

**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 October, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 121-99

**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**

MENDEZ ANNEXATION

LOCATED 2765 U S HIGHWAY 50

WHEREAS, on the 20th day of October, 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
MENDEZ ANNEXATION**

A parcel of land situate in the NW 1/4 SE 1/4 of Section 25, 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 C 1/4 of Section 25; thence S 44°37'23" E a distance of 1287.77 feet to a point on the southerly right of way line for U.S. Highway 50 and True Point of Beginning of the parcel described herein; thence leaving the southerly right of way line for said U.S. Highway 50 S 21°55'00" W a distance of 435.19 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 25; thence N 89°56'37" W along the south line of said NW 1/4 SE 1/4 a distance of 513.92 feet to a point on the easterly bank of the Orchard Mesa Irrigation Co. ditch; thence along the easterly bank of said Orchard Mesa Irrigation Co. ditch the following 2 courses:

N 45°30'00" W a distance of 17.67 feet to a point;

N 14°13'48" W a distance of 74.46 feet to a point;

thence leaving said easterly bank N 21°55'00" E a distance of 547.44 feet to a point on the southerly right of way line for said U.S. Highway 50; thence S 69°23'00" E along said southerly right of way line a distance of 537.34 feet to the point of beginning, containing 6.57 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 1st day of December, 1999, at Two Rivers Convention Center, located at 159 Main Street, 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 October, 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:

October 22, 1999

October 29, 1999

November 5, 1999

November 12, 1999