

**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 20th day of January, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 9-99

**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 AND JURISDICTION**

DIAMOND RIDGE ANNEXATION

**LOCATED ALONG A PORTION OF THE F 1/2 ROAD
RIGHT-OF-WAY AND AT 2520 F 1/2 ROAD**

WHEREAS, on the 20th 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
DIAMOND RIDGE ANNEXATION**

A parcel of land situate in the SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 3; thence S 89°57'00" E along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 659.85 feet to the True Point of Beginning of the parcel described herein; thence N 00°01'00" W a distance of 980.20 feet to a point; thence N 74°27'00" E a distance of 684.50 feet to a point on the east line of said SW 1/4 NW 1/4 (whence the NW 1/16 corner of said Section 3 bears N 00°01'00" W a distance of 147.30 feet); thence S 00°01'00" E along the east line of said SW 14 NW 1/4 a distance of 834.27 feet to a point; thence leaving said east line N 89°57'00" W a distance of 165.00 feet to a point; thence S 00°01'00" E a distance of 330.00 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°01'00" E a distance of 33.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 494.51 feet to a point; thence leaving said south right of way line N 00°01'00" W a distance of 33.00 feet to the point of beginning, containing 15.36 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 3rd day of March, 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 20th 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 22, 1999
January 29, 1999
February 5, 1999
February 12, 1999