

**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 1st day of September, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 102-99

**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**

HIDDEN LAKE ANNEXATION

**LOCATED AT 422 ROSEVALE ROAD
AND INCLUDING PORTIONS OF COLORADO STATE HWY 340 RIGHT-OF-WAY.**

WHEREAS, on the 1st day of September, 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:

HIDDEN LAKE

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HIDDEN LAKE ANNEXATION**

A parcel of land situate in the SW 1/4 & SE 1/4 of Section 15, 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 S 1/4 corner of Section 15; thence S 89°50'00" W along the south line of the SE 1/4 SW 1/4 of said Section 15 a distance of 191.58 feet to a point on the easterly right of way line for Rosevale Road; thence along the easterly right of way line for said Rosevale Road the following 3 courses:

N 37°42'00" W a distance of 66.68 feet to a point;

N 21°56'13" W a distance of 50.75 feet to a point;

N 37°25'31" W a distance of 500.53 feet to the True Point of Beginning of the parcel described herein; thence continuing along the easterly right of way line for said Rosevale Road the following 4 courses:

N 44°53'02" W a distance of 129.49 feet to a point;

N 37°42'00" W a distance of 254.47 feet to a point;

N 21°00'16" W a distance of 161.40 feet to a point;

S 68°59'44" W a distance of 48.41 feet to a point;

thence N 37°42'00" W a distance of 224.46 feet to a point; thence N 05°17'00" E a distance of 28.55 feet to a point on the southerly right of way line for Colorado State Highway No. 340; thence S 69°13'00" W along the southerly right of way line for said Colorado State Highway No. 34 a distance of 138.30 feet to a point; thence continuing along said southerly right of way line N 54°15'00" W a distance of 143.86 feet to a point; thence crossing said Colorado State Highway No. 340 N 00°00'00" W a distance of 195.61 feet to a point on the northerly right of way line for said Colorado State Highway No. 340; thence N 62°05'30" E along the northerly right of way line for said Colorado State Highway No. 340 a distance of 226.78 feet to a point on the westerly bank of the Colorado River; thence N 63°13'07" W along the westerly bank of said Colorado River a distance of 259.30 feet to a point on the east line of

the W 1/2 SW 1/4 of said Section 15; thence N 00°00'00" W along the east line of said W 1/2 SW 1/4 a distance of 110.63 feet to a point; thence S 86°12'55" E a distance of 1205.64 feet to a point on the easterly bank of said Colorado River; thence S 34°45'43" E along said easterly bank a distance of 47.49 feet to a point on the southerly right of way line for said Colorado State Highway No. 340; thence along said southerly right of way line the following 3 courses:

S 63°23'00" W a distance of 296.63 feet to a point;

S 20°47'00" E a distance of 168.40 feet to a point;

S 69°13'00" W a distance of 299.00 feet to a point;

thence leaving the southerly right of way line for said Colorado State Highway No. 340 S 54°29'30" E a distance of 120.20 feet to a point; thence S 69°13'00" W a distance of 208.24 feet to a point; thence S 37°42'00" E a distance of 678.84 feet to a point; thence S 89°50'00" W a distance of 301.59 feet to the point of beginning, containing 15.58 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 20th day of October, 1999, in the Two Rivers Convention Center located at 159 Main Street, 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 1st day of September, 1999.

Attest:

/s/ Gene Kinsey

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:

September 3, 1999

September 10, 1999

September 17, 1999

September 24, 1999