; thence N 56°40'18" W along the southwesterly line of said parcel of land a distance of 401.44 feet to the southwest corner of said parcel of land; thence N 33°44'18" E along the northwesterly line of said parcel of land a distance of 288.96 feet to the northwest corner of said parcel of land and point of beginning, containing 4.20 acres more or less.

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 February, 1999, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. 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 January, 1999.

Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
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 Nye

City Clerk

Published: January 8, 1999
January 15, 1999
January 22, 1999
January 29, 1999